CASEY B. ARMSTRONG
County Administrator

ROCKINGHAM COUNTY

BOARD OF SUPERVISORS
DEWEY L. RITCHIE
Election District No. 1
SALLIE WOLFE-GARRISON
Election District No. 2
MATT J. DALE
Election District No. 3
LEILA C. LONGCOR
Election District No. 4
JOEL L. HENSLEY
Election District No. 5

BOARD OF SUPERVISORS MEETING
February 11, 2026

2:00 P.M. BOARD OF SUPERVISORS COMMUNITY AND TOURISM ENHANCEMENT GRANT WORK SESSION – BOARD OF SUPERVISORS CONFERENCE ROOM

3:00 P.M. CALL TO ORDER – CHAIR LEILA C. LONGCOR
INVOCATION – SUPERVISOR SALLIE WOLFE-GARRISON
PLEDGE OF ALLEGIANCE – COUNTY ATTORNEY THOMAS H. MILLER, JR.

1. Approval of Minutes – Regular Meeting of January 14, 2026

2. Approval of Minutes – Work Session of January 16, 2026

3. Resolution – Reimbursement for Virginia Public School Authority Bond Financing for McGaheysville Elementary School

4. Retirement Recognition – Pam Simmons, Director of Rockingham / Harrisonburg Alcohol Safety Action Program (ASAP)

5. Retirement Recognition – Deputy Thomas E. Barton, Jr. and Deputy Kevin R. Dofflemyer – Award of Service Weapon – Sheriff Bryan F. Hutcheson

6. Report – Virginia Department of Transportation – Residency Administrator Donald F. Komara

7. Presentation & Budget Request – Open Doors – Executive Director Nate Riddle

8. Staff Reports:
   a. County Administrator – Casey B. Armstrong
      - Consideration – Resolution for Local Support of the Utilization of Industrial Access Railroad Track Funds
   b. County Attorney – Thomas H. Miller, Jr.
   c. Deputy County Administrator – Patricia D. Davidson
   d. Deputy County Administrator – Dwayne L. Martin
   e. Director of Finance – Rebecca F. Guthrie
   f. Director of Public Works – Philip S. Rhodes
   g. Director of Community Development – Rachel A. Salatin
   h. Director of Engineering – Ross C. Morland
   i. Director of Technology – Michael L. Bowen
   j. Fire & Rescue Chief – Jeremy C. Holloway
      - Resolution Declaring Local Emergency
   k. Director of Parks & Recreation – Kirby W. Dean
   l. Director of Court Services – Ann Marie Ritchie

9. Committee Reports:

Chair Longcor	Airport, Buildings & Grounds, Chamber of Commerce, Social Services
Supervisor Ritchie	Buildings & Grounds, Community Criminal Justice Board
Supervisor Wolfe-Garrison	Central Shenandoah Planning District Commission, H-R Metropolitan Planning Organization, Massanutten Regional Library, VACo Liaison
Supervisor Dale	Technology
Supervisor Hensley	Technology
Casey B. Armstrong	Shenandoah Valley Partnership
Philip S. Rhodes	Harrisonburg-Rockingham Regional Sewer Authority

10. Committee Appointments:
    a. Harrisonburg-Rockingham Community Services Board

4:00 P.M. 11. Public Hearings

a. Special Use Permit:

SUP25-1671 Wesley Harper for an additional dwelling located at 769 Whitmore Shop Road, Rockingham, VA 22802. Zoned A-1 (Prime Agricultural District). Tax Map # 91-A-7. Election District 2.

b. Rezonings:

REZ25-1293 Yasin Soufi Nejad requests to rezone 1.6 acres from RR-1 (Residential or Recreational District) to A-2 (General Agricultural District). Tax Map # 95-A-83F. Election District 3.

REZ25-1749 John and Kathryn Johnson request to amend the proffers on a 2.716-acre portion of Tax Map # 125-A-263 and 125-A-261, zoned R-3 C (General Residential District with Conditions). Election District 3.

c. Special Use Permit:

SUP25-1718 Reliant Development, LLC for a retail use not otherwise listed (U-Haul rental service) located at 4 Rockingham Park Way, Penn Laird, VA 22846. Zoned B-1 (General Business District). Tax Map # 126-2-A4A1. Election District 3.

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Recess

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6:00 P.M. 12. Public Hearings

a. Special Use Permits:

SUP25-1689 Colton Mongold for a motor vehicle repair shop and machinery and equipment center located at 15925 Little Man Lane, Timberville, VA 22853. Tax Map # 39-A-137J. Zoned A-2 (General Agricultural District). Election District 1.

SUP25-1768 Network Towers II, LLC for a wireless telecommunications facility located on the southwest side of Spotswood Trail (US 33), approximately 1 mile northwest of Beldor Road (Rt. 628). Tax Map # 145-A-51. Zoned A-2 (General Agricultural District). Election District 5.

SUP25-1532 Valley Solar Farm, LLC, for a large solar energy facility located at 2494 Kratzer Road, Rockingham, VA 22802. Zoned A-2 (General Agricultural District). Tax Map # 94-A-99B. Election District 2.

SUP25-1667 The 7914 Group for a biomass conversion facility, rail siding, and to exceed the maximum allowed building height in the A-2 zoning district. Located directly southwest of the Kratzer Road (Rt. 753) and Lindale Road (Rt. 780) intersection. Tax Map # 79-A-166, 79-7-1, 79-8-4, 79-8-4A, 79-8-5. Zoned A-2 (General Agricultural District). Election District 2.

WITHDRAWN

13. Closed Meeting – Pursuant to Section 2.2-3711.A(5), Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community

14. Unfinished Business

ADJOURN

BOARD OF SUPERVISORS PUBLIC HEARINGS
RULES OF PROCEDURE

1. Public Hearings - the order of presentation shall be as follows, unless varied by the Chairman.
   a. Staff report.
   b. Applicant's presentation.
   c. Comments, statements or presentations from members of the public. If a planning or zoning matter, those who are in support of the matter before the Board will speak first; those who have questions or concerns will speak next; those who are opposed will close the public comment period.
   d. Questions from members of the Board

2. The initial presentation by the applicant shall be limited to 10 minutes. Additional time will be granted at the discretion of the Chairman.

3. Each speaker shall be limited to 3 minutes, whether speaking on behalf of a group or as an individual. Additional time will be granted at the discretion of the Chairman.

4. When a large group is anticipated, a speakers' sign-up sheet will be located outside the hearing room. Speakers arriving after the commencement of the hearing will be recognized at the discretion of the Chairman.

5. Repetitive testimony is discouraged.

6. All comments shall be directed to the members of the Board of Supervisors. Debate is prohibited.

7. Public remarks shall be confined to the matter under discussion and shall be relevant. The Chairman shall have the authority to end a presentation that violates these rules.

8. Following discussion of all matters considered in the public hearing, the members will consider one of three actions regarding each matter:
   - Approval (with conditions, as applicable);
   - Denial; or
   - Table for further review.

9. Once the public comment period has been closed, no further public input will be permitted unless clarification is requested by a Board member. The response shall address only those questions raised by the member.

Approved by the Board of Supervisors on May 22, 1996.

January 14, 2026

The Reorganizational Meeting of the Rockingham County Board of Supervisors was held on Wednesday, January 14, 2026, at 3:00 p.m., at the Rockingham County Administration Center, Harrisonburg, Virginia.

The following members were present:

DEWEY L. RITCHIE, Election District #1
SALLIE WOLFE-GARRISON, Election District #2
MATT J. DALE, Election District #3
LEILA C. LONGCOR, Election District #4
JOEL L. HENSLEY, Election District #5

Also present:

CASEY B. ARMSTRONG, County Administrator
THOMAS H. MILLER, JR., County Attorney
SHEILA K. PALADINO, Deputy County Attorney
PATRICIA D. DAVIDSON, Deputy County Administrator
DWAYNE L. MARTIN, Deputy County Administrator for Agriculture & Strategic Project Management
MICHAEL L. BOWEN, Director of Technology
KIRBY W. DEAN, Director of Parks & Recreation
PAULA A. GREENHAGEN, Director of Human Resources
REBECCA F. GUTHRIE, Director of Finance
JEREMY C. HOLLOWAY, Fire & Rescue Chief
ROSS C. MORLAND, Director of Engineering
PHILIP S. RHODES, Director of Public Works
ANN MARIE RITCHIE, Director of Court Services
RACHEL A. SALATIN, Director of Community Development
DYLAN L. NICELY, Deputy Director of Community Development
KELLY S. GETZ, Zoning Administrator
DANIEL J. BARNETT, Deputy Zoning Administrator
JOSH R. HAUGH, Zoning & Building Coordinator
JULIA C. COTTRELL, Planner
ALLISON ACERO, Deputy Clerk
DONALD F. KOMARA, Residency Administrator
Virginia Department of Transportation
C. BURGESS LINDSEY, Area Land-Use Engineer
Virginia Department of Transportation

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CALL TO ORDER
PLEDGE OF ALLEGIANCE

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INVOCATION.

Administrator Armstrong called the meeting to order at 3:00 p.m.

Supervisor Ritchie provided the invocation, and Director of Community Development Salatin led the Pledge of Allegiance.

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APPROVAL OF MINUTES.

On motion by Supervisor Ritchie, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the regular meeting of December 10, 2025.

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REORGANIZATION OF THE BOARD FOR 2026.

Supervisor Ritchie made a motion to nominate Supervisor Longcor for the position of Chair for 2026. Supervisor Hensley seconded the motion.

Carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board elected Leila C. Longcor as Chair for 2026.

Chair Longcor thanked Supervisor Hensley for serving as Chair for the past year and expressed appreciation for the kindness and care he displayed towards the community.

Supervisor Hensley moved to nominate Supervisor Dale for the position of Vice-Chair for 2026. Supervisor Ritchie seconded the motion.

Carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board elected Matt J. Dale as Vice-Chair for 2026.

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SETTING OF DAY AND TIME OF REGULAR MEETINGS.

On motion by Supervisor Dale, seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following meeting schedule for 2026 and inclement weather policy for 2026.

Beginning with this meeting held on January 14, 2026, and each second Wednesday thereafter, the first meeting of the month shall commence at 3:00 p.m.

Beginning January 28, 2026, and the fourth Wednesday of each month thereafter, the second meeting of the month shall commence at 6:00 p.m., with the following exceptions: there will be only one meeting held in August on August 26, 2026, at 3:00 p.m., in November on November 11, 2026, at 3:00 p.m., and in December on December 9, 2026, at 3:00 p.m.

With regard to meetings delayed due to inclement weather, if a meeting cannot be held due to inclement weather or for any reason as determined by the Chair, or the Vice-Chair if the Chair is not available, the meeting will be held at the scheduled time on the following Wednesday, unless otherwise determined by the Board.

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REVIEW OF 2026 CHAIR'S COMMITTEE APPOINTMENTS.

On motion by Supervisor Hensley, seconded by Supervisor Dale, and carried by a vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the following 2026 Chair's Committee Appointments:

BOARD OF SUPERVISORS
2026 Chair's Committee Appointments

BOARD COMMITTEES:

BUILDINGS AND GROUNDS
Dewey Ritchie
Leila Longcor

FINANCE
Leila Longcor
Dewey Ritchie

PUBLIC WORKS
Joel Hensley
Matt Dale

TECHNOLOGY
Joel Hensley
Matt Dale

PERSONNEL
Sallie Wolfe-Garrison
Leila Longcor

LIAISON COMMITTEES:

CITY-COUNTY LIAISON
Leila Longcor
Matt Dale

SCHOOL BOARD LIAISON
Dewey Ritchie
Matt Dale

JMU LIAISON
Leila Longcor
Matt Dale

AUGUSTA/ROCKINGHAM LIAISON
Leila Longcor
Matt Dale

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TOWNS/COUNTY LIAISON
Leila Longcor
Casey Armstrong
Town's Board Member

SENTARA-RMH LIAISON
Dewey Ritchie
Matt Dale

OTHER COMMITTEES:

CHAMBER OF COMMERCE
Leila Longcor
Joshua Gooden – Alternate

COMMUNITY POLICY MANAGEMENT TEAM (CPMT)
Joel Hensley
Matt Dale

CENTRAL SHENANDOAH PLANNING DISTRICT COMMISSION
Sallie Wolfe-Garrison
Joel Hensley

COMMUNITY CRIMINAL JUSTICE BOARD
Dewey Ritchie
Casey Armstrong

METROPOLITAN PLANNING ORGANIZATION
Sallie Wolfe-Garrison
Casey Armstrong
Rachel Salatin – Alternate

H-R REGIONAL SEWER AUTHORITY
Philip Rhodes
Logan Borror - Alternate

MASSANUTTEN REGIONAL LIBRARY
Sallie Wolfe-Garrison

SHENANDOAH VALLEY PARTNERSHIP
Casey Armstrong
Josh Gooden - Alternate

SOCIAL SERVICES ADVISORY BOARD
Leila Longcor

VACO
Sallie Wolfe-Garrison

SHENANDOAH VALLEY REGIONAL AIRPORT
Leila Longcor

WORKFORCE INVESTMENT BOARD
Dewey Ritchie
Josh Gooden – Alternate

RELATED LANDS (FEDERAL) NATIONAL PARK BOARD
Joel Hensley
Rachel Salatin

BLUE RIDGE CIGARETTE TAX BOARD
Trish Davidson

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REPORT – VIRGINIA DEPARTMENT OF TRANSPORTATION.

The Board heard Mr. Komara's report on the activities of the Transportation Department, including updates to recent bridge, road, and rural rustic projects. Mr. Komara informed the Board there were five bids approved for the Improve81 project.

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Mr. Komara reported VDOT will be holding a public hearing on February 3, 2026, at the Keezletown Ruritan Club to discuss improvements to the Route 33 intersections with Route 276/620 (Cross Keys Road/Indian Trail Road) and Rockingham Park Way.

SECONDARY STREET ADDITIONS TO THE SECONDARY SYSTEM OF STATE HIGHWAYS.

On motion by Supervisor Wolfe-Garrison, seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

§33.2-705 – Land Development Additions to Secondary Route

RESOLUTION

WHEREAS, Meadowbrook, (Phase 2, Phase 4, Phase 5A, Phase 5B, Phase 5C) has been completed; and

WHEREAS, the streets Meadowbrook, (Phase 2, Phase 4, Phase 5A, Phase 5B, Phase 5C) meet the public service criteria of the Secondary Street Acceptance Requirements; and

WHEREAS, the development sketch and VDOT Form AM 4.3, attached and incorporated herein as part of this resolution, define additions required in the Secondary System of State Highways as a result of construction; and

WHEREAS, certain segments identified on the incorporated Form AM 4.3 are ready to be accepted into the Secondary System of State Highways.

NOW THEREFORE, BE IT RESOLVED, this Board requests the Virginia Department of Transportation to add the segments identified on the incorporated Form AM 4.3 to the Secondary System of State Highways, pursuant to §33.2-705 of the *Code of Virginia*, for which segments this Board hereby guarantees the right of way to be clear and unrestricted, including any necessary easements for cuts, fills, and drainage, and

BE IT FINALLY RESOLVED, a certified copy of this resolution be forwarded to the Virginia Department of Transportation.

ADOPTED this 14th day of January 2026.

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PRESENTATION - MASSANUTTEN REGIONAL LIBRARY.

Zachary Elder, Director of Massanutten Regional Library presented the Annual Review for 2025. Mr. Elder reported that Massanutten Regional Library was named the 2025 Library of

the Year by the Virginia Library Association, the 2025 Nonprofit of the Year by the Harrisonburg-Rockingham Chamber of Commerce, and received the 2025 Scenemaker of the Year award by Harrisonburg Downtown Renaissance.

Positive highlights noted by Mr. Elder included an increase of operating hours, the hiring of a full-time Young Adult Specialist position, and major events such as the Big Read and Rocktown Author Festival. Mr. Elder also noted some challenges, such as the increased need for library space and the risk of losing online resources due to the reduction of federal funding for the Institute of Museum and Library Services.

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ACCEPTANCE OF ABSTRACT OF VOTES.

Director of Elections/Voter Registrar Lisa Gooden introduced Deputy Director of Elections Maddie Paladino and provided the Abstract of Votes cast in Rockingham County at the November 4, 2025, General and Special Elections.

Miss Paladino reported on the results of the recount that occurred on December 17 and 18, 2025, for School Board District 1. She said the recount resulted in Jacqueline O. "Jackie" Lohr holding a 17-vote lead, making the final count 3,154 votes for Jackie Lohr and 3,137 for Ernest Calhoun. Miss Paladino noted that since there was a 1 percent margin in the vote between Ms. Lohr and Mr. Calhoun, all expenses for the recount were paid by Rockingham County. Miss Paladino also explained there is no Abstract of Votes for the recount as the election results were already certified by the Board of Elections and no changes can be made by the state after results are certified.

On motion by Supervisor Hensley, seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board instructed the Clerk to spread the following abstract of votes from the November 4, 2025, General Election in the minutes:

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Governor

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Abigail D. Spanberger – Democratic	11622
Winsome Earle-Sears – Republican	24498
Total Write-In Votes	76

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Total Number of Overvotes for Office	2

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Lieutenant Governor

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Ghazala F. Hashmi – Democratic	11207
John J. Reid, II – Republican	24665
Total Write-In Votes	90
Total Number of Overvotes for Office	2

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Attorney General

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Jay C. Jones – Democratic	9994
Jason S. Miyares – Republican	25672
Total Write-In Votes	131
Total Number of Overvotes for Office	0

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Member, House of Delegates (33rd District)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED*

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	(IN FIGURES)
Catherine E. “Cathy” Rec - Democratic	1524
Justin L. Pence – Republican	5088
Total Write-In Votes	13
Total Number of Overvotes for Office	1

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Member, House of Delegates (34th District)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Andrew D. Payton – Democratic	5055
Tony O. Wilt – Republican	10771
Total Write-In Votes	22
Total Number of Overvotes for Office	1

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Member, House of Delegates (35th District)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Jena L. Crisler – Democratic	4087
Chris S. Runion – Republican	9479
Total Write-In Votes	27
Total Number of Overvotes for Office	0

ABSTRACT of VOTES

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Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2024 November General Election held on November 05, 2024, for,

Member Board of Supervisors (District 1)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Dewey L. Ritchie	5114
Total Write-In Votes	800
Total Number of Overvotes for Office	0

WRITE-INS CERTIFICATION

Rockingham (Locality) | 11/04/2025 (Election Date (MM/DD/YY)) | ☒ General ☐ Special ☐ Primary (Election Type(s))

Board of Supervisors – District 1 (Office) | _____ (District (if applicable))

WRITE-INS - SUMMARY

	Total Votes Received (in Figures)
1. **Invalid** Write-Ins	72 (Enter Total Invalid)
2. **Valid** Write-Ins	728 (Enter Total Valid)
3. **Total** Write-Ins	800 (Add Lines 1 and 2)

VALID WRITE-INS – DETAIL

	Total Valid Votes Received (in Figures)
Arnold, Stephanie	1
Black, Brenda	1
Bray, Lily	1
Bruenig, Jane	1
Burns, Kevin R.	1
Callan, Ryan P.	1
Carini, Kevin	1
Carney, Kathryn	1

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Comer, Chad	1
Conner, Luke M.	1
Cousins III, Lawrence A.	2
Crist, John	1
Custer, Jack	1
Dandless, Ken	1
Dove, John L.	3
Dunlap, Stephen	1
Fawley, Elizabeth “Liz”	1
Flint, Kevin	4
Foltz, Lyle	1
Frantz, Eric	1
Fritz, Patrick	4
Fulk, Jeremy	1
Fulk, Lowell	2
Garst, Marsha	1
Gorman, John Thomas	1
Grandle, Whit	1
Gray, Allen	1
Hall, William James	1
Harper, Brent	1
Harris, Benjamin Scott	1
Hawkins, Grayson William	1
Hoffeditz, Herschel	4
Hoover, Tom	1
Hope, Patrick A.	1
Hottinger Jr., Tom	1
Hunt, Finley	1
Hutcheson, Bryan	2
James, Rick	1
Jessup, Tyler	1
Johns, Charles	1
Kirk, James Tiberius	1
Kyger, Bill	1
Layhey, Jim	1
Lohr, Jackson	1
Lohr, Matt	1
Magenhofer, Carl	1
Marcus, Andy	1
May, Jonathon	1
May, Keith	1
McDonald, Cherie	1
Miller, Forrest	1
Miller, Jared	589
Miller, Jason	1
Miller, Jeremy	1
Miller, Jerry	1

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Miller, Justin	2
Monger III, Guy E.	2
Mongold, Brandon D.	1
Mongold, Jay	1
Moore, Chad	1
Morris, Karen	1
Mueliersman, Dawn M.	1
Myers, Dara	1
Myers, Mike	1
Newsaw, Jon	1
Paris, Allison	1
Payne, George	1
Proctor, Jennifer	1
Rec, Catherine E. “Cathy”	1
Rhodes, Debbie	1
Rhodes, Philip	1
Rice, Sean M.	1
Robertson, Ian	2
Rullifson, Allen	2
Ryan, Eric	1
Saunders, Ashley	2
Shameeradeen, Clifmond	1
Shean, Dora	1
Shifflett, Diane	1
Shifflett, Dylan A.	1
Shifflett, John	1
Short, Willy	1
Showalter, Donald	2
Showalter, John Owen	7
Siever, David	2
Sinnett, Tristan	1
Slater, Anthony	2
Smith, Jared	1
Stevenson, Kristopher	1
Thomas, Destry Keith	1
Thompson, Brandon S.	2
Thompson, Mike	1
Trumbo, Brent	3
Turner, Bryan	1
Turner, Gary	1
Turner, Jodi	2
Turner, Ronald Wayne	1
Weeks, Travis	1
Widner, Max	1
Willett, John	1
Williams, Adam	1
Woodward, Timothy L.	1

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Yoder, Steve	1
Yost, Peter	1
Zavala, Ramon	1
Zweigler, James	1
Krystal	1

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Member Town Council (Town of Broadway)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Joan Hoover Shifflett	1079
Elizabeth M. “Liz” Fawley	836
W.W. “Woody” Brown III	830
Tristan J. Sinnett	930
Total Write-In Votes	76
Total Number of Overvotes for Office	0

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Member Town Council – Special (Dayton)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Trevor A. Cockburn	589
Total Write-In Votes	48
Total Number of Overvotes for Office	0

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA

DRAFT

at the 2025 November General Election held on November 04, 2025, for,

Member Board of Supervisors (District 3)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Matt J. Dale	6383
Total Write-In Votes	266
Total Number of Overvotes for Office	0

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Member School Board (District 1)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Ernest O. Calhoun	3134
Jacqueline O. “Jackie” Lohr	3152
Total Write-In Votes	50
Total Number of Overvotes for Office	1

ABSTRACT of VOTES

Cast in ROCKINGHAM COUNTY, VIRGINIA
at the 2025 November General Election held on November 04, 2025, for,

Member School Board (District 3)

NAMES OF CANDIDATES ON THE BALLOT	*TOTAL VOTES RECEIVED (IN FIGURES)*
Lauren K. Mullen	1979
Hilary L. Irons	4064
Matthew W. Cross	1884
Total Write-In Votes	43

DRAFT

Total Number of Overvotes for Office 2

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COUNTY ADMINISTRATOR.

County Administrator Armstrong recalled the County was asked by the Town of Bridgewater to manage the Erosion and Sediment Control Program approximately seven years ago. Mr. Armstrong reported on a recent letter received from Bridgewater notifying the County they were going to assume responsibility over the Erosion and Sediment Control Program.

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COUNTY ATTORNEY.

County Attorney Miller stated the Board must appoint a replacement for Rick Chandler for his position on the Rockingham Recreation Foundation Board to fill an unexpired term.

Supervisor Wolfe-Garrison recommended that Supervisor Dale provide representation on the Board as this is his district.

On motion by Supervisor Wolfe-Garrison, and seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board appointed Matt J. Dale to the Rockingham Recreation Foundation Board to complete the unexpired term.

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DEPUTY COUNTY ADMINISTRATOR.

Deputy County Administrator Davidson presented a proposed amendment to the Economic Development Policy. Ms. Davidson stated the amendment is to add criteria to the policy stating investments of $500 million in machinery and tools would constitute taxpayer eligibility to a different tier schedule for the rebate. Ms. Davidson said the Economic Development Authority approved this change in December of 2025.

On motion by Supervisor Ritchie, and seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the amendment to the Economic Development Policy.

(A copy of the proposed revised Economic Development Policy is attached to and made a part of these minutes.)

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DIRECTOR OF FINANCE.

Director of Finance Guthrie provided the Board with the Community Policy and Management Team (CPMT) list of representatives. Ms. Guthrie recommended she continue to serve as the County's official member and recommended Dwayne Martin to serve as alternate.

On motion by Supervisor Ritchie and seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board appointed Rebecca Guthrie to serve on the Community Policy and Management Team to serve as the County's official member and appointed Dwayne Martin to serve as alternate.

Ms. Guthrie presented a proposed revision to the County's Design-Build Procedures. The Finance Committee recommended an update to the current Design Build Procedures to clarity the two-step procurement process. Ms. Guthrie noted this revision is only for County Procurement and would not apply to schools.

On motion by Supervisor Ritchie and seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

RESOLUTION OF THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA ADOPTING PROCEDURES FOR THE PROCUREMENT OF DESIGN-BUILD CONTRACTS EFFECTIVE JANUARY 14, 2026

WHEREAS, the Code of Virginia requires that prior to issuing a Request for Proposal for any design build contract, the public body shall have adopted by resolution written procedures governing the selection, evaluation, and award of such contract.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA this January 14, 2026, in accordance with the provisions of Chapter 43.1 of the Code of Virginia, the Board of Supervisors hereby adopts the following updated procedures for the procurement of Design-Build ("D-B") contracts, as defined in the Chapter, which shall be followed by all departments of Rockingham County ("County"). These updated procedures shall be effective January 14, 2026.

A. DEFINITION: Pursuant to §2.2-4379 of the Code of Virginia, *Design-Build Contract* means a contract between a public body and another party in which the party contracting with the public body agrees to both design and build the structure, or other item specified in the contract.

B. LEGISLATIVE AUTHORITY: Pursuant to §2.2-4382 of the Code of Virginia, the County may contract to secure D-B projects on a fixed price or not-to-exceed basis in accordance with these procedures.

C. CRITERIA AND APPROVAL FOR USE OF D-B CONTRACTS: The County shall follow all the criteria for use of D-B as set forth in the Code of Virginia.

D. PREDETERMINATION PROCEDURES: Pursuant to §2.2-4382 (C), prior to making a determination as to the use of D-B for a specific construction project, the County shall have in its employ or under contract a licensed architect or engineer with professional competence appropriate to the project who shall (i) advise the County regarding the use design-build for that project and (ii) assist the County with the preparation of the Request for Proposal (RFP) and the evaluation of such proposals.

Pursuant to § 2.2-4382 (D), a written determination shall be made in advance by the County that competitive sealed bidding is not practicable or fiscally advantageous, and such writing shall document the basis for the determination to utilize D-B. The determination shall be included in the Request for Qualifications and be maintained in the procurement file.

Design-build contracts are intended to minimize the project risk for an owner and to reduce the delivery schedule and cost by overlapping the design phase and construction phase of a project.

Once the County has determined that a design-build contract is appropriate, the County shall use a two-step competitive negotiation process consistent with these procedures and with the standards established by the Division of Engineering and Buildings of the Department of General Services for state agencies when procuring a project by design-build.

E. D-B SELECTION PROCEDURES: The following procedures shall be used in selecting a Design-Builder and awarding a contract:

a. The County shall appoint an Evaluation Committee (“Committee”) which shall consist of at least three (3) members from the County, including a licensed design professional, if possible. In addition to County staff members, the Committee may include a licensed professional engineer or architect with expertise in the specific area of the project, if deemed appropriate by the County Administrator. The County Attorney may also be included as a member of the Committee as needed.

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b. Selection of Qualified Offerors (STEP 1): On projects approved for D-B, the County shall conduct a prequalification process as follows to determine which Offerors are qualified to receive Request for Proposals (RFPs).

    i. The County shall prepare a Request for Qualifications ("RFQ") containing the County's Facility Requirements, building and site criteria, site and survey data (if available), the criteria to be used to evaluate RFQ Responses and other relevant information, including any unique capabilities or qualifications that will be required of the contractor. All Offerors shall have a licensed Class "A" contractor, and an Architect or Engineer registered in the Commonwealth of Virginia as part of the Project Team.

    ii. The RFQ shall be posted for a minimum of thirty (30) days in accordance with Chapter 43.1 and the County shall include in the RFQ acceptable methods of response submission.

    iii. The Committee shall evaluate each Offeror's RFQ responses and any other relevant information and shall determine which Offerors are fully qualified and suitable for the project.

    iv. The RFQ evaluation shall result in a short list of at least two (2) Offerors to receive the RFP. An Offeror may be denied prequalification only as specified under § 2.2-4317 or those capabilities or qualifications beyond licensure set out in the RFQ, but the short list shall consist of those deemed best qualified. It is possible for an offeror to be found qualified, but not be selected to the short list.

    v. The RFQ evaluation process shall evaluate an Offeror's to determine whether the Offeror has constructed, by any method of project delivery, at least three (3) projects similar in program and size.

    vi. At least thirty (30) days prior to the date established for the submission of proposals, the County shall advise in writing each Offeror which sought prequalification whether that Offeror has been prequalified. In the event that an Offeror is denied prequalification, the written notification to such Offeror shall state the reasons for such denial of prequalification and the factual basis of such reasons.

c. Selection of Design-Build Contractor (Step 2):

    i. The County shall send an RFP to the D-B Offerors on the short list for the project and request formal proposals from them. The criteria for award

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shall be included in the RFP. The basis of the award of the contract shall be in accordance with the Code of Virginia and the criteria for the award shall be established in advance and provided in the Request for Proposals (RFP) document. It is noted that cost is a critical component of the selection process. Guidance on methods for award can be found in Virginia's Construction and Professional Services Manual (2024.1 Edition, as amended) § 7.3.1.

ii. Sealed Technical Proposals as described in the RFP shall be submitted to the County. Cost Proposals shall be sealed separately and submitted to the County. The Cost Proposals shall be kept sealed until the evaluation of the Technical Proposals and design adjustments are completed. The County shall include in the RFP where and how submissions can be received.

iii. The Committee will evaluate the Technical Proposals based on the criteria contained in the RFP. It will inform each D-B Offeror of any adjustments necessary to make its Technical Proposal fully comply with the requirements of the RFP. In addition, the County may require that Offerors make design adjustments necessary to incorporate project improvements and/or additional detailed information identified by the Committee during design development.

iv. Based on the adjustments made to the Technical Proposals, the Offeror may amend its Cost Proposal.

v. The Committee shall evaluate (and rank if technical rankings are to be considered as a criterion for award) the Technical Proposals and the Cost Proposals. After evaluation and ranking, the Committee shall conduct negotiations with two (2) or more offerors submitting the highest ranked proposals. The Committee shall make its recommendation for the selection of an offeror to the County based on its evaluation of the Technical Proposal, Cost Proposal, and the outcome of negotiations. Should the County determine in writing and in its sole discretion that only one Offeror is fully qualified, or that one Offeror is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that Offeror after approval of the Procurement Manager. Otherwise, the County shall open the Cost Proposals and apply the criteria for award as specified in the RFP and approved by the County.

vi. The Committee shall make its recommendation for the selection of a Design Builder to the Board of Supervisors. The contract shall be awarded to the Offeror who is fully qualified and has been determined to have

provided the best value in response to the RFP. Once the selection has been made as to which Offeror will be awarded the contract, the County will post a Notice of Award on either eVA at www.eva.virginia.gov or on the County website at https://www.rockinghamcountyva.gov/.

vii. The award documentation will subsequently be followed by a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the Offeror's Technical and Cost Proposals as negotiated.

viii. The County will notify all Offerors who submitted proposals which Offeror was selected for the project. In the alternative, the County may notify all Offerors who submitted proposals of the County's intent to award the contract to a particular Offeror at any time after the County has selected the Design Builder. When the terms and conditions of multiple awards are so provided in the RFP, awards may be made to more than one Offeror.

ix. Upon written request, documentation of the process used for the final selection shall be made available to the unsuccessfully Offerors.

Additional guidance for the use of these procedures can be found in Section 7.3.1 of Virginia's Construction and Professional Services Manual (2024.1 Edition, as amended) and all of its subsections.

Adopted this 14th day of January 2026.

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DIRECTOR OF PUBLIC WORKS.

Director of Public Works Rhodes presented a change order in the amount of $460,000 for Littleton & Associates for the Three Springs Water Plant third well development project. Mr. Rhodes stated this change order is for the installation of new skids and the plant itself.

On motion by Supervisor Hensley, and seconded by Supervisor Dale, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board awarded a contract in the amount of $460,000 to Littleton & Associates for the Three Springs Water Plant third well development project.

Mr. Rhodes requested approval for a new position of a Landfill Truck Driver.

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On motion by Supervisor Ritchie, and seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board authorized staff to hir an additional Landfill Truck Driver.

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DIRECTOR OF COMMUNITY DEVELOPMENT.

Director of Community Development Salatin requested support to draft an ordinance amendment to change the use "Large Solar Energy Facility" from permitted by-right to special use permit in the Industrial Zoning District (I-1). Ms. Salatin explained that with this change, it would allow the Board greater discretion in the siting of large solar energy facilities. Ms. Salatin mentioned staff would also consider amending the definition of "area occupied".

On motion by Supervisor Dale, and seconded by Supervisor Hensley, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board authorized staff to draft an ordinance amendment to change the use "Large Solar Energy Facility" from permitted by-right to special use permit in the Industrial Zoning District (I-1).

Ms. Salatin reported that in 2024, State Code sections 15.2-2209.1:2 and 15.2-2286 were updated to require localities to allow residential projects, solar projects, and energy storage system projects a minimum of three years to commence when approved by special use permit instead of the regular two years. Ms. Salatin stated that staff will present an ordinance amendment in February or early March to bring Rockingham County Code into compliance with this requirement.

Ms. Salatin explained in 2026, County staff will seek to enhance public-facing informational content. She said an ad hoc committee consisting of herself, Casey Armstrong, Trish Davidson, and Joshua Gooden created a content calendar to guide Downtown Creative in producing materials that align with County communication goals. Ms. Salatin notified the Board they may be asked to participate in interviews or provide soundbites on relevant topics of interest.

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DIRECTOR OF HUMAN RESOURCES.

Director of Human Resources Greenhagen requested approval of an update to the Drug and Alcohol Testing Program for CDL drivers. Ms. Greenhagen stated the proposal is to revise the program to include safety-sensitive positions such as utility and landfill workers.

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On motion by Supervisor Hensley, and seconded by Supervisor Ritchie, and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the update to the Drug and Alcohol Testing Program for CDL drivers to include utility and landfill workers.

(A copy of the updated Drug and Alcohol Testing Program for Safety Sensitive Positions is attached to and made a part of these minutes.)

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OTHER.

Supervisor Wolfe-Garrison reported that the Commonwealth Transportation Board voted to transfer the Shenandoah Valley Rail Trail project and its funding to Virginia Passenger Rail Authority (VPRA).

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RECESS.

At 4:42 p.m., Chair Longcor declared the regular meeting recessed for reorganizational meetings of the Countryside Sanitary District, the Lake Shenandoah Stormwater Control Authority, the Lilly Subdivision Sanitary District, the Massanutten Water and Sewer Authority, and the Smith Creek Water and Waste Authority.

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RECONVENE.

Chair Longcor reconvened the regular meeting at 5:01 p.m.

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ADJOURN.

Chair Longcor declared the meeting adjourned at 5:02 p.m.

_____,
Chair

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ECONOMIC DEVELOPMENT POLICY
FOR
ROCKINGHAM COUNTY, VIRGINIA

Effective July 1, 2020
Proposed Revision December, 2025

Introduction:

Rockingham County is built on a foundation of agriculture and industry where integrity and responsible stewardship lead to a prosperous future. Our mission is to support established businesses, promote expansion projects and attract new industry. We will work to enhance the vitality of our businesses and citizens alike by diversifying new capital investment as well as showcasing a variety of existing businesses that build upon our agricultural base.

Goals and objectives:

- Continue to be a leading locality in the Commonwealth for the agriculture industry
- Build stronger relationships with existing businesses
- Retain and educate a strong and leading workforce
- Strategically attract new businesses that align with Rockingham County culture and values
- Support healthy expansion and a diversified business community
- Educate the business community on the availability of local and regional incentives

Elements of Economic Development in Rockingham County

I. Economic Growth

Rockingham County will work to identify specific market needs that matter to our local economy. The County will prioritize relationships with existing businesses to better understand how we can help them grow and find the skilled labor they need to be able to endure future market fluctuations. The County will continue to work to support businesses that create new wealth.

II. Business Retention

Rockingham County will meet regularly with local business leaders to stay apprised of their specific needs, including new opportunities for expansion and complimentary businesses needed to support our existing industry. The County will work with state and federal agencies to target and initiate grants and funding opportunities that enhance both local business and the lives of our citizens. Business people and developers are encouraged to inform the County of new projects before applications are submitted so the County can help business people and developers realize potential funding opportunities at the earliest opportunity.

III. Workforce Education

The County will work with public and private schools, Massanutten Technical Center, James Madison University, Blue Ridge Community College and other local colleges and universities to promote and develop diversified training opportunities through curricula that target local business and community needs.

IV. Growth and Development

Rockingham County will work to encourage growth and new development in locations that are compatible with surrounding land uses and consistent The County zoning ordinance and Comprehensive Plans for development. The County will determine development potential by evaluating the utilities and infrastructure in the area as well as the impact on other services we provide locally, such as education and emergency response. A potential site must also have the ability to comply with all local, state and federal environmental regulations.

V. Technology Grants

A business located in the County that designs, assembles, manufactures or develops, or maintains goods or provides services related to, advanced and innovative technological systems or devices; or uses advanced and innovative technological systems or devices to design, assemble, manufacture, develop and maintain goods and services, may be eligible for a technology grant. Grant eligibility requires that existing businesses must have invested at least 50 percent of the prior years' assessed value for Machinery and Tools as defined in the Virginia State Code or invest $20 million in new capital outlay for Machinery and Tools. Investments above $500 million in new capital outlay for Machinery and Tools will also be eligible. New businesses must invest at least Five Hundred Thousand and no/100 Dollars ($500,000) in Machinery and Tools. Application for participation in the technology grant program must be made prior to purchasing the equipment that will become the new machinery and tools so that the taxpayer and the County can reach an understanding on what the expansion project entails and the tax for specifically which pieces of equipment will be included in the grant calculation. The beginning and ending dates of the installation period, up to twenty-four (24) months, shall be agreed upon in the approved application.

Existing Business Criteria:

Within the Twenty-four (24) month period determined during the application process, an existing business must either:

1. Invest in new machinery and tools having an assessed value of at least Fifty percent (50%)of the previous tax year's machinery and tools assessed value,

2. Invest in new machinery and tools having an assessed value of at least Twenty Million Dollars ($20,000,000), whichever is less,

OR

3. Invest in new machinery and tools having an assessed value of at least Five Hundred Million ($500,000,000).

The investment referred to in paragraphs 1 and 2, immediately preceding, may be through either long term lease arrangement or purchase.

Before payment of each annual rebate described below, the taxpayer must satisfy the Commissioner of the Revenue that the machinery and tools associated with the expansion are installed and in use by filing an itemized schedule with the next annual tax return after the equipment is put in service, the schedule to include purchase price and date put in service. The installation must have occurred within the period of time agreed to in the application process, up to twenty-four (24) months. The Commissioner must certify to the County the same, and the Treasurer must certify that all taxes for pre-existing and new machinery and tools have been paid in full by the due date.

If criteria 1 or 2 are met, the taxpayer is eligible to receive rebates of:

Year 1 - 60% of machinery and tools tax paid on the new investment
Year 2 - 50% of machinery and tools tax paid on the new investment
Year 3 - 40% of machinery and tools tax paid on the new investment
Year 4 - 30% of machinery and tools tax paid on the new investment
Year 5 - 20% of machinery and tools tax paid on the new investment

If criteria 3 is met, the taxpayer is eligible to receive rebates of:

Year 1 - 70% of machinery and tools tax paid on the new investment
Year 2 - 60% of machinery and tools tax paid on the new investment
Year 3 - 50% of machinery and tools tax paid on the new investment
Year 4 - 40% of machinery and tools tax paid on the new investment
Year 5 - 30% of machinery and tools tax paid on the new investment
Year 6 - 20% of machinery and tools tax paid on the new investment

New Business Criteria:

A new business venture in Rockingham County must invest a minimum of Five Hundred Thousand dollars ($500,000) in machinery and tools through either long-term lease arrangement or purchase.

Before payment of each annual rebate described below, the taxpayer must satisfy the Commissioner of the Revenue that the machinery and tools have been installed are in use and have been included on the annual tax return, the Commissioner must certify to the County the same, and the Treasurer must certify that all taxes for pre-existing and new machinery and tools have been paid in full by the due date.

If all criteria are met, the taxpayer is eligible to receive rebates of:

Year 1 - 60% of machinery and tools tax paid on the new investment
Year 2 - 50% of machinery and tools tax paid on the new investment
Year 3 - 40% of machinery and tools tax paid on the new investment
Year 4 - 30% of machinery and tools tax paid on the new investment
Year 5 - 20% of machinery and tools tax paid on the new investment

County of Rockingham, Virginia

Application for Economic Development Grant

A company or identifiable subdivision of a company, or an individual, firm or corporation within a Technology Zone, applying for an Economic Development Grant shall:

1. Meet the requirements as outlined in the policy guidelines of the technology zone;
2. Remit the full payment of all taxes owed by such applicant and due to Rockingham County, including the taxes due on the new investment, and;
3. Cooperate in the verification of the above by Rockingham County. Initial applications may only be made within the investment period, as set forth in the technology zone.

To apply for Technology Zone designation, complete this form and return it to Casey Armstrong, County Administrator, Rockingham County Administration Center, 20 East Gay Street, Harrisonburg, VA 22802, (540) 564-3012 or email carmstrong@rockinghamcountyva.gov.

Technology Zone _____
Name of Company (applicant) _____
Street Address _____ Phone_____
Mailing Address _____ Fax _____
Name of Authorized Representatives _____
Title of Authorized Representative _____
E-mail address _____
Federal Identification No. _____ SIC Code_____
Estimated Value of New Investment $ _____
Timeframe for New Construction/Investment: Date (from-to)
_____-_____
Current Number of Employees _____
Number of New Employees _____

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL INFORMATION PRESENTED ABOVE IS CORRECT.

I will make available for review by the County Administrator and/or the Commissioner of the Revenue all of the records relevant to information required by this form.

_____ _____
Signature of Authorized Representative Date

County of Rockingham, Virginia

Application for Economic Development Grant

Part I – Please provide a brief overview of the planned expansion.

Part II – Please Provide a brief description and schedule of the proposed improvements.

County of Rockingham, Virginia
Application for Economic Development Grant

******* FOR OFFICE USE *******

Annual Certification - Technology Zone

Name of Company (applicant) _____
Street Address _____
City/State/Zip _____
Phone _____

Based on my understanding of the information supplied in this application and any additional information I may have reviewed, the applicant company.

Check one:

☐ The applicant is hereby certified for Year 1 as a qualified Technology Zone business as defined by the Rockingham County Code.

☐ The applicant would not qualify for inclusion in the technology zone as defined by the Rockingham County Code.

_____ _____
County Administrator Date

I hereby certify that the applicant company has no outstanding taxes due by the County.

_____ _____
Commissioner of the Revenue Date

Effective Date of Tax Abatement: ☐ January 1 ☐ April 1 ☐ July 1 ☐ October 1

First quarter after date of application if already located in the County or first quarter after the company is located in the County. For example, if approved April 30, July 1 would be the first eligible quarter for the program.

Rockingham County

Drug and Alcohol Testing Program For Safety Sensitive Positions

PURPOSE

To ensure a safe, healthy, and productive work environment, and to comply with applicable federal and state regulations, Rockingham County has established a drug and alcohol testing program for employees in safety-sensitive positions.

SCOPE

This policy applies to all employees in positions classified as safety-sensitive, including but not limited to:

- Truck Drivers (CDL and Non-CDL)
- Utility Workers
- Landfill Employees – including heavy equipment operators, scale operators, landfill workers, and landfill administrative and management staff.
- Public Safety Employees – including Fire & Rescue and Law Enforcement personnel.

DEFINITIONS

Safety-Sensitive Position: A safety-sensitive position is defined under this policy as "a job, including any supervisory or management position, in which an impairment caused by drug, alcohol, or cannabis usage where an employee's job duties or performance directly affects the safety of themselves or others. This includes roles where inadequate task performance or failure to perform could lead to safety incidents."

Random Testing: Unannounced drug and/or alcohol tests administered using a statistically random selection process.

Prohibited Substances: Substances tested under this policy include, but are not limited to, marijuana, cocaine, opiates, barbiturates, amphetamines, benzodiazepine, MDMA, methampethamine, methadone, oxycodone, phencyclidine.

For the protection of our employees and the general public, Rockingham County demands our vehicles be operated in a safe and controlled manner. The Federal and State governments also feel this need as they have decreed a drug and alcohol testing program be initiated for all CDL drivers in intrastate and interstate commerce. The procedures for testing, confidentiality record keeping and sanctions are defined in the FHWA guidelines (49 CFR Part 40). The Federal Department of Transportation and the Virginia State Police will conduct enforcement of the rules. Additionally, the County has designated some positions as safety sensitive positions that are subject to this policy.

Rockingham County expects all employees to adhere to normal, common sense rules of behavior while working. Rockingham County has determined, however, that certain actions may lead to appropriate disciplinary action up to and including termination of employment. These actions include the use, sale, purchase, transfer or possession of prohibited drugs and alcohol while on County property, in, on or about county vehicles, or while conducting County business. Any of these actions may result in immediate suspension pending investigation subject to discharge.

TESTING POLICY AND PROCEDURES

All applicants and employees in safety sensitive positions will be tested for alcohol and prohibited drugs in the following situations, as appropriate:

1. Pre-employment
2. Reasonable suspicion and/or probable cause
3. Post accident
4. Random testing
5. Return to duty
6. Follow-up Testing

1. **Pre-employment testing for applicant**
   Prior to employment, all final applicants will be required to submit to a drug screen. All applicants refusing a drug screen or testing positive will not be hired.

2. **Reasonable suspicion and/or probable cause**
   Whenever an employee covered under this policy is reasonably suspected of using a prohibited drug or being under the influence of alcohol, the employee shall be required to submit to a drug and alcohol test. Where practical, at least two supervisors shall substantiate the decision to test an employee. The decision to test will be based on a reasonable belief the employee is using a prohibited drug or under the influence of alcohol on the basis of specific, contemporaneous, physical, behavioral, or performance indicators of drug or alcohol use.

3. **Post accident**
   As required by the Federal and State regulations or otherwise within this policy, every employee involved in a reportable accident must subject him/herself to a drug test **immediately** after the accident but not later that 32 hours after the accident if out of the area. It is expected that there will be no out of the area accidents as all work is located within Rockingham County. A reportable accident includes any of the following: any vehicle having to be towed from the scene of the accident, or a personal injury requiring treatment away from the scene of the accident, or a fatality. If the employee is seriously injured and cannot provide a specimen at the time of the accident, documentation must be obtained from the hospital that would indicate whether there were prohibited substances in the employee's system.

4. **Random**
   All employees covered under this policy are required to submit to drug and alcohol testing on a random basis as required by the Federal and State regulations;

a. Random testing shall be unannounced.
b. Employees subject to the tests will be randomly selected.
c. For all current CDL drivers, the annual amount of tests will equal not less than 50% for drugs, 10% for alcohol. Other safety sensitive positions are also included in the random testing program.
d. The testing frequency and selection process will continue as long as the employee is employed in a safety sensitive position.

5. Return to Duty

For CDL drivers, the requirements for return-to-duty testing will be performed in accordance with 49 CFR Part 40.305, Subpart O. Likewise, those working safety sensitive positions will be tested prior to return to duty, if applicable, and must have a negative drug and/or alcohol test result.

6. Follow-up Testing

CDL drivers are subject to the requirements for return-to-duty testing detailed in 49 CFR Part 40.307, Subpart O. Other safety sensitive positions will be required to participate in follow-up testing if it is included as part of the plan recommended by the Employee Assistance Program professional.

Covered employees testing positive will be placed on immediate suspension. Every situation in which an employee tests positive will be judged on a case-by-case basis. All options, including rehabilitation or discipline up to and including termination, will be considered.

REHABILITATION

If a Rockingham County employee voluntarily admits to a drug or alcohol problem before an accident or incident, and is covered under our health insurance plan, the employee will be referred to our insurance mental health and substance abuse program. Rockingham County will attempt to hold a job for the employee for 60 calendar days. Upon successful completion of the rehabilitation program, the employee will enter the County's last chance return to work program. The employee may use any accumulated annual leave or sick leave during the rehabilitation treatment program.

LAST CHANCE PROGRAM

Upon successful completion of a rehabilitation program, the employee may be rehired or returned to work, on the condition the employee tests negative during any random testing for the next 60 months. If at anytime the employee tests positive, the employee will be terminated or discharged from employment with the County.

DRUG AND ALCOHOL TESTING FACILITY

All samples will be taken at our designated drug and health provider (MRO). Laboratory work to be processed by their certified National Institute of Drug Abuse

(NIDA) laboratory. Results will be reviewed by the Medical Review Officer (MRO) of our designated provider.

RECORD KEEPING

The MRO will notify covered employees of positive or negative tests results. For positive tests the specific drug detected will be indicated. Rockingham County is required to retain for five years all records pertaining to the administration and results of the drug-testing program. Rockingham County must maintain an annual summary of the results from the driver qualification file for five years (exception: one year only for negative test results);

a. Date of urine collection
b. Location of collection site
c. Identity of the lab performing the test
d. Name of the Medical Review Officer (MRO)
e. Whether the test results were positive or negative, if positive the names of the drug(s).

The Medical Review Officer (MRO) used by Rockingham County is required to have sole custody of individual tests results and is required to retain these tests results for at least five years.

STANDARDS SPECIFIC TO CDL DRIVERS

All drug and alcohol testing will be performed according to government standards as published in the Federal Register (49 CFR part 40) or current federal regulations, as applicable. These regulations are designed to ensure the drug-testing program, supervised by health care professionals, will yield accurate results while maintaining employee confidentiality.

Rockingham County shall ensure that all persons designated to supervise drivers receive training on alcohol misuse and controlled substances use. The training will be used by the supervisors to determine whether reasonable suspicion exists to require a driver to undergo testing under Sec. 382.307. The training shall include the physical, behavioral, speech, and performance indicators of probable alcohol misuse and use of controlled substances.

Rockingham County shall provide educational material that explains the requirements of 49 CFR Part 40 and the employer's policies and procedures with respect to meeting these requirements. This will be done prior to the start of alcohol and controlled substances testing under this part and to each driver subsequently hired or transferred into a position requiring driving a commercial motor vehicle.

SANCTIONS SPECIFIC TO CDL DRIVERS

Job applicants will not be hired if they test positive for prohibited drug or alcohol use. Rockingham County will not place in service any applicant before receiving the results of the pre-employment drug test. Employees who refuse to be tested or who test positive must be considered medically unqualified to operate a commercial motor vehicle until they:

a. No longer use controlled substances;
b. Test negative for use of controlled substances;
c. Are medically re-certified as being qualified to operate a vehicle;
d. Continue to participate in any program or aftercare required by an employee assistance program counselor and;
e. Agree to be subject to follow-up testing for up to 60 months after returning to work.

An employee who tests positive for drug use does not have to be offered an opportunity for rehabilitation. Any driver involved in a fatal accident who refuses to be tested or tests positive for drug or alcohol use must be deemed medically unqualified to operate a commercial motor vehicle for one year.

APPENDIX A

Drug and Alcohol Testing Program Commercial Driver License Drivers

Forms

December 2025

REQUEST FOR PRIOR EMPLOYER TEST RESULTS

COUNTY OF ROCKINGHAM, VIRGINIA

TO:

FROM: Human Resources Department

SUBJECT: Request to Obtain Past Drug and Alcohol Test Results

DATE:

_____has advised us that he/she worked for your company as a driver, or that he/she applied to your company for work as a driver during that past two (2) years.

_____ _____

Social Security # Date of Birth

Regulations of the Federal Highway Administration (FHWA) (49 CFR 382,413) require us to obtain from your company and require your company to provide us, information concerning the above-named driver's past drug and alcohol test results (including refusals to be tested).

In accordance with the FHWA's regulations, therefore, we are providing you with the Driver's written authorization directing your company to provide us with the following information concerning this driver:

- all positive test results during the past two (2) years;
- all alcohol test results of 0.04 or greater during the past two (2) years;
- all instances in which the driver refused to submit to a DOT-required drug and/or alcohol test during the past two (2) years.

Please provide this information to Human Resource Director, County of Rockingham, P O Box 1252, Harrisonburg, Virginia 22803, as soon as possible by facsimile or mail. (Fax # (540) 564-1790 as required by the FHWA, the information which you furnish will be treated as strictly confidential.

Thank you for your cooperation.

APPLICANT'S AUTHORIZATION TO OBTAIN

PAST CONTROLLED SUBSTANCES AND ALCOHOL T EST RESULTS

1._____, understand that as a condition of hire with the County of Rockingham I must give the County written authorization to receive the results of all DOT required controlled substances and/or alcohol tests (including refusals to be tested) from ALL of the companies for which I have worker as a driver, for which I took a pre-employment controlled substances and/or alcohol test, during the past two (2) years. I also authorize the County to contact and receive results from any consortium that represents the companies I worked for or applied to. I understand that my signing of this authorization does not guarantee me a job or guarantee that I will be offered a position with the County of Rockingham.

Listed below are ALL of the companies for which I worked as a driver, or to which I applied as a driver during the past two (2) years. I authorize the County of Rockingham to obtain from those companies, and I authorize those companies to furnish, the following information concerning my controlled substances and alcohol tests: (1) all positive controlled substances test results during the past two years; (2) all alcohol test results greater than 0.02 during the past two years; all instances in which I refused to submit to a DOT-required controlled substances and/or alcohol test during the past two years.

The following is a list of ALL of the companies for which I worked as a driver, or to which I applied for work as a driver, during the past two (2) years:

Company Name & Address:	Dates worked for/applied to:

I have read and understand this authorization to release my past controlled substances and alcohol test results. I certify that all of the information which I have furnished on this form is true and complete, and that I have identified ALL of the companies for which I have either worked, or applied for work, as a driver during the past two years.

Print Name:	Signature:	Date:

Social Security #:	Date of Birth:	[redacted]

ACKNOWLEDGEMENT OF RECEIPT
OF DRUG AND ALCOHOL TESTING PROGRAM
COMMERCIAL DRIVER 'S LICENSE
COUNTY OF ROCKINGHAM, VIRGINIA

I hereby acknowledge that:

- I have received a copy of the County's Drug and Alcohol Testing Program for CDL Drivers and Safety Sensitive Positions;
- I have read and fully understand its contents;
- I understand I may be subject to drug and/or controlled substances testing; and
- I may be disciplined or dismissed for testing positive, or refusing to cooperate in testing, or for violating any provisions of this policy.

SIGNED:

Print Name:	Signature:	Date:
Social Security #:	Department:	[redacted]

CONSENT FORM FOR ALCOHOL AND

CONTROLLED SUBSTANCES TESTING

COUNTY OF ROCKINGHAM, VIRGINIA

Name:_____

Social Security Number:_____

Department:_____

I freely consent to tests of my urine for evidence of marijuana, cocaine, amphetamines, opiates, and PCP. I freely consent to tests of my breath. I freely consent to the release of hospital treatment records related to post-accident situations in which my breath could not be tested.

I also consent to the release of test results and other relevant medical information to County management, the designated Medical Review Officer, Sentara RMH or other medical provider/test site. Further, I release the County of Rockingham, designated collection sites, RMH or other medical facility, and designated laboratories from any and all liability to me which they might otherwise have arising out of or related to such testing or the reporting of the test results to County management or to other persons permitted or required by law or regulation to receive such information.

AGREED:

_____ _____ _____

Signature Date

January 16, 2026

A Work Session of the Board of Supervisors was held at 9:00 a.m. on Friday, January 16, 2026, at the Rockingham County Administration Center, Harrisonburg, Virginia.

Present:

DEWEY L. RITCHIE, Election District #1
SALLIE WOLFE-GARRISON, Election District #2
MATT J. DALE, Election District #3
LEILA C. LONGCOR, Election District #4
JOEL L. HENSLEY, Election District #5

Also present:

THOMAS H. MILLER, JR., County Attorney
PATRICIA D. DAVIDSON, Deputy County Administrator
DWAYNE L. MARTIN, Deputy County Administrator for Agriculture & Strategic Project Management

ooooOoooooo

CALL TO ORDER.

Chair Longcor called the meeting to order at 9:00 a.m.

ooooOoooooo

DISCUSSION – COMMUNITY AND TOURISM ENHANCEMENT GRANT.

A discussion regarding the Community and Tourism Enhancement Grant was held. A meeting was scheduled for January 28, 2026, to continue this discussion.

Supervisor Dale moved to place a hold on the remainder of the applications, pending further information from the Lions Club.

Seconded by Supervisor Hensley and carried by a roll call vote of 5 to 0, voting recorded as follows: DALE – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board agreed to place a hold on the remainder of the applications for the Community and Tourism Enhancement Grant.

ADJOURN.

Chair Longcor declared the meeting adjourned at 10:15 a.m.

_____,
Chair

DRAFT

RESOLUTION TO DECLARE AN INTENT TO REIMBURSE

WHEREAS, the Board of Supervisors of Rockingham County, Virginia, upon mature consideration, has determined that it is essential for the County of Rockingham, Virginia (the "County") and the School Board of Rockingham County, Virginia (the "School Board") to (a) acquire, construct, reconstruct, expand, and equip capital projects for school purposes in the County, including but not limited to construction, renovation, and equipping of McGaheysville Elementary School, and (b) pay costs of issuance in connection with such undertakings (together, the "Project"); and

WHEREAS, the School Board, upon mature consideration, has determined that a vital need exists for the Project; and

WHEREAS, the County reasonably anticipates to obtain long-term financing of all or any portion of the costs of the Project through the County's participation in the pooled bond program offered from time to time by Virginia Public School Authority ("VPSA"), or other tax-exempt financing(s) as may be necessary or convenient, in one or more financings, and accordingly, the County shall comply with the provisions of the Internal Revenue Code of 1986, as amended, so that interest on any bonds issued by the County, or VPSA on behalf of the County, the proceeds of which are used to fund such loan to the County (the "Loan"), will remain excludible from gross income for Federal income tax purposes in accordance with law; and

WHEREAS, the County now desires to declare its intent to use all or any portion of the proceeds of one or more tax-exempt obligations to be issued, in one or more series, to reimburse certain expenditures in connection with the Project, among other things, all as required by Federal tax laws, including Treasury Regulations § 1.150-2 in the Internal Revenue Code of 1986, as amended, all as further described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, as follows:

1. The County and/or the School Board has paid or caused to be paid, beginning no earlier than 60 days prior to adoption hereof, and/or will pay or cause to be paid, on and after the date hereof, certain expenditures (the "Expenditures") in connection with the Project. Further, it has been determined that those moneys previously advanced no more than 60 days prior to the date hereof and to be advanced on and after the date hereof to pay the Project-related Expenditures are available only for a temporary period and it is necessary to reimburse the County and/or the School Board for the Expenditures from the proceeds of such Loan as described above (or otherwise from one or more issues of tax-exempt bonds). Accordingly, the County hereby declares its intent and reasonable expectations to reimburse the County and/or the School Board with all or any portion of the proceeds of the Loan for the Expenditures with respect to the Project made no earlier than 60 days prior to the adoption of this Resolution. The County reasonably expects as of this date that it will reimburse the Expenditures with all or any portion of the proceeds of such Loan.

2. The maximum aggregate principal amount of bond(s) or note(s) to be issued by the County in one or more series (to VPSA, as described above, or other tax-exempt financing(s)) in

connection with the Project, as described above, is reasonably anticipated to be approximately $12,600,000.

3. The County or the School Board, as the case may be, will make a reimbursement allocation, which is a written allocation that evidences the use of proceeds thereof to reimburse the Expenditures, no later than 18 months after the later of the date on which the Expenditures are paid or the Project is placed in service or abandoned, but in no event more than three (3) years after the date on which the Expenditures are paid. This declaration of intent to reimburse, as required by Treasury Regulations Section 1.150-2 and Federal tax laws, shall take effect immediately.

ADOPTED: February 11, 2026

COUNTY OF ROCKINGHAM, VIRGINIA

_____

Chair of the Board of Supervisors

CERTIFICATE OF VOTES

The undersigned hereby certifies that the foregoing constitutes a true and correct copy of the foregoing Resolution to Declare an Intent to Reimburse, duly adopted by the Board of Supervisors of Rockingham County, Virginia, upon a roll-call vote at a regular meeting duly held and called on the date hereof, and that the recorded roll-call vote of the Board of Supervisors is as follows:

NAME	AYE	NAY	ABSTAIN	ABSENT
Dewey L. Ritchie District 1				
Sallie Wolfe-Garrison District 2				
Matt Dale District 3				
Leila Longcor District 4				
Joel Hensley District 5				

Dated: February 11, 2026

COUNTY OF ROCKINGHAM, VIRGINIA

[SEAL]

_____

Clerk of the Board of Supervisors

OPEN DOORS

November 03, 2025

Rockingham County
20 East Gay Street
Harrisonburg, VA 22802

Attn:
Mr. Casey Armstrong, County Administrator
Ms. Patricia Davidson, Deputy County Administrator

RE: FY 2027 Budget Request

Since 2007, Open Doors has served the Harrisonburg and Rockingham communities through our life-saving mission of low-barrier shelter. This model and program portfolio continues to be unique to Open Doors, making our services a critical component of the local safety net.

Today, *our mission is to provide safe shelter for the unhoused, as well as compassionate support and access to services for all in the Harrisonburg – Rockingham community.*

We deliver this through the following core programs:

1. Daytime Drop-in Center

   The drop-in center operates Monday through Friday from 8 a.m. – 5 p.m. and offers residents access to essential services such as showers, laundry, Wi-Fi and computers, and resource navigation. All services are offered at no cost to the consumer. The resource navigation program is also available via the phone and is our aim to be a one (or two door) solution to access to local health and human services resources.

2. Low-barrier Emergency Shelter

   The low-barrier emergency shelter operates year-round from 6 p.m. to 7 a.m. each night. Our daily capacity is 80-individuals with the ability to expand to 100 in inclement weather during the traditional thermal season (November – April). Our program offers case management for shelter guests and coordinates vital services for self-sufficiency.

Both core programs are operated out of the Navigation Center and *are available to, and often utilized by, residents of Rockingham County*. Open Doors' goal is to ensure that center works for

the community at-large, and we have done that by hosting broader events like reentry fairs, coalitions, and other offerings that have a larger impact beyond the unhoused population.

Our mission and programs *directly join the County* in working toward Comprehensive Plan Goal 4.6 which is to "Continue to provide access to social services and healthcare offerings." We also support the County in addressing key themes heard in the community engagement efforts such as enhancing public health and healthcare. We affirm housing as healthcare and call back to the broader offerings of Open Doors which address public health matters.[1] Open Doors' programs support public services and is a partner with departments such as Court Services. Homeless services, and more broadly human services, are known to be key to economic development and other vital aspects of the County's vitality, such as tourism efforts and public safety services.[2]

Public – Private Partnership

The Navigation Center is a public – private partnership with the City of Harrisonburg.

The City is responsible for facilities management, utilities, and provides an annual allocation in the amount of $150,000. $100,000 is allocated for operations, and $50,000 for food services.

An investment and fiscal partnership with Rockingham County *would align with other regional efforts* where there is shared responsibility for critical services that benefit both communities.

It is important to note that *all operations are the responsibility of Open Doors* – this includes the coordination of more than seven operational partners and broader community events.

Our Request

Open Doors requests that the County provide $30,000 in secured funding as part of the base budget for FY 2027, and to consider an additional increase to $50,000 in FY 2028, to continue while we are the contracted operator of the Navigation Center. We also ask that we maintain the ability to discuss the allocation as operations continue to serve residents past FY 2028.

As you review our request consider, as an example, that Open Doors' FY 2026 budget allocates $48,681 for the resource program – this supports the resource coordinator (i.e., case manager) and additional funds for direct support for clients for items like vital documents. This program, especially, supports the County's goals and the self-sufficiency of those we serve.

The County's enhanced partnership through this request *will support greater resiliency and continuity of programs that are critical for the success of the community.*

---

[1] "Housing And Health: An Overview of The Literature," Health Affairs Health Policy Brief, June 2018.
[2] "Funding Housing Solutions to Reduce Jail Incarceration," Urban Institute, November 2021.

Data Information

Attached to this request is data that speaks to those that benefit from the service portfolio your contribution will support. We utilize two reputable systems to collect data – VistaShare and the federal system known as the Homeless Management Information System (HMIS) – to ensure we support regional coordination within the Continuum of Care and meet internal needs.

As of October 2025, Open Doors maintains an overall data quality score of 95% in HMIS. This score is generated within the system and provided to our agency by the Continuum of Care staff.

In establishing this partnership, we offer the inclusion in our monthly reporting process, so that the County has frequent updates on the service provision occurring through the center.

Appendices Content

a) Nov. 2024 – June 2025 Service Data
b) Sample Monthly City Contract Report
c) October 2025 HMIS Data Quality Score
d) Open Doors Fiscal Year 2026 Budget

A YEAR AT THE NAVIGATION CNTR



OPEN DOORS
Shelter & Support

On-Site Services

Low-barrier Emergency Shelter

- Daily, 6 p.m. - 7 a.m.*
- 80 single adults
- Case Mngt + Support

*28 severe weather ops since Nov. 2025

Public Daytime Drop-in Center

- Weekdays, 8 a.m. - 5 p.m.
- On-site Partners
- Resource Navigation
- Public Amenities (e.g. Showers)



valleyopendoors.org

On-Site Partners

Anchor Partners:

- Mercy House
- Suitcase Clinic
- Strength In Peers
- Community Paramedics
- Community Counseling Cntr

Rotational Partners:

- Stone Haven
- Sentara Health
- Community Svcs. Board - Permanent Supportive Housing

⚓ Anchor Partners Have An Assigned Office

valleyopendoors.org

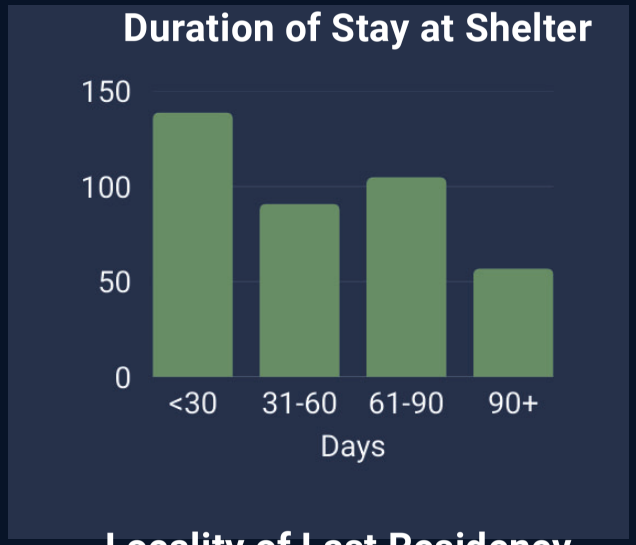
Shelter Stats

Jan. 01 - Dec. 31, 2025

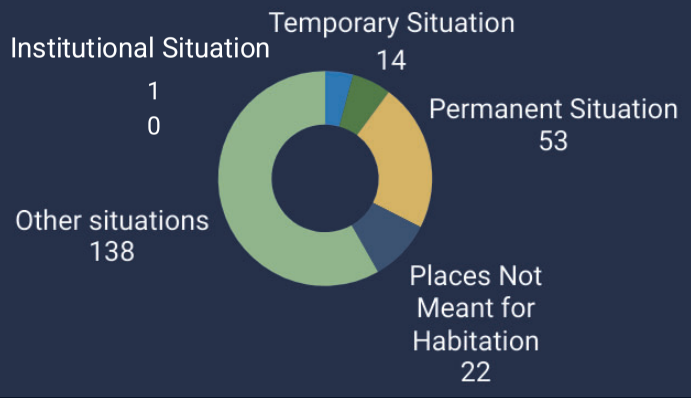
392 Guests

Unique Guests Served in Overnight Shelter

Duration of Stay at Shelter



Where the Client Exited to After Their Stay



Locality of Last Residency

- Harrisonburg- 227
- Rockingham- 94
- Out of State- 15
- Staunton- 13
- Waynesboro- 9
- Shenandoah- 7
- Other- 27



valleyopendoors.org

Drop-in Center Stats

Jan. 01 - Dec. 31, 2025

245 Drop-In Participants

Unique individuals who used the drop in center



1,174 Sessions

Total number of drop in center sessions

valleyopendoors.org

A Community Resource

- Reentry Fairs
- Coalition Meetings
- Partner Space Use
- Crisis Intervention Team (CIT) Tours
- Student and University-related Events
- HPD Training
- Community Learning
- Job Connections



valleyopendoors.org

Challenges

- On-site Meal Services
- Community Capacity
- Public Perception of Issue & Policy Shifts

Q&A



Thank you for having us.

Find us on socials @valleyopendoors

Visit us at valleyopendoors.org

Visit us at 1111 N. Main St.
Harrisonburg, VA 22802

CASEY B. ARMSTRONG
County Administrator

ROCKINGHAM COUNTY

BOARD OF SUPERVISORS
DEWEY L. RITCHIE
Election District No. 1
SALLIE WOLFE-GARRISON
Election District No. 2
MATT J. DALE
Election District No. 3
LEILA C. LONGCOR
Election District No. 4
JOEL L. HENSLEY
Election District No. 5

Resolution for Local Support of the Utilization of Industrial Access Railroad Track Funds

WHEREAS, Virginia Poultry Growers Cooperative has expressed its intent and desire to the Rockingham County Board of Supervisors to continue its commercial, business, or industrial operations Rockingham County; AND,

WHEREAS, Virginia Poultry Growers Cooperative and its operation will require rail access; AND,

WHEREAS, the Officials of Virginia Poultry Growers Cooperative, have reported to the Rockingham County Board of Supervisors, their intent to apply for Industrial Access Railroad Track Funds from the Commonwealth of Virginia's Department of Rail and Public Transportation in the amount of $750,000; AND,

WHEREAS, Virginia Poultry Growers Cooperative, has requested that the Rockingham County Board of Supervisors provide a Resolution supporting its application for said funds which are administered by the Virginia Department of Rail and Public Transportation.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors Rockingham County hereby endorses and supports the application of Virginia Poultry Growers Cooperative, for $750,000 in Industrial Access Railroad Track Funds; AND,

BE IT FURTHER RESOLVED, that Rockingham County hereby makes known its desire and intent to support the Commonwealth Transportation Board in providing the maximum financial assistance to Virginia Poultry Growers Cooperative through the Industrial Access Railroad Track Fund Program, for the purpose of locating its Feed Mill in Linville/Rockingham County, VA.

ADOPTED this 11th day of February 2026.

_____
Chair Leila C. Longcor

ATTEST:

_____
Casey B. Armstrong,
County Administrator

ROCKINGHAM COUNTY
FINANCE DEPARTMENT

Rebecca Guthrie, CPA
Director of Finance

20 E Gay Street
Harrisonburg, VA 22802

Ph. 540-564-3010
Fax 540-564-1433
rguthrie@rockinghamcountyva.gov

FINANCE STAFF REPORT

February 11, 2026

Procurement

ACTION:

- Innovation Village Pad Site #2 Contract Increase: On October 8th the Board of Supervisors approved contracting with Partners Excavating as the low bid for ITB#25-0919-01 Innovation Village Pad Site #2 Construction up to the amount of $984,176. The amount was a base price and did not include the quantities of mass rock to be removed from the site. Staff have verified mass rock removal of 61,840 cubic yards at a cost of $15.00/CY in accordance with the low bid. Thus, the Finance Committee is requesting an increase to the contract in the amount of $927,600 for a total contract price of 1,911,776.

NO ACTION:

- Administration Building Design-Build RFP: The County has issued a Request for Proposals from qualified contractors Harman Construction, KBS Inc., Lantz Construction, Nielsen Builders Inc., and Warfel Construction, to serve as the Design-Builder for the construction of a new County Administration Building to be located in the County's Tech Park, Innovation Village at Rockingham. The new building will be constructed next to the current SRI Building located at 140 Research Dr, Harrisonburg VA 22802.

Proposals will be received until 2:30pm, local time, Friday March 6, 2026. Timeline is shown below:

Cutoff for Questions	February 6, 2026
Proposals Due – at least 120 days	March 6, 2026
Evaluation Period	March 9 – March 13, 2026
Interviews	March 17, 2026 (times TBD)
RFP Discussion	April 8, 2026
Board of Supervisors Consideration for Approval	April 22, 2026

ROCKINGHAM COUNTY
FINANCE DEPARTMENT

Rebecca Guthrie, CPA
Director of Finance

20 E Gay Street
Harrisonburg, VA 22802

Ph. 540-564-3010
Fax 540-564-1433
rguthrie@rockinghamcountyva.gov

Finance Continued

Payroll and Accounts Payable

The payroll team has successfully processed 1,242 W-2's for the County and 3,130 W-2's for the Schools. Additionally, the accounts payable team has successfully mailed out 321 1099's for the County and 151 1099's for the Schools. All tax forms were completed prior to the February 2nd deadline.

Thank you for your hard work, Finance Team!

COUNTY of ROCKINGHAM
Finance Department

Rebecca Guthrie, CPA
Director of Finance

TO: Board of Supervisors

FROM: Rebecca Guthrie, Director of Finance

DATE: February 11, 2026

SUBJECT: Items for Surplus

The attached list represents items that are no longer used by Rockingham County. If the Board approves the item for surplus, that item would be sold on the public surplus website.

If you have any questions, please don't hesitate to contact me.

RG/bjl

Items Declare Surplus/Other 2/11/2026

Dept. #	Department	Vehicle Number	Description	Quantity	Declared To
4402	Utilities	1023	1998 Ford F800	1	Web

Items to Discard

Public Works **Staff Report** **Feb 11, 2026**

1. Personnel

   Vacancies:
   Public Works Office: No vacancies.
   Utilities: 3 vacancies (Utility worker – 2 full-time, 1 part-time)
   Landfill: 4 vacancies (Administrative Assistant, Heavy Equipment Operator, Truck Driver, Landfill Worker)
   Refuse & Recycling: 1 vacancy (Part-time truck driver)
   Facilities Maintenance: No vacancies

2. Utilities

   Three Springs water plant production – January 2025 – 92,796,000 gallons
   January 2026 – 94,907,000 gallons
   (approximately 60,645,000 gallons commercial, 34,262,000 residential)

   Total water connections (Three Springs system) - December 2024 –5,943
   December 2025 –6,323

   -A project for a well building to serve the new well and piping between the well and water plant is being designed with construction anticipated for the Winter of 2025/2026. Littleton & Associates was awarded the bid for the project and the contract has been signed.
   Update: Littleton has mobilized and some minor work was started prior to weather delaying the project by several days.
   -A project for relocation of the Lakewood sewage pump station is under design with anticipated construction for the Fall/Winter of 2023. The project involves abandonment of the existing station along Massanetta Springs Road, installing new gravity and force main lines through a portion of LakeView Golf Course and construction of a new pump station on golf course property near Lake Shenandoah.
   Update: An easement plat was submitted to the Virginia Department of General Services (DGS) for review. Revisions to the plat have been made and resubmitted to DGS. The easement will allow for access to the pump station site along an existing road around Lake Shenandoah.
   -A project to construct a gravity sewer line and decommission the Taylor Springs sewage pump station has been advertised and bids are due November 7. The project consists of approximately 700’ of 8” sewer main and 1 road bore and includes demolition of the existing station.
   Update: Pleasant View Developers was awarded the project with an anticipated start date of late February.

   Massanutten Water and Sewer Authority

   Total water connections – December 2025 - 2,288

   Water plant production – January 2026 – 410,516 gallons per day

   Wastewater plant production – January 2026 – 410,860 gallons per day

   Harrisonburg Rockingham Regional Sewer Authority

   Authority capacity – 23 million gallons per day
   December average flow – 11.11 million gallons per day

   Rockingham County capacity – 5.6 million gallons per day
   December average flow – 2.70 million gallons per day

3. Landfill

Tons of waste landfilled – January 2025 – 11,585 tons
January 2026 – 10,804 (residential 2,750, commercial 8,054)

- SCS Engineers, on behalf of the County, submitted a grant application on DEQ as part of the Landfill Methane Capture and/or Beneficial Reuse Program for $6,605,000. DEQ is hoping to notify the award selections no later than February 20th.

- The Phase B cell expansion has been awarded to A&J Excavating.
  Update: A&J Excavating has completed the sub-base layers and is finishing up the various membrane layers and cover materials. Precipitation has caused delays with some of the liner material. The project is complete and all documentation has been submitted to the Department of Environmental Quality. Staff is waiting for the DEQ to schedule a site visit and then acceptance of the project.

- The evaluation and design for the closure of Phases 1-4 has started. Staff is working with DEQ for clarification on the design. Bid documents are anticipated to be ready early 2026.

4. Facilities

Administration – Five contractors, Harman Construction, KBS Inc, Lantz Construction, Nielsen Builders Inc, and Warfel Construction have been pre-qualified to be included in the Request for Proposal process for construction a new Administration Building.
Update: A pre-proposal meeting was held on Nov 21st and interviews with each contractor have been scheduled for March 17 and 18.
- Southern Air has been contracted to upgrade the HVAC controls for the building with an anticipated start date of mid-July.
Update: The project is approximately 95% complete.
- The existing chiller for the central portion of the building is being evaluated for replacement.
This includes studying a potential relocation from inside to outside behind the building.
Update: It was decided to relocate the chiller outside the building and the work is now complete.

Circuit Court – Estimates are being obtained from contractors for renovations to the basement of the building. The work will include bathroom remodeling and conversion of old storage areas into a break area.

Singers Glen - Staff met with representatives of Valley Engineering to discuss the property and options for a new building. Valley will be preparing a preliminary site layout for review and discussion.
Update: Staff met with Valley Engineering to discuss the existing site layout including the septic system location and condition. Valley is now evaluating the size requirements for a new septic system and to determine what options may be available for the new building location on the site.

Respectfully Submitted,
Philip S. Rhodes
Director of Public Works

The Department of Community Development Staff Report

February 11, 2026

BOARD ACTION

Appointment of District 3 Planning Commissioner:
David Curfman to be appointed to complete Matt Dale's unexpired term, which expires on August 31, 2027. Upon expiration, Mr. Curfman would be eligible for two additional four-year terms.

Appointment of District 4 Board of Zoning Appeals (BZA) Member:
Royce Hylton to be appointed to complete Michael Harvey's unexpired term, which expires on June 30, 2028. Upon expiration, Mr. Hylton would be eligible for additional five-year term appointments.

Reappointment of Members of the Local Board of Building Code Appeals (LBBCA):
Mike Pugh to be reappointed for a term expiring October 31, 2029, and Dwight Walton to be reappointed for a term expiring October 31, 2030. *It is worth noting that the County's LBBCA has not convened since 1985, as no appeals have been filed.*

STANDING COMMITTEES

Standing Committee	Staff Lead(s)	Status	Meeting Date
Agricultural & Forestal Advisory Committee	Kayla & Dylan	No new business.	As needed
Bicycle & Pedestrian Advisory Committee	Dylan	No new business.	As needed
Board of Building Code Appeals	Joe	No new business.	As needed
Board of Zoning Appeals	Kelly	Action item(s) listed below.	3/17/2026
Planning Commission	Rachel	Action item(s) listed below.	First Tuesday of each month

At its March 17, 2026, meeting the Board of Zoning Appeals will act on the following items:

Project #	Applicant	Request	Location	Status
VAR25-1850	Jerry & Felicia Martin	Requesting a zoning variance for a reduction of the front setback.	5270 Singers Glen Road, Rockingham	Under Review
VAR25-1931	Jonathan & Danielle Donahue	Requesting a zoning variance for a reduction of the side setback.	430 Freedom Court, Rockingham	Under Review

At its January 6, 2026, meeting, the Planning Commission acted on the following item:

Project #	Applicant	Request	Location	Status
REZ25-1749	John and Kathryn Jonhson	Requests to amend the proffers on a 2.716-acre portion of a property zoned R-3 C (General Residential with Conditions) of Election District 3.	Portions of Tax Map # 125-A-263 and 125-A-261	PC recommended approval. BOS date 2/11/26.

At its February 3, 2026, meeting, the Planning Commission acted on the following items:

Project #	Applicant	Request	Location	Status
OA26-0033	Staff Generated	Staff generated ordinance amendment to Section 17-1003.02 of the Rockingham County Code to allow three years for the commencement of solar projects, energy storage projects, and residential projects approved by Special Use Permit, as mandated by updates to Virginia State Code.	-	PC recommended approval. BOS date 2/25/26.
OA26-0034	Staff Generated	Staff generated ordinance amendment to Table 17-606 and Section 17-607 of the Rockingham County Code to amend the supplemental standards for the use Large solar energy facility, and to amend the land use table for the uses Large solar energy.	-	PC recommended approval. BOS date 2/25/26.
OA26-0073	Staff Generated	Staff generated ordinance amendment to Section 17-607 of the Rockingham County Code to amend the setback requirements for agricultural uses in and in the near vicinity to urban growth areas.	-	PC recommended approval. BOS date 2/25/26.

PROJECTS

Special Projects	Staff Lead(s)	Description/Status
Agricultural Preservation & Protection Committee	Kelly	The APP Committee, which includes Supervisor Longcor and Supervisor Hensley, met in July and December 2024, and on October 2, 2025. Discussion topics in October included the County's subdivision ordinance and conservation easements. The next meeting is tentatively scheduled for March 2, 2026. This project is ongoing.
Hydrogeological Study Research	Dwayne	Dwayne Martin, Deputy County Administrator for Agriculture and Strategic Project Management, will now be overseeing this project and will be incorporating it into his staff report.

Briery Branch Community Center	Kayla & Rachel	On February 6, 2025 Rockingham County was awarded a $100,000 Planning Grant through the Community Development Block Grant (CDBG) program to support the revitalization of the Briery Branch Community Center. Environmental testing, including assessments for asbestos, lead, and water quality, have been completed. Septic system evaluations are currently underway. On January 26, the Project Management Team (PMT) met with Valley Engineering and Mathers Architects to discuss building and site details. The next PMT meeting is scheduled for February 23 at 4:00 p.m.
North Route 11 Corridor	Julia & Kayla	At the July 9, 2025, Board of Supervisor meeting, staff was directed to continue in long range planning and code compliance efforts in the North Route 11 Corridor area. This project is ongoing.

Monthly Summary	Staff Lead(s)	Monthly Status: as of January 30, 2026
Deed & Plat Review	Donna Jenkins	11 deeds/plats submitted 3 of which are awaiting revisions
Zoning Code Compliance	Brittany Jarvis	60 active code cases 14 of which are pending legal action and 8 are pending action by the magistrate
Building Code Compliance	Josh Haugh	23 active code case – building without permits
Building Inspections, Permits, & Plan Review	Joe Shifflett & Ben Terry	1,958 building inspections (averaged 103 daily) 39 residential plans under review 18 commercial plans under review 177 permits issued
Rezoning Applications (Excludes items tabled by BOS)	Kayla Yankey	7 rezonings under review
Special Use Permits (Excludes items tabled by BOS)	Daniel Barnett	11 special use permits under review

TRANSPORTATION PROJECT APPLICATIONS

Smart Scale

Smart Scale is a transportation project grant program fully funded by VDOT. Smart Scale scores and potentially funds projects that meet one or more transportation needs identified in Virginia's Transportation Plan (VTrans) based on key factors that address improving safety, reducing congestion, increasing accessibility, contributing to economic development, and promoting efficient land use. The anticipated benefits are calculated, and the projects are scored and ranked by VDOT staff. This information is used by the Commonwealth Transportation Board (CTB) to help guide and inform its project selection decisions.

The pre-application period opens for Smart Scale on March 1, 2026. County staff is currently in discussions with VDOT Residency and Staunton District staff regarding potential projects to submit for pre-application review.

LARGE SCALE SOLAR ENERGY FACILITIES

Project Name	Location	Projects of 50 Acres or Less (in acres)	Projects of 50 to 150 Acres (in acres)
SolAmerica (Scenic L Farms)	South of Rockingham Pike & 50' east of Eagle Rock Road	18	
Caden Energix Endless Caverns, LLC	South of Craney Island Road		149
Sun Ridge Solar	10276 South East Side Highway (old quarry site)		150
Knight Solar	West of intersection of East Point Road & Freeze Farm Lane		149
TOTAL		**18**	**448**

REQUESTS TABLED BY BOARD OF SUPERVISORS

Special Use Permit Application(s):

Date	Case #	Applicant	Request	Location	Election District
12/9/20	SUP20-297	Todd White	Two additional dwellings	728 Fellowship Road	3
6/9/21	SUP21-075	Hank Hensley	Small contractors business	4765 Pleasant Valley Road	3
8/23/23	SUP23-0921	Aleksandr Bogdanov	Large utility building	Runkles Gap Road	5
11/15/23	SUP23-1304	Robert Long	Additional dwelling	Doe Hill Road	5
11/13/24	SUP24-1424	Marlen Showalter	Two additional dwellings	17449 Runions Creek Road	1

Rezoning Request(s):

Date	Case #	Applicant	Request	Location	Election District
11/12/25	REZ22-2203	B&A Group LLC	Request to rezone 4.19 acres from B-1 C (General Business with Conditions) to I-1 C (Industrial with Conditions). Tax Map # 94-A-91.	On the west side of Kratzer Road (Rt. 753), approximately 0.10 mile north of Friendship Drive (Rt. 901)	2

Ordinance Amendment(s):

Case #	Applicant	Request
OA24-1387	Staff-generated	Chapter 17 (Zoning Ordinance), Section 17-306, Low-Density Residential District (R-1), Section 17-307, Medium Density Residential District (R-2), and Section 17-308, General Residential District (R-3), to limit the number of building permits that may be issued within a development project during any rolling twelve (12) month period. The allowed number of building permits issued within a rolling twelve (12) month period may only be exceeded by special use permit.

STAFFING AND ACHIEVEMENTS

Number of Staff	21	Number of Vacancies	1	Number of Job Postings	1
Recent Staff Changes & Achievements	Building Inspector Devin Miller successfully completed his residential building certification through the Department of Housing and Community Development (DHCD).				



2025 Annual Report

Rockingham County, Va
COMMUNITY DEVELOPMENT

Building | GIS | Planning | Zoning





ADMINISTRATIVE

Rachel Salatin—Director

Dylan Nicely—Deputy Director

BUILDING

Joe Shifflett—Building Official

Ben Terry—Deputy Building Official

Matthew Schultz—Residential Plan Reviewer

Dale Gulley—Permit Specialist

Royce Poletti—Permit Specialist

Jackie White—Permit Specialist

James Riddel—Building Inspector

Rick Davis—Building Inspector

Danny Mason—Building Inspector

Devin Miller—Building Inspector

Walden Hatton—Building Inspector

GIS

Mark Rathke—GIS Manager

Kendrick Smith—GIS Specialist

PLANNING

Kayla Yankey—Senior Planner

Julia Cottrell—Planner

ZONING

Kelly Getz—Zoning Administrator & Subdivision Agent

Daniel Barnett—Deputy Zoning Administrator

Josh Haugh—Zoning & Building Coordinator

Donna Jenkins—Deed & Subdivision Reviewer

Brittany Jarvis—Zoning Inspector

22 STAFF

Zoning Ordinance Amendments

Of the nine (9) ordinance amendments reviewed by the Planning Commission, eight (8) were recommended for approval and subsequently approved by the Board of Supervisors, and one (1) was recommended for denial and subsequently tabled by the Board of Supervisors.

Requests to amend Chapter 17 of the County Code may be initiated by the public, the Planning Commission, the Board of Supervisors, or by staff , if support for consideration is given by the Board of Supervisors. If a proposed ordinance amendment is given support, Zoning staff assists to draft amendment language that is clear, consistent with the existing ordinance, and technically accurate.

Once drafted, the amendment is presented to the Planning Commission at a public hearing. The Commission may recommend approval, approval with modifications, recommend denial, or may table the proposal for additional study. After the Planning Commission issues its recommendation, the amendment proceeds to a public hearing before the Board of Supervisors, who may vote to approve, approve with modifications, deny, or table the amendment for additional study.

A list of ordinance amendments is included at the end of this report.



Planners Kayla Yankey and Julia Cottrell perform a site visit.

Data Center Ordinance

Rockingham County's data center ordinance and policy, approved in September 2025 after extensive staff development, aims to address identified concerns related to visual impacts, water use, power consumption, and noise from data center projects. Rather than designate specific areas or properties for data centers, the County's ordinance relies on the special use permit process to evaluate each proposal individually, guided by the Comprehensive Plan and its priorities. The adopted policy encourages developers to use sustainable technologies, including closed-loop cooling systems, and to install new power lines underground.

Mixed-Use Structure Ordinance

In November 2025, the Board of Supervisors approved a staff-initiated ordinance amendment adding mixed-use structures as a permitted land use within the Zoning Ordinance. The amendment increases flexibility for mixed-use development, ensures compatibility between commercial and residential uses, and allows residential uses in certain districts—such as B-1 and B-2—where they were previously prohibited. The amendment aligns the Zoning Ordinance, and the goals of the Stone Spring Urban Development Area Plan's compact development policies, while introducing an additional housing option.

Rezonings

A rezoning is the reclassification of a piece of land from one zoning district to another. Rezoning of land, an eight-to-twelve-week process, is often requested when a property owner wants to use their land for a purpose that is not permitted by the current zoning. Applications are reviewed by county staff and outside agencies. These comments are consolidated into a Case Report that is presented to the Planning Commission and then the Board of Supervisors who ultimately make the determination.

In 2025, sixteen (16) rezoning requests were submitted for staff and agency review. By the end of the year, fourteen (14) of these requests had been heard by the Planning Commission. Of those, twelve (12) received a recommendation for approval and two (2) received a recommendation for denial. One (1) request was withdrawn by the applicant prior to consideration by the Board of Supervisors. Of the eleven (11) requests heard by the Board of Supervisors, nine (9) were approved, one (1) denied, and one (1) tabled. Two (2) requests are scheduled to be heard by the Board of Supervisors in 2026.

2025 Rezonings	
Use	**Acres**
Industrial	8.913
Business	21.885
Residential	12.85
Agricultural	21.6

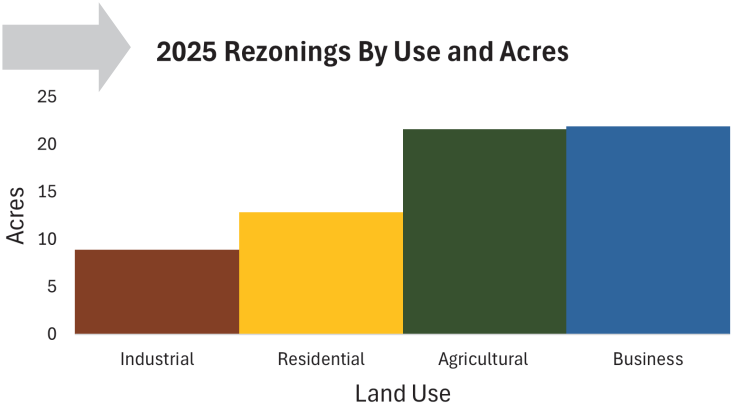
Of the sixteen (16) submitted rezoning requests, six (6) are located within the Stone Spring Urban Development Area (UDA).

In 2025, a total of 65.248 acres were rezoned. Of this amount, 8.913 acres were rezoned for industrial use, 12.85 acres for residential use, 21.6 acres for agricultural use, and 21.885 acres for business use.

Special Use Permits

Table 17-606 of the County Code lists uses in each zoning district that are permitted by right and uses that are permitted only by Board approval of a special use permit. Uses listed by special use permit are considered to have a potentially greater impact upon neighboring properties, roads, or utilities, than uses permitted by right and are considered by the Board on a case-by-case basis. Unlike the voluntary proffers of rezonings, conditions can be placed on a special use permit by the Board of Supervisors.

Special use permits are not heard by the Planning Commission. They are presented to the Board of Supervisors at a public hearing where the Board may approve, approve with conditions, deny, or table the permit for further study. Out of twenty-nine (29) special use permit requests submitted for staff and agency review, twenty-two (22) were approved, four (4) were denied, and three (3) were withdrawn by the applicant.



A list of rezonings and special use permit requests is included at the end of this report.

Pre-Application Meetings

In 2025, planning staff facilitated 19 pre-application meetings covering 34 projects. Held on the first and third Wednesdays each month, these meetings bring together review staff and partner agencies to help applicants address questions and concerns before submitting a formal application.

Land Use Related Ordinance Amendments

Any chapter of the Rockingham County Code of Ordinances may be amended using the same process as amendments to Chapter 17 of the Zoning Ordinance. In 2025, two ordinance amendments—one from Chapter 9 and one from Chapter 14—were presented by Community Development staff and reviewed by the Planning Commission and the Board of Supervisors. Both were ultimately approved.

Chapter 9: Health and Sanitation — Short-Term Rental (STR) Ordinance

2 Subcommittee Meetings
2 Public Hearings
90 Survey Responses
1 Public Work Session

In January 2024, the Board of Supervisors directed staff to study short-term rentals and their potential impacts. A subcommittee comprised of Board and Planning Commission members met on August 1, 2024, and January 31, 2025. On May 6, 2025, the Planning Commission tabled a draft ordinance focused on health, safety, and welfare. To gather public input, a community survey was conducted, closing on June 13. Over 90 responses were collected. The results were reviewed at a Planning Commission work session on July 1. Following revisions, the Planning Commission recommended approval on August 5. The draft ordinance—which proposed an annual permitting process—was presented to the Board of Supervisors on October 22, tabled for further study, and subsequently approved on December 10. Implementation of the STR regulations will begin in 2026.

Chapter 14: Refuse, Garbage, and Weeds

In May 2025, the Board of Supervisors approved amendments to the Refuse, Garbage, and Weeds Ordinance. The ordinance requires residential properties to maintain grass, weeds, and similar vegetation at a height of 10 inches or less, and business, commercial, and industrial properties at 12 inches or less. Agriculturally zoned properties are exempt.



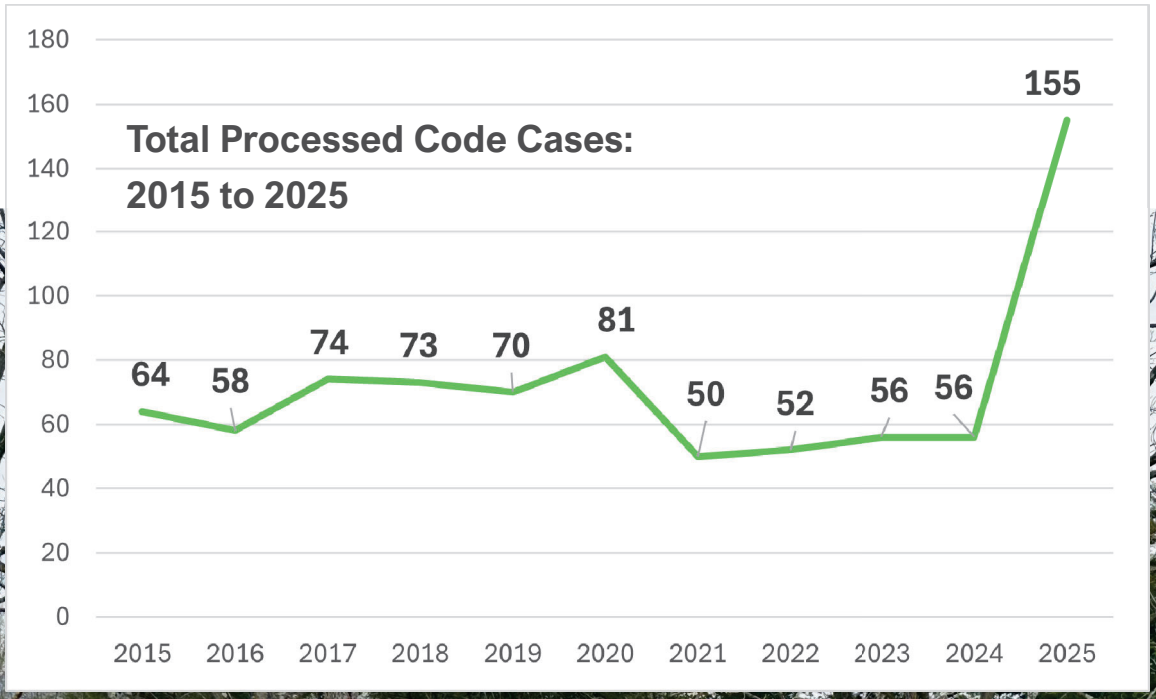


Code Compliance

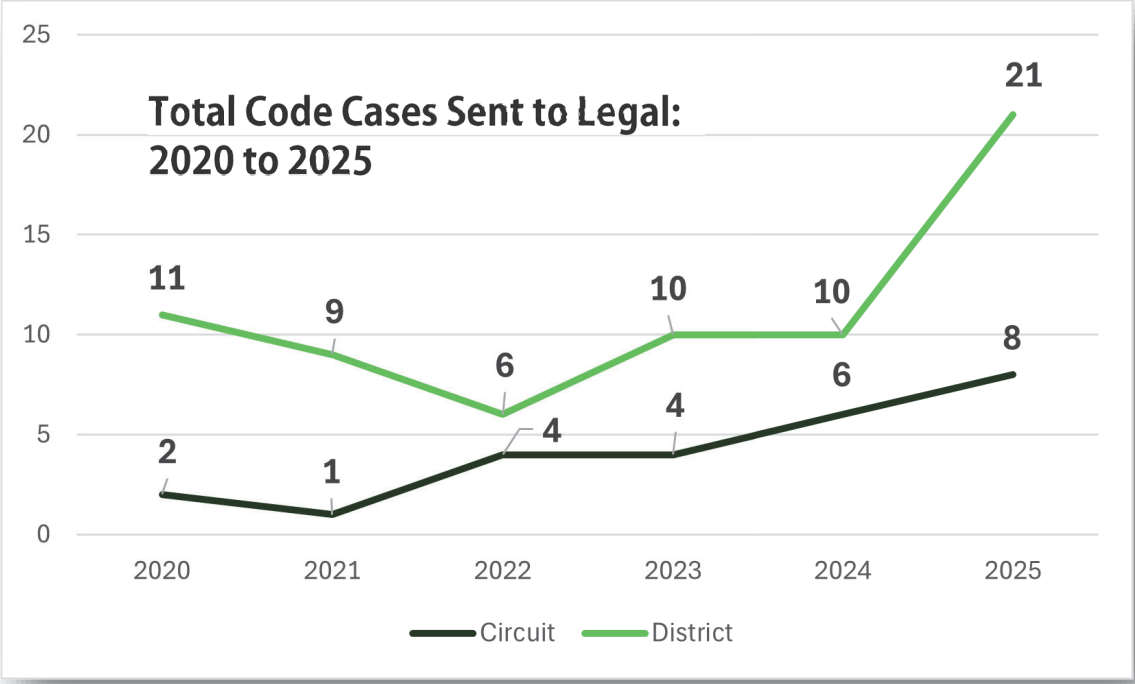
The Zoning division enforces the County's Zoning Ordinance (Chapter 17), portions of the Refuse, Garbage, and Weeds Ordinance (Chapter 14), and portions of Health and Sanitation (Chapter 9). The office investigates potential violations identified by County staff during routine duties and complaints received from the public. Common complaints include unpermitted businesses, illegal occupancies, and the accumulation of refuse.

Staff conduct site visits to contact property owners and document potential violations. When no imminent threat to health, safety, or welfare exists, staff work with responsible parties to establish a compliance schedule prior to pursuing legal action. If necessary, an official notice of violation is issued.

In 2025, the Zoning division continued to work closely with the County Attorney's Office to streamline code compliance procedures and address long-standing violations. As a result, case activity increased significantly, with a total of 155 cases processed, compared to 56 in 2024.







Zoning Violations

Property owners have 30 days from the date of a notice of zoning violation to appeal to the Rockingham County Board of Zoning Appeals (BZA). If a case is not appealed and compliance is not achieved within the established timeframe, it is referred to the County Attorney's Office for filing in Circuit Court.

In 2025, 98 zoning violation cases were opened. Of these, 44 remain active, 12 were determined not to be violations, 21 were brought into compliance, and 21 were referred for legal action.

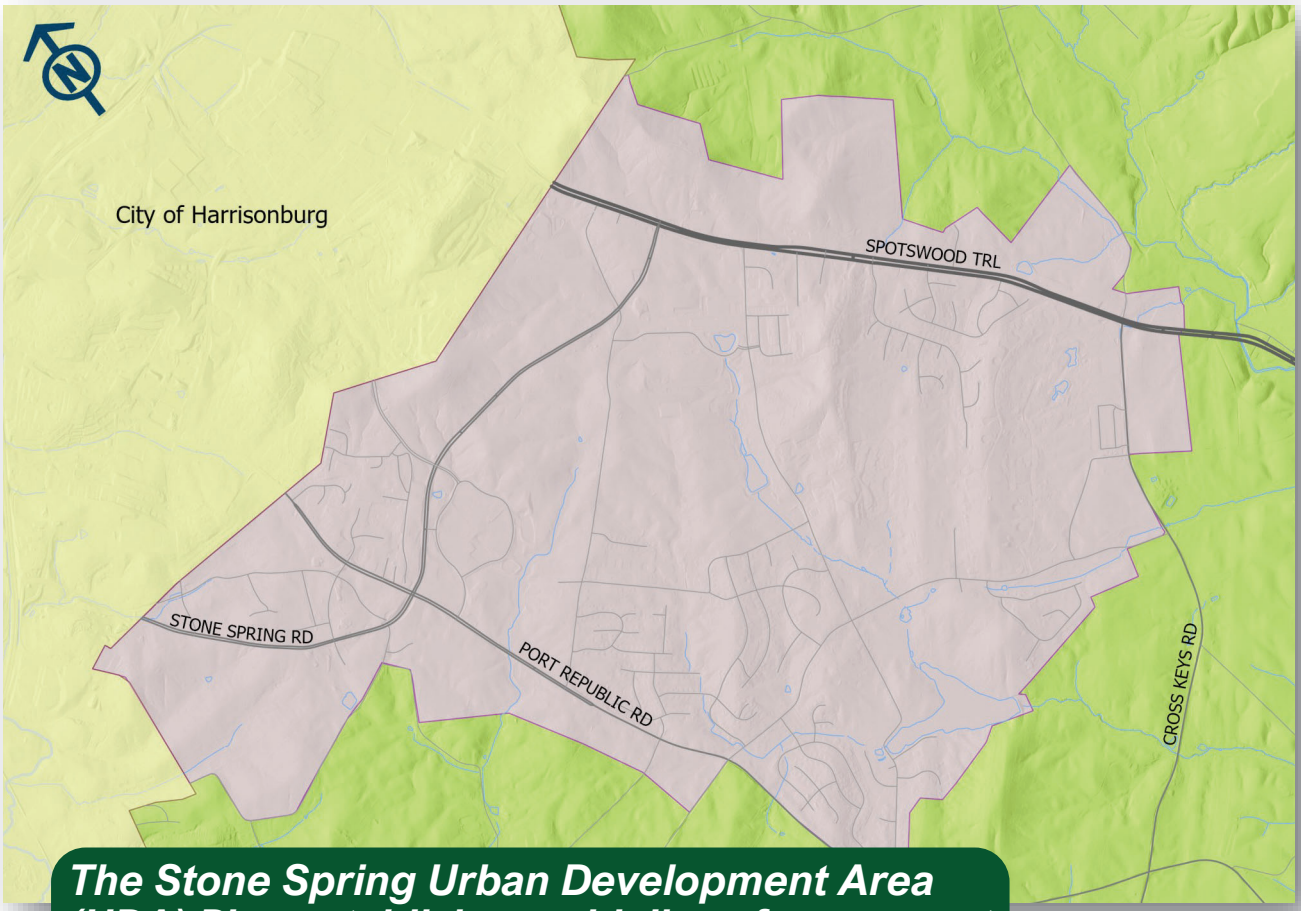
Refuse Violations

Refuse violations not corrected within 15 days are presented to the magistrate's office for a hearing in General District Court. In 2025, 36 refuse violation cases were opened. Of these, 4 remain active, 3 were not found to be violations, 21 were brought into compliance, and 8 were referred for legal action.

Grass and Weed Violations

Grass and weed violations not corrected within 10 days may be remedied by the County.

In 2025, 14 grass and weed cases were opened. Of these, 4 remain active, 9 were brought into compliance, and 1 was remedied by the County.



The Stone Spring Urban Development Area (UDA) Plan establishes guidelines for compact development aimed at preserving rural and agricultural land.

The Urban Development Area (UDA) encompasses 4,635 acres, representing approximately 0.85% of the County's total land area. As of 2025, an estimated 2,112 acres of the UDA are developed, leaving 2,523 acres undeveloped.

Currently, the UDA contains 5,840 residential units. In 2025, development activity within the UDA included the construction of 131 new residential units and one commercial structure. Additionally, 22 residential units and four commercial structures were approved but not constructed.

Area	Square Miles	Acreage
UDA	7.25	4,635
County	853	545,920

The Stone Spring UDA Plan promotes predictable development patterns through the application of Traditional Neighborhood Design (TND) principles, which support higher densities, increased walkability, and the preservation of agricultural land by concentrating growth in more compact forms.

The Stone Spring UDA Plan was adopted in 2020 as a component of the Comprehensive Plan and aims to balance a variety of density and unit types, while encouraging compact, walkable alternatives that preserve land while allowing for healthy economic growth.

Urban Development Area

Revenue Sharing

The Revenue Sharing Program is a dollar-for-dollar, cash match state funding program for use by localities to construct, improve, or maintain the primary, secondary, or urban roadways for qualifying projects. In 2025, Planning Staff submitted three projects through this program. In June of 2026, the Commonwealth Transportation Board (CTB) will determine which projects from across the state will receive funding and adopt the VDOT Six-Year Improvement Program.

Intersection of Port Republic Road (VA 253) and Cross Keys Road (VA 276) Turn Lane Improvements:

This application requested additional funds to supplement an earlier Revenue Sharing award that will install left turn lanes on Cross Keys Road for east and westbound Port Republic Road traffic. This project will begin construction in 2027.

Airport Road (Rt 727) Shoulder Widening:

This project would install shoulders to a 0.45-mile section of Airport Road (Rt 727) from Wise Hollow Road (Rt 698) to 0.45 mile west of Wise Hollow Road (Rt 698). If funded, this project would begin construction in 2029.

Intersection of Friedens Church Road (Rt 682) and Oakridge Road (Rt 680) Improvements:

This project would improve a vertical curve on Friedens Church Road, 0.1 mile east of Oakridge Road, to increase sight distance. If funded, this project would begin construction in 2029.

Transportation Studies

In 2025, Planning Staff, in conjunction with VDOT, conducted two transportation studies.

Gravels Road Study:

The County commissioned VDOT to evaluate roadway capacity and identify potential improvements in the area north of the City of Harrisonburg, bounded by North Valley Pike (US 11), Harpine Highway (VA 42), Gravels and Buttermilk Creek Road, and the Harrisonburg city limits. Conducted from Spring 2024 to early 2025, the study reviewed current zoning and land use, assessed existing traffic patterns, and explored new connectivity options to better separate commercial and residential traffic.

Route 259 (Mayland Road) STARS Study:

The Route 259 (Mayland Road) STARS (Strategically Targeted and Affordable Roadway Solutions) study is a joint effort by VDOT, Rockingham County, and the Town of Broadway to assess transportation needs along a 4-mile segment of Route 259, from Broadway Avenue in the Town of Broadway to Route 11 in Rockingham County. The study, which began in 2025 and will conclude in 2026, aims to identify crash hotspots, recommend cost-effective safety improvements, and enhance mobility for all users. It will evaluate existing and projected conditions, and its final recommendations may be advanced through state transportation funding programs.

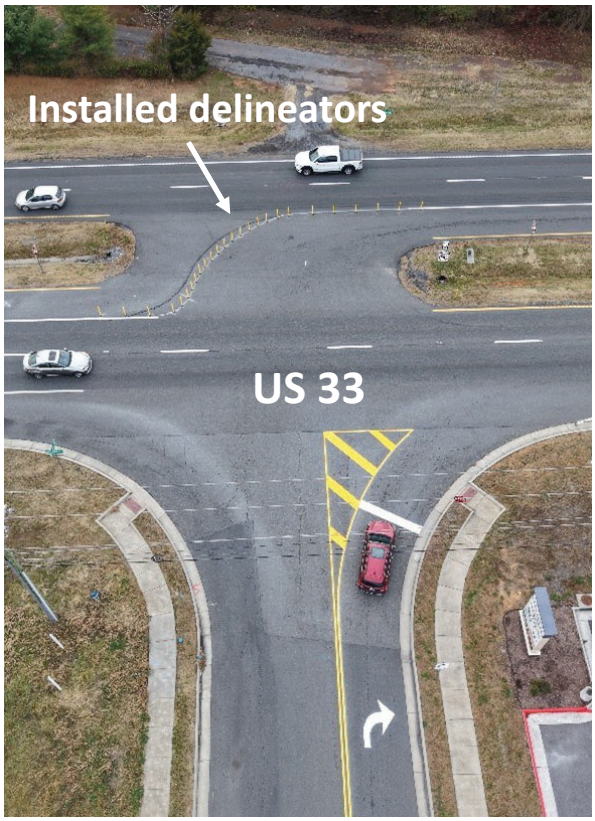
3 Applications
2 Studies

Transportation



Radar Speed Sign Installation

In 2025, Community Development staff, with assistance from VDOT staff, installed two radar speed signs. One sign was installed on Gravels Road (Rt 765), eastbound; another was installed on Oakwood Drive (Rt 704), westbound. These signs are intended to improve safety by reducing speeds to better accommodate multiple modes of transportation traveling at various speeds.



Rockingham Park Safety Improvements

In 2025, Community Development staff, with assistance from VDOT and the Department of Engineering, installed temporary traffic delineators in the US 33 median crossover at Rockingham Park Way which included roadway striping on Rockingham Park Way. This temporary improvement restricts left turns from Rockingham Park Way. Vehicles needing to travel east on US 33 must turn right onto US 33 and make a U-turn at Jessica Drive. Vehicles needing to travel east on US 33 are encouraged to use the Park's back gate entrance to access Indian Trail Road. A future VDOT-funded project will install permanent median curbing and a dedicated U-turn crossover near Valley View Golf Carts on US 33.



Agricultural & Forestal Districts

Rockingham County promotes land conservation through its nine Agricultural and Forestal Districts—voluntarily created by landowners under Section 15.2-4300 of the Code of Virginia — to assist in the protection of farmland, timberland, and open space for economic and environmental benefit.

While no districts were due for renewal in 2025, at the property owners' request, the Board approved the removal of two parcels totaling 189.112 acres from the Mauzy District.

9

Agricultural & Forestal Districts

Agricultural Preservation & Protection Committee

Preserving the agricultural industry is a key objective of the County's Comprehensive Plan. By establishing designated growth boundaries, the County directs development around the City of Harrisonburg, the seven incorporated towns, Massanutten Resort, and McGaheysville, helping to safeguard the County's agricultural areas.

The Agricultural Preservation and Protection Committee (APPC) was established on April 24, 2024, by the Board of Supervisors as an ad hoc committee to investigate the loss of farmland reported in the 2022 USDA Census of Agriculture and to explore strategies for supporting the agricultural economy in Virginia's leading agricultural county. The Committee is comprised of Supervisor Hensley as Chair, Supervisor Longcor, local agricultural professionals, and is staffed by Community Development. The APPC met twice in 2024 and twice in 2025, and its work is scheduled to continue in 2026.

In 2024, Rockingham County had 326,762 acres zoned A-1 and A-2. By 2025, this total had increased slightly to 326,818 acres. While approximately 425 acres were rezoned from A-1 and A-2 to non-agricultural districts between 2020 and 2025, this loss was offset by other countywide rezonings. As a result, when all zoning changes are considered, rezonings approved in 2024 and 2025 produced a net gain of approximately 56 acres countywide.

Deed & Subdivision Review

A subdivision is defined as the division of any tract of land into two or more lots. Rockingham County regulates subdivisions under Chapter 16, Subdivision of Land, which governs the review of new parcels and changes to existing property lines. The Subdivision Agent is responsible for interpreting these ordinances and ensuring compliance with Chapter 17, Zoning.

Commercially or Residentially Zoned Properties

For commercially or residentially zoned properties, a subdivision plat is submitted to the Department of Community Development's Subdivision Office for review of compliance with the zoning ordinance and Section 16-37 of the subdivision ordinance. Final plats are also reviewed by the Virginia Department of Transportation (VDOT), the Virginia Department of Health (VDH), and the County's Departments of Public Works and Engineering to ensure entrances, easements, and utilities meet all state and local requirements.

Agriculturally Zoned Properties

Proposed changes to agriculturally zoned properties are classified in Section 16-9 of the subdivision ordinance as one of four division types: (a) adjoining transfer, (b) non-family division, (c) family division, or (d) division by inheritance. A deed and survey are submitted to the Subdivision Office for review. Documentation from VDOT confirming an approved entrance and from VDH confirming an approved or permitted septic system may also be required.

In 2023, the subdivision ordinance was amended to establish a seven-year waiting period for non-family divisions of agriculturally zoned property, a change that has helped preserve agricultural land. Previously, no waiting period was required. Additionally, A-1 zoned parcels may apply for non-family divisions only once every five years, and A-2 parcels once every three years.

Although a proposed agricultural division may meet the technical requirements of the code, the Subdivision Agent retains discretion to deny a division if it is determined to circumvent the intent of the ordinance (see Interpretation 09-01 of Section 16-9).

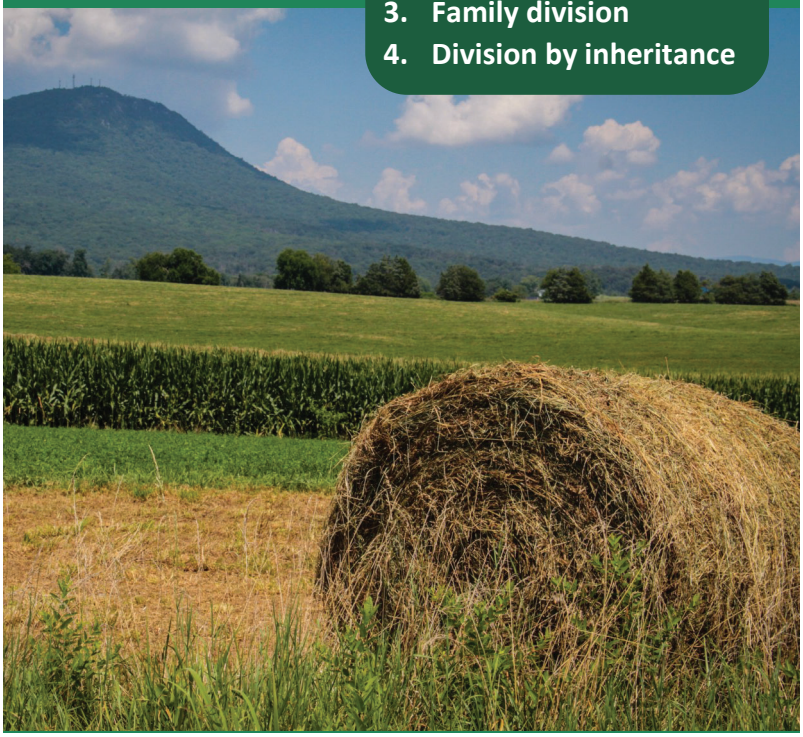
2025 Subdivision Activity

In 2025, the office reviewed 139 subdivision applications, including:

- **63 adjoining land transfers**
- **13 non-family divisions**
- **15 non-family Grantor to Self divisions**
- **26 family divisions**
- **2 divisions by inheritance**
- **18 subdivision plats (typically creating multiple lots)**
- **2 denied**

4 Types of Land Divisions:

1. **Adjoining transfer**
2. **Non-family division**
3. **Family division**
4. **Division by inheritance**



Impacts of Development

In 2025, the Board of Supervisors approved a Comprehensive Plan amendment (CPA24-1394) to add guidance to the land use chapter's objectives and strategies. The amendment emphasizes that, when reviewing future residential rezoning requests, both the County and developers should consider the potential impacts of a development on public services, facilities, and infrastructure, including public schools. A majority of the six residential rezoning requests received in 2025 have voluntarily included proffers such as phased unit construction and land dedication, to help mitigate the development's impacts.

Evolve Support & Use

As part of an ongoing initiative, GIS staff have made numerous updates and improvements this year to permitting software, Evolve. These procedural enhancements have increased efficiency for both internal workflows and public users. The public portal—launched in March 2023— has been active for almost three years.

Increased Digital Activity: **In 2025, approximately 40% of building permit applications and 70% of site plan applications were submitted through the Evolve online portal. In the month of November, about 80% of building inspections were scheduled online.**

52 Drone Videos

In 2025, the Geographic Information System (GIS) division captured 52 aerial videos that were used by staff to present rezoning and special use permit requests to the Planning Commission and Board of Supervisors. Videos were also used in large-scale project management reports.



GIS

Two New GIS Applications

This year, improvements have been made to existing applications—the Development Tracker and the Election Polling Locator— in addition to introducing two new applications:

Launched in May 2025, the Virginia Rescue Challenge application maps Fire and Rescue training locations across Rockingham and Augusta counties for use in the statewide training challenge.

Launched in July 2025: The Technology Support Locations application maps the buildings and structures serviced by the Department of Information Technology (IT). Future enhancements will allow it to track computers, servers, phones, and other IT-supported equipment.

Both applications are user-friendly and easy to navigate. They provide specialized services within the departments for training and to better serve the organization.

GIS Data Support

The GIS division uses advanced computer technology to collect, manage, analyze, and display County data. This information is organized into layered datasets—such as parcels, roads, and boundaries—within an interactive map that serves both internal users and the public.

Although housed within the Department of Community Development, GIS resources are used widely across County departments and by outside agencies. One key user is Rockingham County Public Schools (RCPS), particularly for the annual update of the student generation rate table. By combining student enrollment data with housing unit types, RCPS and County staff can better predict how many students a proposed development may generate and what infrastructure improvements may be needed. Current and historic generation rates are evaluated with each applicable land-use application.

A long-term goal of the GIS division is to base parcel data on recorded surveys and plats, improving accuracy with each newly mapped record. In 2009, approximately 14,000 of the County's 45,000 parcels (31%) were mapped from surveys or plats. By 2013, that number rose to 16,962 of 47,475 parcels (35%), and by 2025 it reached 23,925 of 51,647 parcels (46%), showing a steady increase of precision. Data accuracy for emergency services also remains a focus. In 2025, 615 new address points and 47 new road centerlines have been created. As of July 2025, Rockingham County has maintained a verification accuracy of 97% in address points and 98% in road centerlines.

As of July 2025, Rockingham County has maintained a verification accuracy of 97% in address points and 98% in road centerlines.

The GIS division continues to provide substantial data and reporting support for several Community Development initiatives, including identifying and analyzing County-owned property and evaluating undeveloped Rural Village (RV)-zoned parcels.



The Quarterly Build

In fall 2025, the Building division launched *The Quarterly Build*, a newsletter designed to inform and assist residents and contractors with building-related topics and permitting. It will assist the community in avoiding common building and maintenance issues, staying updated on building code changes, and highlighting construction projects—both ongoing and completed—throughout Rockingham County.



THE QUARTERLY BUILD

Rockingham County Building Division Quarterly Newsletter

October-December, 2025

Seasonal Reminders:

Keep gutters clear of leaves and obstructions to ensure proper water flow and prevent blockages that can affect drainage.

Close foundation vents as cold weather sets in to help protect pipes and utilities beneath your home or business from freezing. These vents remain open in warmer months to provide necessary ventilation and moisture control.

Disconnect exterior water hoses to prevent freezing and potential bursting of pipes as temperatures drop.

Building Buc-ee's

County staff from multiple departments and divisions worked closely with Texas-based firm L.A. Architects on this extensive project, which spanned more than four years—from the initial rezoning application to the issuance of the final certificate of occupancy in June 2025.

Specifically, the building staff collaborated with Buc-ee's design team to complete the initial plan review and manage several design revisions throughout construction. The building inspections team, led by Building Official Joe Shiffett and Deputy Building Official Ben Terry, conducted hundreds of inspections and numerous site visits to ensure full compliance with building codes and successful project completion.

Located along Interstate 81, the Rockingham Buc-ee's is the brand's first location in Virginia. The facility includes more than 100 fuel pumps, 74,705 square feet of retail space, and the company's recognizable beaver mascot. In addition to providing food and fuel services, Buc-ee's has contributed to local economic growth by creating employment opportunities and establishing a new commercial destination within Rockingham County.

BUILDING PLAN REVIEW	NUMBER OF REVIEWS	
	2024	2025
Commercial-Initial	218	273
Commercial-Revisions	201	350
Residential-Initial	905	824
Residential-Revisions	622	593
Total	**1,946**	**2,040**

Building Buc-ee's

County staff from multiple departments worked closely with Texas-based company Buc-ee's to support the development of the brand's first location in Virginia. The process of developing this property took over four years—from rezoning to the final certificate of occupancy in June 2025. Drone footage captured throughout construction documented the scale of this project.



Residential Plan Reviewer, Matt Schultz







BUILDING PERMITS ISSUED—RESIDENTIAL	2024	2025
Single-Family Detached Dwellings	336	234
Duplex Units	99	64
Townhouse Units	263	304
Apartment Units (not buildings)	159	261
Manufactured Homes	27	23
Additions/Remodels	317	301
Storage/Accessory Structures	66	111
Miscellaneous (deck, retaining wall, tank, garage, pool)	198	247
Individual Electrical/Plumbing/Mechanical (service upgrade, water heater installation, HVAC replacement)	428	424
Solar Facilities (roof- and ground-mounted)	72	89
Demolitions	28	34
Residential Total	**1,993**	**2,092**

BUILDING PERMITS ISSUED—COMMERICAL	2024	2025
New Construction	48	47
Additions/Remodels	66	65
Miscellaneous (deck, retaining wall, tank, construction trailer, tent, elevator, sign)	73	64
Individual Electrical/Plumbing/Mechanical (above ceiling, outdoor lighting, HVAC replacement)	66	136
Solar Facilities (small- and large-scale)	5	6
Demolitions	4	5
Collocations (antennas and equipment located on existing cell towers)	5	3
Amusements (carnival rides, ski lifts, zip lines)	10	12
Commercial Total	**277**	**338**



Wentworth Townhomes



Building Inspector, Rick Davis, was recognized for his 20 years of service during Rockingham County's annual service award ceremony.

ISSUED BUILDING PERMITS	
2024	2,270
2025	2,430

PERFORMED INSPECTIONS	
2024	22,869
2025	23,022

Briery Branch Community Center

In Spring 2025, Rockingham County received a $100,000 Community Development Block Grant (CDBG) Planning Grant for the revitalization of the Briery Branch Community Center.

In partnership with the Central Shenandoah Planning District Commission (CSPDC) and the Briery Branch Community Club, the County is exploring options to expand childcare access in the Briery Branch community. A Project Management Team—comprised of County staff, District 4 Supervisor Leila Longcor, Community Club members, and CSPDC staff—has met monthly to guide the project.

As part of the CDBG grant application, a survey was conducted in 2024 that identified childcare needs. In 2025, as part of the planning grant, an additional survey helped to refine preferred age ranges and pricing ranges.

In 2025, environmental testing (asbestos, lead, and water quality) was completed to assess renovation feasibility. Septic system evaluations are ongoing, with next steps anticipated in 2026. Grant funding remains available through June 2026.

Updated playground equipment was installed in 2024 at the Briery Branch Community Center



Capital Improvement Program

A Capital Improvement Program (CIP) is a plan that identifies, prioritizes, and budgets for capital projects over a set period of five years. The 2027 to 2031 CIP update began in fall 2025. The Planning Commission established a five-member CIP Advisory Subcommittee comprised of Deputy Director of Community Development Dylan Nicely, representing the Board of Supervisors; County Schools Chief Financial Officer Justin Moyers, representing the County School Board; Planning Commissioner Kevin Flint; and citizen representatives Dennis Driver and Ben Craig. Deputy County Administrator for Finance and Operations Trish Davidson and the subcommittee reviewed requests and made recommendations for inclusion. The updated CIP will be presented with the annual budget to the Planning Commission and Board in early 2026.

2025 SPECIAL USE PERMIT REQUESTS

Special Use Permit #	Description	Outcome
SUP24-1991	**Bradley Flynn** for an accessory structure to be placed closer to the property's front setback than the primary dwelling. Located at 9517 Singers Glen Road, Singers Glen. Zoned R-1 (Low-density Residential). Tax Map # 63A-3-6. Election District 2.	Approved by the Board of Supervisors
SUP24-1547	**Gray Fox Design Works** for a woodworking shop and an off premise sign. The off premise sign is located on 2383 Fort Lynne Road, Rockingham and the woodworking shop is located directly west of this property. Zoned A-2 (General Agricultural). Tax Map # 93-A-79A & 93-A-79. Election District 2.	Approved by the Board of Supervisors
SUP24-1929	**Timber Ridge Construction LLC** for a small contractors operation located at 6372 Faughts Road, Mount Crawford. Zoned A-2 (General Agricultural). Tax Map # 150-A-73B. Election District 3.	Approved by the Board of Supervisors
SUP25-0089	**Sherri Guyer** for a bed and breakfast, retreat center, and event center located at 3214 Old Furnace Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 110-A-99B. Election District 3.	Approved by the Board of Supervisors
SUP25-0086-2	**Intercept Youth Services (IYS XXIII LC)** for a substance abuse treatment facility located at 16056 Elderly Lane, Timberville. Proposed rezoning (REZ25-0086) from A-1 (Prime Agricultural) to A-2 C (General Agricultural with Conditions). Tax Map # 41-A-54A. Election District 1.	Approved by the Board of Supervisors
SUP25-0117	**Rocktown Power LLC** for an energy storage system located directly east of 335 Hulings Lane, Timberville. Zoned A-1 (Prime Agricultural). Tax Map # 54-A-58. Election District 1.	Denied by the Board of Supervisors
SUP25-0267	**BPG Holdings** for a mini-storage facility located at the intersection of North Valley Pike (Rt. 11) and Vine Street. Zoned A-2 (General Agricultural). Tax Map # 94-4-2. Election District 2.	Withdrawn by applicant
SUP25-0273	**Stone Haven** for an emergency and protective facility located at 4692 Port Republic Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 139-A-111A. Election District 3.	Approved by the Board of Supervisors
SUP24-1743	**VPGC LLC** for the expansion of an existing feed mill and to exceed the maximum allowed building height in the A-2 zoning district, located at 3955 Virginia Poultry Drive, Rockingham, VA 22802. Zoned A-2 (General Agricultural). Tax Map # 79-A-103B. Election District 2.	Approved by the Board of Supervisors
SUP25-0339	**Christopher Coppiano** for a CDL motor vehicle repair shop and impound lot located at 3570 North Valley Pike. Zoned B-1 (General Business). Tax Map # 95-11-1. Election District 2.	Withdrawn by applicant
SUP23-0516-2	**Rockingham AD1 LLC** for the expansion of a biomass conversion facility and to exceed the maximum building height in the A-1 zoning district. Located at 7076 Lawyer Road, Rockingham, VA. Zoned A-1 (Prime Agricultural). Tax Map # 152-A-91. Election District 3.	Approved by the Board of Supervisors
SUP25-0668	**BPG Holdings** for a mini-storage facility located at the intersection of North Valley Pike (Rt. 11) and Vine Street. Zoned A-2 (General Agricultural). Tax Map # 94-4-2. Election District 2.	Denied by the Board of Supervisors

Special Use Permit #	Description	Outcome
SUP25-0428	**Horizon Church** for a church expansion and to exceed the maximum building height in the R-2 zoning district. Located at 3591 Izaak Walton Drive, Rockingham. Zoned R-2 (Medium Density Residential). Tax Map # 125-A-263A. Election District 3.	Approved by the Board of Supervisors
SUP25-0755	**Ray Showalter** for an additional dwelling located at 5296 Mole Hill Road, Dayton. Zoned A-2 (General Agriculture). Tax Map # 107-A-98. Election District 2.	Approved by the Board of Supervisors
SUP25-0619	**Osiel Bravo** for a small contractors operation located at 3404 Friedens Church Road, Mount Crawford. Zoned A-2 (General Agricultural). Tax Map # 138-A-75B. Election District 4.	Approved by the Board of Supervisors
SUP25-0808	**Douglas Beale** for a cemetery located at 11388 Hollow Road, Fulks Run. Zoned A-2 (General Agricultural). Tax Map # 37-A-62. Election District 1.	Approved by the Board of Supervisors
SUP25-0646	**Gas City LLC** for a convenience store located at 112 Cowan Lane, Broadway. Zoned A-2 (General Agricultural). Tax Map # 67-A-66 and 67-A-67A. Election District 1.	Denied by the Board of Supervisors
SUP25-0885	**Cosner Construction Inc** for two single-family dwellings to be served by private well and septic within an urban growth area. Located at 12204 Daphna Road, Broadway. Zoned R-1 (Low-Density Residential). Tax Map # 52-A-119. Election District 1.	Approved by the Board of Supervisors
SUP25-0540	**Cedar Hill Estates II** for a wastewater treatment facility located on Layman Trestle Road, approximately 0.4 mile southeast of the Old Furnace Road and Layman Trestle Road intersection. Zoned A-1 (Prime Agricultural). Tax Map # 110-A-27 and 110-A-31. Election District 3.	Approved by the Board of Supervisors
SUP25-1036	**Tracy Moats** for a child daycare located at 9918 Jacksons Way, Port Republic. Zoned A-2 (General Agricultural). Tax Map # 152-A-95A. Election District 5.	Approved by the Board of Supervisors
SUP25-1117	**Melissa Sager** for an additional dwelling located at 5525 Cross Keys Road, Mount Crawford. Tax Map # 151-A-9C. Zoned A-2 (General Agricultural). Election District 3.	Approved by the Board of Supervisors
SUP25-1123	**JG Pallets LLC** for a like use to a woodworking shop located at 1838 Buffalo Drive, Harrisonburg. Zoned A-2 (General Agricultural). Tax Map # 95-A-67A. Election District 3.	Denied by the Board of Supervisors
SUP24-1977	**Roland Showalter Jr.** for the expansion of a woodworking shop located on the west side of West Dry River Road, approximately 0.2 mile north of the West Dry River Road and Koogler Road intersection. Zoned A-1 (Prime Agricultural District). Tax Map # 105-A -163A and 105-A-163B. Election District 4.	Approved by the Board of Supervisors
SUP25-1315	**Randall Knicely** for a large utility building located at 515 Second Mountain Trail, Hinton, VA. Zoned RR-1 (Residential or Recreational). Tax Map # 74-1-22. Election District 2.	Approved by the Board of Supervisors
SUP25-1277	**Massanutten Presbyterian Church** for an electronic message center located at 50 Indian Trail Road, Penn Laird, VA. Zoned A-2 (General Agricultural). Tax Map # 126-A-58A. Election District 3.	Approved by the Board of Supervisors

Special Use Permit #	Description	Outcome
SUP25-0528	**George Williams** for an outdoor shooting range located at 9614 Steamboat Hollow Road, Dayton. Zoned A-2 (General Agricultural). Tax Map # 89-A-95A. Election District 4.	Denied by the Board of Supervisors
SUP25-1396	**Weldon Maust** for a small contractor's operation located at 2383 Fort Lynn Road, Rockingham. Zoned A-2 (General Agricultural). Tax Map # 93-A-78 and 93-A-79. Election District 2.	Approved by the Board of Supervisors
SUP25-1415	**Roger Turner** for a cemetery located at 14280 Stanford Lane, Fulks Run. Zoned A-2 (General Agricultural). Tax Map # 37-A-40. Election District 1.	Approved by the Board of Supervisors
SUP25-1594	**Dustin Knicely** for two off premise signs one located at 6683 West Dry River Road and the other located directly north of the Ottobine Road (Rt 257) and Dry River Road (Rt 738) intersection. Zoned A-1 (Prime Agricultural). Tax Map # 122-A-85B and 122-A-150C. Election District 2.	Approved by the Board of Supervisors

2025 REZONING REQUESTS

Rezoning Case #	Description	Outcome
REZ24-1343	**Redwing LLC (Port Place Townhomes)** requested to rezone a 6.63-acre parcel from A-2 (General Agricultural) to PMF (Planned Multi-Family). This property is located on the northeast side of Port Republic Road (Rt 253), approximately 0.15-mile northwest of Boyers Road (Rt 704). Tax Map # 125-A-20 and 125-A-20D. Election District 3.	Planning Commission recommended approval; Board Approved.
REZ24-1564	**William and Norma Koogler** requested to rezone 0.448 acre of a 65.45-acre parcel from A-2 (General Agricultural) to I-1 (Industrial). The property is located directly east of 2433 Silver Lake Road. Portion of Tax Map # 107-4-1. Election District 2.	Planning Commission recommended approval; Withdrawn by applicant prior to Board hearing.
REZ25-026	**Rockingham Redi-Mix Inc** requested to rezone two parcels totaling 8.913 acres from I-1 C (Industrial with Conditions) to PID (Planned Industrial Development). The property is located directly south of the intersection of John Wayland Highway (Rt 42) and Garbers Church Road (Rt 910). Tax Map # 108-A-123 & 107-A-208. Election District 2.	Planning Commission recommended approval; Board Approved
REZ25-086	**Intercept Youth Services (IYS XXIII LC)** requested to rezone a 2.225-acre parcel from A-1 (Prime Agricultural) to A-2 C (General Agricultural with Conditions). The property is located at 16056 Elderly Lane, Timberville. Tax Map # 41-A-54A. Election District 1.	Planning Commission recommended approval; Board Approved
REZ25-0137	**Greenport Group LLC** requested to amend approximately 1.3 acres of the R-5 (Planned Neighborhood) Master Plan for Phase V of Greenport Subdivision. Tax Map # 125G-A-133B, 125G-A-133A, and 125G-14-A. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0240	**Townes at Congers Creek LLC** requested to establish a master plan for a 4.92-acre portion of a parcel zoned R-5 (Planned Neighborhood), to include no more than 57 townhouse units. Portion of Tax Map # 125-8-8. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0363	**STNL Development, LLC** requested to amend the proffers on an approximately 1.00-acre parcel, zoned B-2 C (Neighborhood Business with Conditions), to add the use, Animal Hospital. The property is located at 29 Titus Drive, Penn Laird. Tax Map # 126F-11-1. Election District 3.	Planning Commission recommended approval; Board Approved

Rezoning Case #	Description	Outcome
REZ25-0671	**Hunter Armentrout** requested to rezone approximately 18.2 acres from RR-1 (Residential or Recreational) to A-2 C (General Agricultural with Conditions). Tax map # 95-A-84E. Election District 3.	Planning Commission recommended approval; Board Approved
REZ25-0704	**B&A Group LLC** requested to rezone 3.9 acres of a 7.0-acre parcel from B-1(General Business) to R-3 C (General Residential with Conditions). Portion of Tax Map # 95-9-1B. Election District 2.	Planning Commission recommended denial; Board Denied
REZ25-0948	**Highway 81 LLC** requested to rezone 20.885 acres from B-1 (General Business) to BX C (Business Interchange with Conditions). The property is located at 4070 North Valley Pike, Rockingham. Tax Map # 95-4-1. Election District 2.	Planning Commission recommended approval; Board Approved
REZ25-1101	**Christopher Dove** requested to rezone 1.175 acres from R-2 (Medium Density Residential) to A-1 (Prime Agricultural). The property is located at 3519 North Eastside Highway, Elkton. Tax Map # 115-A-13. Election District 5.	Planning Commission recommended approval; Board Approved
REZ22-2203	**B&A Group LLC** requested to rezone 4.19 acres from B-1 C (General Business with Conditions) to I-1 C (Industrial with Conditions). The property is located on the west side of Kratzer Road (Rt. 753), approximately 0.10 mile north of Friendship Drive (Rt. 901). Tax Map # 94-A-91. Election District 2.	Planning Commission recommended denial; Board tabled on November 12, 2025
REZ25-0185	**Weidig Family Trust and DR Horton** requested to rezone two parcels totaling approximately 44 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). This property is located west of Port Republic Road (Rt 253), approximately 0.1 mile south of Stone Spring Road (Rt 280). Tax Map # 125-A-20G and a portion of 125-7-1. Election District 4.	Planning Commission recommended approval; to be heard by Board in January 2026
REZ25-1293	**Yasin Soufi Nejad** requested to rezone 1.6 acres from RR-1 (Residential or Recreational) to A-2 (General Agricultural). Tax Map # 95-A-83F. Election District 3.	Planning Commission recommended approval; to be heard by Board in January 2026
REZ25-037	**Cobblers Valley Development Inc** requested to amend 10.7 acres of an existing R-5 (Planned Neighborhood) Master Plan. The property is located west of Wingtip Way (Private), adjoining Cobblers Valley Subdivision. Tax Map # 108D-6-B and 108-13-3. Election District 2.	Under staff review
REZ25-1303	**Legacy Land LLC (Walnut Grove)** requested to rezone 82.905 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). Tax Map # 124-A-130. Election District 4.	Under staff review

2025 COMPREHENSIVE PLAN AMENDMENT

Amendment	Chapter	Reason/Scope	Outcome
CPA24-1394	Chapter 7	Staff generated amendment to the Comprehensive Plan Land Use Chapter to include guiding language that when reviewing future residential rezoning requests, the County and the developer shall account for a development's impact on public services, facilities, and infrastructure, including public schools, to mitigate development impact to public facilities and infrastructure.	Planning Commission tabled; action to be taken in 2026

2025 ORDINANCE AMENDMENTS

Amendment	Section	Reason/Scope	Outcome
OA24-1387	Section 17-306, 17-308	Staff generated amendment to limit the number of building permits that may be issued within a development project during any rolling twelve (12) month period. The number of building permits issued within a rolling twelve (12) month period may only be exceeded by special use permit.	Planning Commission recommended denial; Board tabled.
OA24-1681	Section 17-806, 17-700.03, 17-400.02 (e)	Staff generated amendment to amend the setbacks and property owner's association requirements in the Planned Industrial District (PID) and the Planned Commercial District (PCD) and to allow structures with engineered foundations and elevation certificates to be built in the 100-year floodplain.	Planning Commission recommended approval; Board approved.
OA25-0118	Section 17-606	Staff generated ordinance amendment to make the use, Electronic Data Storage or Processing Center, available by special use permit in the I-1 (Industrial) District.	Planning Commission recommended approval; Board approved.
OA25-0297	Section 17-701.03	Staff generated ordinance amendment to amend the private street requirements.	Planning Commission recommended approval; Board approved.
OA25-0476	Section 17-306.04, 17-307.04, 17-606, 17-607	Citizen generated ordinance amendment to allow single-family detached dwellings on private well or septic systems in the R-1 and R-2 zoning districts by special use permit within an urban growth area.	Planning Commission Recommended approval; Board approved.
OA25-0046	Section 17-315	Staff generated Ordinance Amendment to require that all uses in the BX District requiring water service be served by public water and that any use requiring sewage treatment shall be served by public sewer. Additionally, this ordinance amended the requirements of this section whereas any new BX district shall be located in an urban growth areas as designated in the comprehensive plan or any other plan adopted by the County.	Planning Commission recommended approval; Board approved.
OA25-1006	Section 17-201, 17-606, 17-607	Staff generated ordinance amendment to amend the definition of Electronic Data Storage or Processing Center, create supplemental standards for Data Centers, and amend the land use and zoning table for the uses of Data Center and Central Energy Plant.	Planning Commission recommended approval; Board approved
OA25-1067	Section 17-607	Staff generated ordinance amendment to amend the supplemental standards for single-family detached dwelling with independent living quarters.	Planning Commission recommended approval; Board approved.
OA25-1355	Section 17-201, 17-606, 17-607, 17-702.05	Staff generated Ordinance Amendment to amend the definition of Dwelling, live/work, create supplemental standards for Mixed Use Structure, and the land use, zoning table for the uses of Dwelling, live/work and Mixed Use Structure, and create parking requirements for Mixed Use Structure.	Planning Commission recommended approval; Board approved.

2025 CHAPTER 9 & 14 ORDINANCE AMENDMENTS

Amendment	Section	Reason/Scope	Outcome
OA25-0672	Section 14-23	Staff generated ordinance to enact Article IV, Grass, Weeds, and Similar Vegetation of Chapter 14, Refuse, Garbage and Weeds of the Code Of Ordinances of Rockingham County, Virginia.	Approved by the Board of Supervisors
OA25-0486	Section 9-3 through 9-9	Staff generated ordinance to enact sections 9-3 through 9-9 to Chapter 9 (Health and Sanitation Ordinance) of the Rockingham County Code. The proposed ordinance would add health, safety, and welfare standards to the operation of short-term rentals and establish an administrative permit process through which the standards would be enforced.	Planning Commission recommended approval; Board approved.

2025 AGRICULTURAL & FORESTAL AMENDMENTS

Amendment	Chapter	Reason/Scope	Outcome
AFD24-1829	Sec 17-509	John and Christine Grace requested to withdraw two parcels totaling 189.112 acres from the Mauzy Agricultural and Forestal District. This property is located east of US 11 (N Valley Pike) along Graceland Drive (private), approximately 0.5 mile south of the intersection of US 11 and Arkton Road (Rt 798). Tax Map # 67-2-1 & 67-2-2. Election District 1.	Planning Commission recommended approval; Board Approved

February 11, 2026	**STAFF REPORT:** **ENGINEERING DEPARTMENT**

BOARD ACTION REQUESTED

None as of February 4, 2026.

BOARDS AND COMMISSIONS			
Name	**Staff Leads**	**Site Status**	**Other Notes**
Lake Shenandoah Stormwater Control Authority	Ross	Site inspected on 1/23. Property is in very good condition overall.	None to report.

CAPITAL PROJECT MANAGEMENT *(full project reports available upon request)*			
Project	**Staff Leads**	**Description**	**Status**
Innovation Village Pad Ready Site #1	Ross and Josh	40-acre pad-ready site for future development.	Mass earthwork completed per contract. Dominion Energy has relocated all power poles and is currently running new wire.
Innovation Village Pad Ready Site #2	Ross and Josh	27-acre pad-ready site for future development.	Blasting completed. Continuing mass earthwork.
Public Works Utility Office	Adam and Ross	Construction of new offices and storage bays.	Site plans being revised per regulatory comments. Architect completing building designs.
Taylor Spring Sewer Extension	Nathan and Ross	Installation of gravity sewer main to replace lift station.	Equipment mobilized. Start of work delayed due to weather.
Taylor Spring Park	Ross	Masterplan to convert the stormwater detention basin property into a passive park.	County staff preparing design plans, planting schedule, and required materials to construct park features.

OTHER DEPARTMENT PROJECTS			
Project	**Staff Leads**	**Description**	**Status**
FY27 Department Budget	Ross	Engineering and LSSCA budget for FY27.	Reviewed with Admin, Finance, and HR on 1/28.
Design and Construction Standards Manual	Ross & Logan	Evaluation of and revisions to the County's Utility Design and Construction Standards Manual.	Material and construction specification language currently being reviewed by County staff.
Performance Bonds for Development Projects	Ross & Kayla	Evaluation of and revisions to the County's bonding policy, procedures and values for construction projects.	Staff finalizing bonding procedures and ordinance language for adoption by BOS.
County Site Plan Archives	Ross	Assessment and organization of hardcopy site plan archives as maintained by the department.	Hardcopy site plans being inventoried and cataloged.

FLOODPLAIN MANAGEMENT

FEMA Requested Project	Staff Leads	Description	Status
Adoption of a Substantial Improvement/ Substantial Damage Policy	Ross & Joe	Creation of a policy for significant improvements and/or repairs to structures within the floodplain.	Program policy and documents being finalized by staff for adoption by BOS.

Development Application Review		Other Actions or Notes
Number of Floodplain Development Permit Applications Under Review	2	None to report.
Number of Floodplain Development Permits Issued Year To Date	0	
Number of Variances Issued Year To Date	0	

ENVIRONMENTAL

Staff Lead			
	Plans Under Review	40	Currently
	Land Disturbance Permits Awaiting Issuance	156	Currently
Adam	**Land Disturbance Permits Issued**	3	Year to Date
	Development Acres Permitted *(not including single-family homes)*	11	Year to Date
	Total Land Disturbance Permits Open *(under construction)*	217	Currently
	Inspections Conducted	131	Between 1/7/25 and 2/4/26
	Violations Issued Year to Date	0 Notices to Comply 1 Notice of Permit Requirement 0 Stop Work Orders	

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)

Staff Lead	Description	Status
Owen	Development of the County's regulatory framework for stormwater systems.	• Language for MS4 Program's first two Minimum Control Measures has been drafted and internally approved. (There are six (6) minimum control measures in total, along with a TMDL special condition that must be prepared as part of the County's MS4 program.) • Mapping of stormwater systems in the County was started in December. Staff estimate that roughly 70% of stormwater outfalls have been identified. • Staff researching MS4 and stormwater related ordinances among other localities to prepare County ordinance language for adoption by BOS.

SITE PLAN REVIEW

Number of First Submittals Under Review	25	**Average Time for County and Regulatory Agencies to Review Plans and Issue Comments/Approval**	29 days
Number of Revised Submittals Under Review	16		
Number of Amended Approved Plans Under Review	5		
Number of Agricultural Plans Under Review	12		
Number of Plans Approved Year To Date	8		

Project Name	Location	Proposed Use	Description	Status	Election District
RBP Material Storage Building	17018 Spar Mine Road (VA 617), Timberville	Warehouse	8,400 sf litter/material storage building	Awaiting corrections and resubmittal	1 & Town

Broadway Lions Park	Southside of Turner Avenue, across from Heritage Park, Broadway	Municipal	Driveway and parking lot	Awaiting corrections and resubmittal	1 & Town
Timberville Walmart - Fuel Station Addition	375 South Main Street, Timberville	Gas Station	1,618 sf convenience store with 16 fuel pumps	Under review	1 & Town
OSC Truck Shop	North of Friendship Drive (VA 901)	Truck Repair Center	4,200 sf garage	Awaiting corrections and resubmittal	2 & City
Horst Egg Packing Building	East of Horeb Church Road (VA 732), 0.58 miles north of Hinton Road (VA 752)	Egg Facilities	3,400 sf egg packing building and 5,880 sf barn	Awaiting corrections and resubmittal	2
Granite Farm - Phase 1	East of Switchboard Road (VA 910) between Eversole Rd and West Market Street (US 33)	Single-Family	100 single-family homes	Awaiting corrections and resubmittal	2
Helmuth Builders Warehouse	Northside of Cecil Wampler Road (VA 704), 1,000 feet west of Valley Pike (US 11)	Contractor Business	28,200 sf warehouse and office space	Awaiting corrections and resubmittal	2
A&J Fill Site	Northwest intersection of Cecil Wamper Road (VA 704) and I-81	Earthwork	Earthwork to expand equipment storage lot	Awaiting corrections and resubmittal	2
Thomas Funk & Sons Store	9674 Singers Glen Road (VA 613)	Retail	Remodel of existing building and parking lot	Awaiting corrections and resubmittal	2
Virginia Poultry Growers Cooperative - GUS Mill Addition	3955 Virginia Poultry Drive (VA 939)	Industrial	Expansion of feed mill operations	Awaiting corrections and resubmittal	2
Virginia Poultry Growers Coop - Wastewater Addition	6349 Rawley Pike (US 33)	Commercial Addition	Wastewater equipment building addition	Awaiting corrections and resubmittal	2
Helmuth Builders Warehouse	Southeast intersection of Valley Pike (US 11) and Cecil Wampler Road (VA 704)	Warehouse and Offices	28,200 sf warehouse and office space	Awaiting corrections and resubmittal	2
Stoneway Construction	2821 North Valley Pike (US 11)	Contractor Business	Renovation of existing building and property	Under review	2
Second Mountain Farm - Produce Stand	767 Hughes Lane	Retail and Offices	1,500 sf produce stand and offices	**APPROVED**	2

Neff Offices - Site Improvements	3570 North Valley Pike (US 11)	Site Improvements	Storage areas, parking spaces, and signage	**APPROVED**	2
Harrisonburg Raw Waterline - Rt 33 Phase 3.1	Rawley Pike (US 33) from Bellview Road (VA911) to Muddy Creek Circle (VA 752)	Utility	Replacement of 5,400 lf raw waterline for City of Harrisonburg	**APPROVED**	2
Lough Construction Warehouse	2427 John Wayland Highway (VA 42)	Warehouse	3,200 sf storage building	**APPROVED**	2
Port Place Townhomes	Northeast intersection of Port Republic Road (VA 253) and Boyers Road (VA 704)	Multi-Family	68 townhome units	Awaiting corrections and resubmittal	3
Church of the Lamb - Sunday School Classroom	362 Indian Trail Road (VA 620), Penn Laird	Religious	1,008 sf classroom	Awaiting corrections and resubmittal	3
Church of the Lamb – Utility Extension	362 Indian Trail Road (VA 620), Penn Laird	Utility	Extension of 1,100 lf private waterline to serve property	Under review	3
Reservoir Heights - Phase 2	Westside of Reservoir Street at City line	Multi-Family	11 apartment buildings with 248 units and 3,000 sf recreational building	Under review	3
Kroger 319 Marketplace	Southeast intersection of Spotswood Trail (US 33) and Stone Spring Road (VA 280)	Grocery	99,000 sf grocery store and fuel center	Under review	3
James Morgan Event Center	3436 Buffalo Drive	Roadway Improvements	Driveway improvements for event center	Awaiting corrections and resubmittal	3
Greenport Subdivision	Southwest intersection of Greenport Drive and Albert Long Drive (VA 895)	Multi-Family	16 townhome units	Awaiting corrections and resubmittal	3
Congers Creek - Phase 4	Westside of Boyers Road (VA 704), between Locust Grove Court and Congers Creek Road	Multi-Family	57 townhome units	Under review	3
Cedar Hill II - Wastewater Treatment Building	2991 Layman Trestle Road (VA 719)	Utility	Sanitary sewer pump station	**APPROVED**	3
Rockingham County PW Utility Office	965 Pleasant Valley Road (VA 679)	Utility Operations	7,550 sf offices, training area, and equipment storage	Awaiting corrections and resubmittal	4 & City

Shickel Building Additions	115 Dry River Road, Bridgewater	Industrial	8,100 sf office, 8,755 sf metal fabrication, and 7,630 sf storage space	Under review	4 & Town
Prestige Auto	831 Cottontail Road (VA 705)	Site Improvements	Additional businesses, parking, and screening	Under review	4
Blue Mountain Cantina	14025 Spotswood Trail (US 33), Elkton	Restaurant	3,600 sf restaurant	Awaiting corrections and resubmittal	5 & Town
Massanutten Active Adult Neighborhood - Phase 2	Northside of Resort Drive (VA 644) across from Woodstone Meadows	Multi-Family	120 residential homes with single family, townhomes, duplexes, and apartments	Awaiting corrections and resubmittal	5
Old Spotswood Estate	Northeast intersection of Old Spotswood Trail (BUS 33) and Spotswood Trail (US 33)	Multi-Family	17 duplex units	Awaiting corrections and resubmittal	5
Jim Defnall - Coffee Roaster Shop & Workshop	9796 McGaheysville Road (VA 996)	Food Processing	Renovation of existing building to roast coffee with workshop space	Under review	5
Old Spotswood Estate	Southside of Old Spotswood Trail (BUS 33), between Quail Run Dr and Florist Rd	Multi-Family	34 duplex units	**APPROVED**	5
Resort Drive Rental Cabins	South of Resort Drive (VA 644), 0.22 miles west of Bloomer Springs Road (VA 646)	Recreational Lodges	First of three 2,200 sf rental cabins	**APPROVED**	5

DEPARTMENT PERSONNEL

Number of Staff	8	**Number of Vacancies**	0	**Recent Hiring(s)**	0

Staff Anniversaries	• None
Other Staff Achievements and Announcements	• Summer internship program being developed for posting in early spring. • The review of minor site plans to replace damaged/collapsed ag buildings from snow loads are being expedited by staff so farms may resume operations as quickly as possible.

Respectfully submitted,
Ross C. Morland, P.E.
Director of Engineering

Technology Department – Staff Report

February 2026

Help Desk Ticketing and Projects

- **Tickets Completed (January):** 294
- **After-Hours Calls:** 12
- **Open Projects:** 41
    - Policy: 2
    - Hardware: 6
    - Infrastructure: 5
    - IT Operations: 5
    - Software: 14
    - Tyler: 9
- **Projects Closed Since 12/1/2025:** 13

Monthly Highlights

INFO-TECH Live 2026:
Director Bowen attended the conference (Feb 2–4), which emphasized AI adoption and the resources required for integration.
Quote of the week: "The only constant working in Technology is change." – Marc Benioff, CEO, Salesforce

ADA Title II Compliance:
Groundwork has been laid to meet the upcoming April 24, 2026, deadline for ADA compliance for all publicly accessible websites and documents. Training will begin shortly for staff, and a governance policy is expected to come before the board within 30 days.

Tyler New World Cloud Migration:
The Tyler New World migration was completed with minimal disruption thanks to detailed planning by Technology, Fire and Rescue, ECC, and Sheriff's office staff.

All Points Broadband Update
Staff met with Tom Innes, Director of Business Development for All Points Broadband. Once the weather clears, we will work to create an activation event as network cabinets come online.

Respectfully Submitted,

Michael L. Bowen
Director of Technology

Fire and Rescue **STAFF REPORT** **Agenda Item #**
January 2026

1. Personnel

The department currently has 2 open position.

2. Fire & Life Safety: Division Chief Joe Mullens, Capt. Todd Spitzer, Lt. Tyler Jessup, Fire and Life Safety Specialist Fiona Albertson, and Assistant Fire Marshal Brent Powell, Part-Time Assistant Marshal Cameron Delawder, and Fire and Life Safety Technician Ryan Pettit

A. Plan Review
   1. Total Number of Plans Reviewed – 50
   2. Community Development Fees Generated for Fire/Rescue - $2,038.56
B. Inspections
   1. Total Number of Inspections – 91
   2. Inspection Fees Generated - $405.00
C. Operational Permits Issued
   1. Operational Permits Issued -58
   2. Permit Fees Generated – $160.00
D. Incident Responses and Disposition
   1. Fire Marshal's Office Total Incident Responses - 33
   2. Structure Fires - 12
   3. Vehicle Fires - 0
   4. Brush/Grass/Woods Fires - 4
   5. Open Burning -11
      a. Notice of Violation - 1
      b. Summons – 0
      c. Arrest -0
   6. Fireworks Violations - 0
   7. Fire Lane
      a. Tickets Issued – 1
      b. Warnings Issued - 0
   9. Follow-up Investigation - 2
E. Public Education
   1. Prevention Programs
      a. Alarms Installed
         i. Smoke Alarms Installed – 41
         ii. Smoke Alarm Batteries Replaced - 14
         iii. CO Alarms Installed – 5
         iv. Hearing Impaired Smoke Alarms Installed – 0
      b. Home Safety Visits – 6
      c. Fire Extinguisher Presentations – 0
         i. Number of Participants - 0
      d. School Program Presentations - 8

i. Number of Participants - 115

e. Other Program Presentations - 0
   i. Number of Participants - 0

f. Presentation of Education Materials Events – 1 (Social Media – 29)
   i. Number of Participants – 51

3. Training Division: Division Chief Dustin Gladwell, Capt. Dennis Albertson, Lt. Chris Thompson, Laura Clark, and Lt. Stephanie Brown

A. Continued Education Training Provided
   1. Monthly EMS Training
   2. CE Hours provided during Recruit EMT Class for 1 Volunteer ad Various Career Staff
   3. Operations CE's Hazmat

B. Certification Training Provided
   1. Volunteer Academy
      a. Number of Participants - 14
      b. Number of Instructional Hours – 476
   2. MTC EMT Class
      a. Number of Participants – 9
      b. Number of Instructional Hours – 234
   3. MTC Firefighter I
      a. Number of Participants – 17
      b. Number of Instruction Hours – 315
   4. MCI Modules I & II
      a. Number of Participants – 11
      b. Number of Instructional Hours – 176
   5. Volunteer Firefighter I
      a. Number of Participants – 14
      b. Number of Instruction Hours – 8
   6. Recruit EMT
      a. Number of Participants – 9
      b. Number of Instruction Hours – 382.5
   7. EVOC
      a. Number of Participants – 11
      b. Number of Instruction Hours – 352
   8. Administration, Station 10 & Station 12 CPR Training
      a. Number of Participants – 21
      b. Number of Instruction Hours – 31.5
   9. HMO Review and Skills
      a. Number of Participants – 11
      b. Number of Instruction Hours – 110

10. Hazmat Operations and Awareness Training
    a. Number of Participants – 10
    b. Number of Instruction Hours – 400
11. Instructor I
    a. Number of Participants – 13
    b. Number of Instruction Hours – 624
12. MTC Skills Day
    a. Number of Participants – 17
    b. Number of Instruction Hours – 272

C. Meetings and Trainings Attended
1. Meetings with Command Staff and HR
2. Staff Meetings
3. Vector Solutions Training
4. EMS Monthly Training
5. Meeting with Hose Company 4
6. MTC Staff Meeting
7. MTC Student Meeting with School Officials
8. Rope/Winch Training
9. FAA UAV Certification Training
10. TECC Instructor Meeting
11. Behavioral Emergencies Response Seminar
12. Met with Harrisonburg Fire Department regarding Target Solutions
13. Skill USA Meeting
14. CPR Training

D. Other Activities
1. Read HMO Test to Student
2. Skills USA for MTC Students
3. Skills Day at Willow Springs House
4. PT with Recruits
5. Planned and Scheduled February EMS Training
6. Prepped Study Materials for EMT Students
7. Scanned CE Hours
8. Prepared Rosters and Cards for CPR Classes
9. NREMT Paperwork
10. EVOC Course Closing Paperwork
11. Tutored students for HMO Written Retest
12. JMU Teaching License Courses
13. Scheduled Recruits in Stations
14. Preparations for Promotional Processes
15. Regional School Preparations

4. EMS Division: Division Chief Steve Powell

A. Conference Calls /Meetings
1. TECC Instructor Meeting
2. Advisory Committee Meeting
    a. BRCC Paramedic Program
3. Stoke Work Team Meeting
4. Met with HFD Deputy Chief Lilly
    a. Personnel Issues on Recent EMS Calls
5. Meeting with Lee Kite regarding Ambulance Inspection Trip
6. Medication Error Post Incident Meeting with James Larrick and Irene Song
7. VAGEMSA Meeting
8. Meeting with Station 41
9. CSEMS Board of Directors Meeting
10. SRMH Task Force Meeting
11. ImageTrend Meeting

B. Training
1. CPR Class
    a. Number of Participants – 5
2. ACLS Class
    a. Number of Participants – 5
    b. Modified and Developed Quizzes and Tests for Specific Chapters
3. Skywarn Spotter Class

C. EMS Activities
1. Duty Officer
    a. January 19th-25th
2. Updated Change of Work Orders for New Ambulances
3. Took Employees to Airport for Ambulance Inspection Trip
4. AED Service of Administration Defibrillator with Biomedical Alternatives
5. Met with Zoll Service Technician to Finalize Remaining Units Needing Service
6. Ordered Oxygen Cylinders to be Delivered and Exchanged for Station 10 and Station 12
7. Made CPR Save Certifications and Baby Delivery Recognition Certifications
8. Updated Flu Consent and Declination Forms and added to Medical Records
9. EMS Investigation for Scope of Practice Issue with OEMS and Regulation & Compliance

D. CPR Training Site
1. Processed 12 CPR Rosters
2. Printed/Processed 104 Ecards

4. Call Report for September 2025

Consolidated Call Report
Rockingham County
January 2026

Agency	Monthly Calls	% of Monthly Calls	Year To Date Calls	% of Year To Date Calls
Fire				
Bergton	8	0.26%	8	0.26%
Bridgewater	94	3.03%	94	3.03%
Broadway	68	2.19%	68	2.19%
Clover Hill	27	0.87%	27	0.87%
Elkton	87	2.80%	87	2.80%
Grottoes	47	1.51%	47	1.51%
Hose Company #4	9	0.29%	9	0.29%
McGaheysville	86	2.77%	86	2.77%
New Market	10	0.32%	10	0.32%
Rockingham County	151	4.87%	151	4.87%
Shenandoah	18	0.58%	18	0.58%
Singers Glen	20	0.64%	20	0.64%
Station 10	82	2.64%	82	2.64%
Station 12	29	0.93%	29	0.93%
Station 41	102	3.29%	102	3.29%
Timberville	57	1.84%	57	1.84%
Weyers Cave	11	0.35%	11	0.35%
Rescue				
Bergton	8	0.26%	8	0.26%
Bridgewater	166	5.35%	166	5.35%
Broadway	269	8.67%	269	8.67%
Clover Hill	95	3.06%	95	3.06%
Elkton	145	4.67%	145	4.67%
Grottoes	101	3.25%	101	3.25%
Harrisonburg	929	29.94%	929	29.94%
McGaheysville	186	5.99%	186	5.99%
New Market	24	0.77%	24	0.77%
Shenandoah	18	0.58%	18	0.58%
Singers Glen	21	0.68%	21	0.68%
Station 10	140	4.51%	140	4.51%
Station 12	53	1.71%	53	1.71%
Weyers Cave	42	1.35%	42	1.35%
Total	**3103**	**100.00%**	**3103**	**100.00%**

Respectfully submitted by,

Chief Jeremy C. Holloway

RESOLUTION DECLARING A LOCAL EMERGENCY
TO EXIST IN ROCKINGHAM COUNTY, VIRGINIA

WHEREAS, the Board of Supervisors of Rockingham County, Virginia, does hereby find as follows:

1. That due to the occurrence of the Winter Storm in January 2026, Rockingham County is facing a condition of extreme peril to the lives, safety and property of the residents of the County;

2. That as a result of this extreme peril, the proclamation of the existence of an emergency is necessary to permit the full powers of government to deal effectively with this condition of peril.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of Rockingham County, Virginia, that a local emergency now exists throughout Rockingham County; and

BE IT FURTHER RESOLVED AND ORDERED that during the existence of this emergency the powers, functions, and duties of the Director of Emergency Management and the Emergency Management organization and functions of Rockingham County shall be those prescribed by the laws of the Commonwealth of Virginia and the ordinances, resolutions, and approved plans of Rockingham County in order to mitigate the effects of said emergency.

Dated: February 11, 2026 Board of Supervisors, Rockingham County, VA

_____
Chair of Board

Attest:_____
Clerk, Board of Supervisors
Rockingham County, Commonwealth of Virginia

January 2026 STAFF REPORT **Agenda Item#**
February 5, 2026

Staff & Title

Kirby Dean- Director of Parks & Recreation
Denise Dean- Administrative Assistant
John Marshall-Turf & Park Grounds Supervisor
Kevin Jones- Indoor Athletics & Facilities
Riley Kingsley- Park Coordinator
Sherrill Wright-Park Grounds
Marco Knorr- Deputy Director
Taylor May- Social Media & Rec. Coordinator
Tucker Thigpen- Outdoor Athletics & Facilities
Andrew Kipps- Recreation Programmer
John Dofflemyer- Park Maintenance Tech
Wyn Coleman- Athletic Tech

Parks and Rec Athletic Staff
Work Summary – January 2026

Park Staff:

- Equipment Maintenance
- Trash removal throughout Park
  - Snow & Ice removal
- Misc. Repairs on equipment
- Assist with Set-up of Indoor Events

Recreation Staff:
Administration of Athletic Programs etc.:

- Indoor Track Series Program
  - 89 enrolled
- Youth Bowling
  - 12 enrolled
- Youth Volleyball Clinic (89 enrolled)
- Women's VB Clinic
- Pole Vault Clinic

Assisted in the running the Parks & Recreation sponsored Ed Long Invitational

- 16 High Schools from throughout VA
- 400+ Participants
- Estimated 1000 Spectators

Rockingham Park at the Crossroads
Estimated Visitors:

- January: 2700 (estimated)

Outdoor Activities:

- Fields Shut down
- Playground remains open

General Programs and Trips

Trips

- National Gallery of Art
- Hollywood Casino
- Riverside Dinner Theater

Programs

- Toddler Open Gym
- Painting Classes
- Senior Wellness Day
- Senior Group Fitness

Rockingham Recreation Center

Estimated Visitors:

- January:
  - Visitors: 7300 (est) – Visits: 12,500 (est)
- Totals Visits since opening: 84,700 (est)

Recreation Center Income (Classes, Programming & Rentals):

- January: $28,868.99
- FY (July 1) to Date: $131,206.94
- Since Opening: $200,482.94

Track Meets January:

- 7 High School Meets
- 1 Middle School Meet

Daily use/rentals:

- Redeemer Classical School Basketball Teams
- Individuals
- Teams
- RCPS Indoor Track Teams
  - Turner Ashby
  - Broadway
  - East Rockingham
  - Spotswood
- Open Gym
  - Pickleball
  - Basketball
  - Walking
  - Private Classroom Use/rentals
- RCPR Use
  - Staff & Coaches Meetings
- Sensory Room
  - RCPS Classes
  - Individual/Family uses

Community Center Rentals

- Bergton Community Center-5
- PDCC paid rentals-47
- PDCC non-paying rentals-13

Recreation Department Emphasized Items of Interest:

1. Rockingham County Parks & Recreation is roughly halfway through the indoor track season and the 16 track meets to be hosted at the center. Highlights include:

- The first ever Edward S. Long Jr. track meet was hosted by RCPR at the center on January 17th and was a resounding success with 16 teams represented and over 400 athletes in attendance.

    - Attending schools: Broadway, Albemarle County, E.C. Glass, J.R. Tucker, James Wood, King George, Luray, Northside, Page County, Potomac Falls, Western Albemarle, Spotswood, Turner Ashby, East Rockingham, Eastern Mennonite, Harrisonburg

- Three regional championship meets will be hosted at the Center with four regions participating totaling 57 high schools represented. Schools who will be in attendance include:

Region 1B
Altavista
Appomattox Regional Gov. School
Brunswick
Buffalo Gap
Carver College/Career Academy
Cumberland
Franklin
Galileo
Luray
Rappahannock County
Riverheads
Smith Mountain Lake Christian Academy
Surry
Sussex
William County

Region 2B
Buckingham County
Central
Clarke County
Fort Defiance
Madison County
Page County
Stonewall Jackson
Strasburg
Stuarts Draft

Region 3C
Alleghany
Broadway
Brookville
East Rockingham
Fluvanna County
Harrisonburg
Heritage (Lynchburg)
Liberty Christian
Monticello
Rockbridge County
Rocktown
Rustburg
Spotswood
Staunton
Turner Ashby
Waynesboro
Western Albemarle
Wilson Memorial

Region 4D
Amherst
Blacksburg
Charlottesville
E.C. Glass
George Washington
Halifax County
James Wood
Jefferson Forest
Liberty (Bealeton)
Mecklenburg County
Millbrook
Orange County
Salem
Sherando

- Two Bridgewater College Meets
- The First ever 'Ed Long Invitational' hosted by Rockingham County
- Two Virginia Track Coaches Association indoor meets
- East Rockingham High School Invitational
- Henley Middle School (Albemarle County) Invitational

2. The Rockingham Rec Center's preliminary projections for income from rentals during our first year of operation were predicted to be $100,000. At almost exactly the one-year mark of operation and having hosted over 84,000 visits during that time frame, the actual figure for rental income is $200,482.94. This has been achieved while still maintaining the following community friendly parameters:

   - Maintaining extremely user-friendly prices on all activities
   - offering numerous free space opportunities to Rockingham County Schools administration as well as students
   - avoiding financial hardship to similar local facilities by openly communicating with them to avoid programming conflicts when possible
   - offering our state-of-the-art sensory room free of charge to all comers
   - allowing free walking to hundreds of exercise enthusiasts daily on our indoor track
   - providing a plethora of senior programming (weekly) free of charge to our seniors.

   We are also proud to say that these standards have led to over 20% of our visitors coming from low-income homes (as documented by Placer AI technology).

3. You can officially mark your calendar for the last weekend in February 2027 and 2028 as the Old Dominion Athletic Conference Indoor Track Championships will be hosted at the Rockingham Recreation Center!! Schools participating will include:

   Hampden Sydney College
   Averett University
   Washington & Lee University
   Virginia Wesleyan University
   Guilford College
   Shenandoah University
   University of Lynchburg
   Randolph College
   Hollins University
   Bridgewater College
   Eastern Mennonite University

4. Numerous camps & clinics are coming to the Center this summer. More information will be provided on these as clarity and details are worked out.

5. Sponsorship opportunities are heating up at the Center. Presently, we have seven 'gold' sponsorship commitments which equate to $35,000 ($5,000 each) per year over the next two years (totaling $70,000 over the two-year life of the sponsorship). Our gold sponsors are:

   LDD Blueline
   Preston Lake
   Myers Ford
   Massanutten
   Dick Myers
   Branner Concrete/Construction
   Pendleton Community Bank

Court Services

Staff Report – February 11, 2026

Reporting Period: July 1, 2025 - January 31, 2026

I. Organizational Structure

Director
• Deputy Director
• Administrative Assistant

Pretrial Services
• Pretrial Officer – Supervisor
• Pretrial Officers (4 Full-Time)
• Pretrial Evaluator

Probation Services
• Probation Officers (3 Full-Time, 1 Part-Time)

Drug Court Program
• Drug Court Coordinator – *Vacant*

II. Program Updates

A. Probation Services

Note: Data is still pending due to DCJS software upgrade issues.

FY26 Activity

Total Placements	101
Total Offenders	208
Total Closed	*Data Pending*

Program Overview:
Probation supervision provides structured sentencing alternatives for the courts. Offenders are held accountable through community service work, screening and assessments, substance abuse testing and treatment, and compliance with all conditions imposed by the judiciary.

B. Pretrial Services

Note: Data is still pending due to DCJS software upgrade issues.

FY26 Activity

Total Screenings	*Data Pending*
Total Placements	226
Total Defendants	261
Pending Intakes	39

Program Overview:
Pretrial Services provides investigative reports and supervision recommendations to assist judicial officers in determining defendant release conditions. Staff utilize the validated Virginia Pretrial Risk Assessment Instrument (VPRIA) to evaluate both flight risk and community safety risk.

C. Rockingham/Harrisonburg Adult Recovery Court

FY26 Activity (as of December 31, 2025)

Total Participants	43
Total Graduates	11

Program Overview:
The Adult Recovery Court is a fifteen-month program designed for eligible offenders with substance use and/or mental health disorders. It delivers intensive treatment, structured accountability, and evidence-based interventions aimed at reducing recidivism and promoting sustained recovery.

D. Electronic Monitoring

FY26 (as of December 31, 2025)

GPS	13
TAD / SoberLink	3

E. Day Reporting / Residential Program

Total Participants: 5

F. CRT Crisis Response Team

New Consumer Contacts in FY26: 178

G. Work Program – Litter Control

FY26 Totals

- 829 bags of trash collected
- Locations: Fairgrounds, Landfill, Berrytown Rd, Rocky Bar, Island Ford Rd, 340, Rawley Pike, Snow removal – Admin, RCSO

H. Crisis Intervention Team (CIT) Program

Next Training: June 2026 (January class cancelled due to weather)

CIT-Trained Personnel (Cumulative Totals)

- Rockingham County Sheriff's Office/Jail – 203
- Harrisonburg Police Department – 136
- James Madison University Police Department – 67
- Timberville PD – 8
- Broadway PD – 10
- Bridgewater PD – 16
- Dayton PD – 7

- Elkton PD – 5
- Grottoes PD – 7
- Virginia State Police – 17
- EMU Public Safety – 1
- Bridgewater College PD – 2
- Norfolk Police Department – 3
- Magistrates – 3
- Community Services Board – 14
- Rockingham–Harrisonburg Court Services Unit – 7 (1 new)
- Emergency Communications Center – 88
- Rockingham County Fire & Rescue – 3
- Harrisonburg Fire Department – 12
- State Probation & Parole – 18
- Federal Probation – 1
- Sentara RMH – 1
- USDA Forest Service – 2
- VDOC Augusta Correctional Center – 3
- Social Services – 2
- National Park Service – Shenandoah – 13
- CCAP DOC – 2
- Other (Alleghany County) – 2

III. Summary

The Court Services Unit continues to provide community-based supervision, treatment, and pretrial support across multiple programs. Additional services include crisis response, recovery housing support, and other essential interventions that strengthen community safety and stability. Although some data remains pending due to the statewide DCJS software upgrade, all services continue to operate effectively and consistently to meet both community and judicial needs.

County of Rockingham

Rachel A. Salatin
Director

Department of Community Development

Special Use Permit Case Report: SUP25-1671

Applicant	Wesley Harper
Address	769 Whitmore Shop Road, Rockingham, Virginia, 22802
Comprehensive Plan	Agricultural Reserve
Tax Map #	91-A-7
Present Zoning	A-1 – Prime Agricultural District
Requested Use	Additional Dwelling
Acreage in Parcel	126.981
Acres in Request	1
Election District	2
Board of Supervisors Public Hearing	Scheduled for February 11, 2026

General Information

Overview and Background

The applicant is requesting a Special Use Permit to construct an additional dwelling on one acre of a 126.981 acre parcel. If approved, the additional dwelling is intended to be two stories and approximately 2,600 square feet.

The applicant has received an entrance review permit from the Virginia Department of Transportation for the driveway entrance and an approval letter for a septic system from the Virginia Department of Health.

Conditions

The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application. In approving a special use, the Board of Supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit (Sec. 17-1003.02.(c)).

The applicant has not proposed any conditions for this request.

All approved special use permits include the following conditions:

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

Staff and Agency Analysis

Building Services
If the Special Use Permit is approved, the residence will be required to be built in accord with the most current Virginia Residential Code. Building plans must be reviewed and approved prior to the issuance of a building permit. More information can be obtained by contacting the Rockingham County building department.

Engineering
No comments at this time.

Environmental
No comments at this time.

Fire and Rescue
This request is located within the Clover Hill Volunteer Fire and Rescue Department's response area. The Fire Marshal's Office has no concerns with the request.

Planning
The property is designated as Agricultural Reserve in the Comprehensive Plan. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

Public Works
Public Works has no comment. County utilities are not available in this area.

Virginia Department of Transportation (VDOT)
If this request is approved, VDOT has issued an entrance review letter and will require a VDOT Land Use. VDOT has no concerns with the proposed Special Use Permit request.

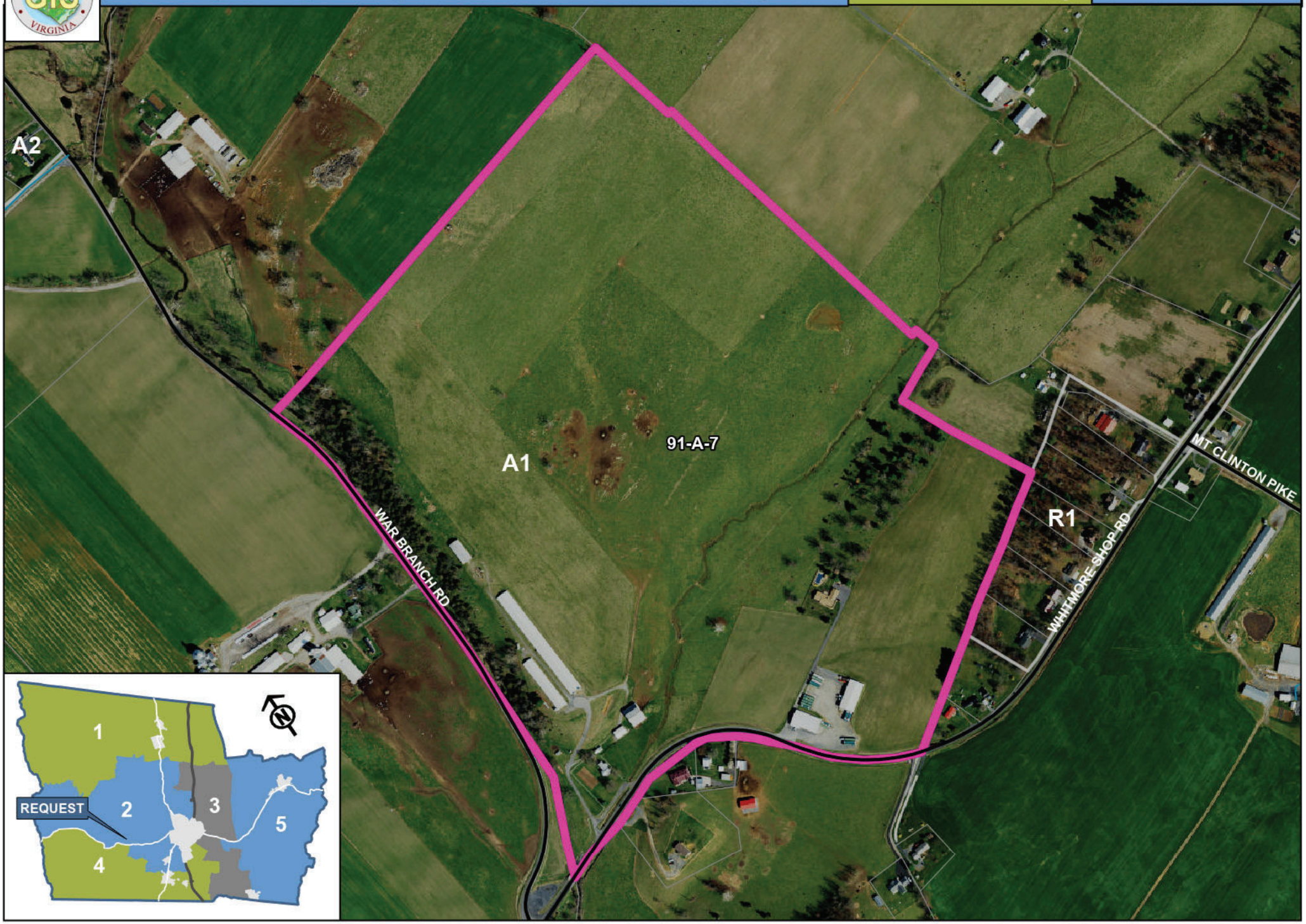
Virginia Department of Health Environmental (VDH)

A sewage disposal system and private well construction permit has been issued by the local health department on 09/11/2024; the permit expires 03/11/2026. Once installed and approved an Operation Permit for the sewage disposal system and a Record of Inspection for the water supply are required.


Proposed Additional Dwelling
Proposed Driveway
WAR BRANCH RD
War Branch Rd
MT CLINTON PIKE
WHITMORE SHOP RD
Whitmore Shop Rd
1481 ft
1483 ft
23
2
3
4
4
4A
5
6
7
8
1C
1E
1A
130
129A
6
5
4
3
2
1
9
10
129
15
11
11A
12
12B
129B
16A
13

Wesley Harper Special Use Permit Request

SUP#25-1671



County of Rockingham

Rachel A. Salatin
Director

Department of Community Development

Rezoning Case Report: REZ25-1293

Applicant	Yasin Soufi Nejad
Location	East side of Buffalo Drive, approximately 0.97 mile south of the intersection of Buffalo Drive and Trinity Church Road (Rt 724).
Comprehensive Plan Designation	Agricultural Reserve
Tax Map #	95-A-83F
Present Zoning	RR-1 - Residential or Recreational District
Proposed Zoning	A-2 - General Agricultural District
Acreage	1.60
Election District	3
Planning Commission Action	Tabled, November 5, 2025 Recommended Approval, December 2, 2025
Board of Supervisors Action	Scheduled for February 11, 2026

General Information

Overview and Background

The applicant is requesting to rezone 1.6 acres from RR-1 (Residential or Recreational District) to A-2 (General Agricultural).

Proffers have not been submitted to limit uses; therefore, all A-2 uses would be available if this request is approved.

Staff and Agency Analysis

Planning and Zoning

Comprehensive Plan

The parcel is designated as Agricultural Reserve in the Comprehensive Plan. Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

Zoning Ordinance

The A-2 (General Agricultural) district is designed to implement the Comprehensive Plan goals related to the preservation of the County's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural resources. The predominant land uses in the A-2 district shall be agricultural production and forestry. Agritourism and agribusiness-related support uses shall be permitted in order to supplement farm income (Section 17-303).

The minimum acreage required for the A-2 district shall be six (6) contiguous acres. No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing A-2 district. ***Staff Note:*** *this property is eligible to be considered for rezoning to A-2 as it adjoins an existing A-2 district.*

Building Services

If this rezoning were approved, building plans would be reviewed and approved prior to the issuance of building permits. There is a temporary electrical service pole on the property; the connection will be discontinued in the event new construction does not commence by April 1, 2026.

Fire

This request is located within the North Valley Pike Emergency Response Station's response area. The Fire Marshal's Office has no concerns with the rezoning. Any future projects will need to meet the requirements of the Rockingham County Fire Prevention Code.

Public Works

County water and sewer are not available at this location.

Rockingham County Public Schools (RCPS)

RCPS has no comments.

Virginia Department of Transportation (VDOT)

At the development phase, VDOT will determine the required design of the entrance to the property based on the proposed use and expected trip generation. The proposed entrance will be required to meet all applicable state standards.

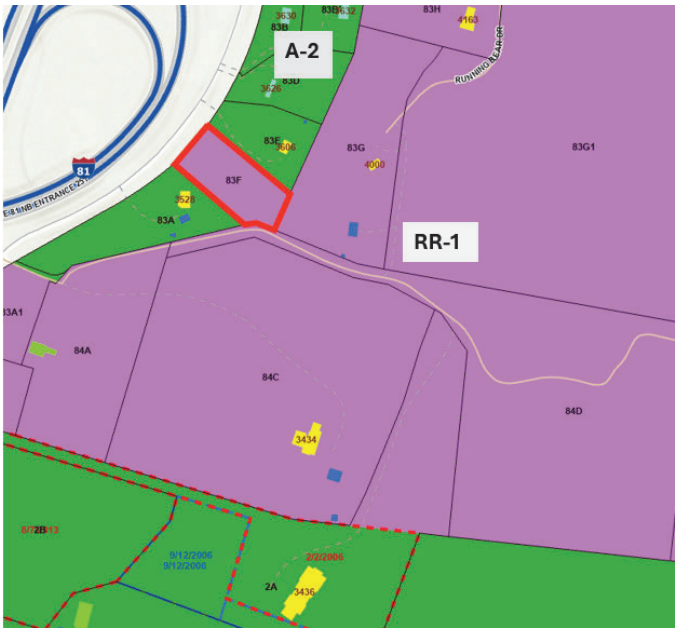
Virginia Department of Health (VDH)

If any future use requires a sewage disposal system or private well, permits will need to be obtained from the local health department.

Considerations

Surrounding Uses

This property adjoins A-2 zoned property to the north and south and RR-1 zoned property to the east.



Comprehensive Plan

The property is designated as Agricultural Reserve in the Comprehensive Plan.

Uses

Proffers have not been submitted; therefore, all A-2 uses will be available if this request is approved. The size of the lot will naturally limit available uses, such as, but not limited to, poultry houses and hog operation.

Active Zoning Violation

On September 30, 2025, a zoning violation was issued to the property due to the presence of fowl. In the RR-1 zoning district, the keeping of domestic animals requires a Special Use Permit. With a Special Use Permit, the RR-1 district allows up to five (5) birds or fowl per lot. The number of fowls currently on the property exceeds this limit, and rezoning to the A-2 district would be required to allow additional animals.

The A-2 zoning district provides greater flexibility by allowing, by right, up to one (1) animal unit per parcel under six (6) acres. As defined in the Zoning Ordinance, one (1) animal unit consists of domestic or domesticated:

- one (1) adult bovine animal (cattle, buffalo, etc.),
- two (2) juvenile bovine animals less than one (1) year old,
- two (2) camelid animals (llamas, alpacas, etc.),
- one (1) equine animal (horse, donkey, etc.),
- five (5) ovine animals (sheep, etc.),

- five (5) capridae animals (goats, etc.),
- two (2) porcine animals (pigs, etc.),
- fifty (50) small poultry (chickens, ducks, etc.),
- ten (10) medium poultry (turkeys, geese, etc.), **or**
- three (3) large poultry (ostriches, emus, etc.).

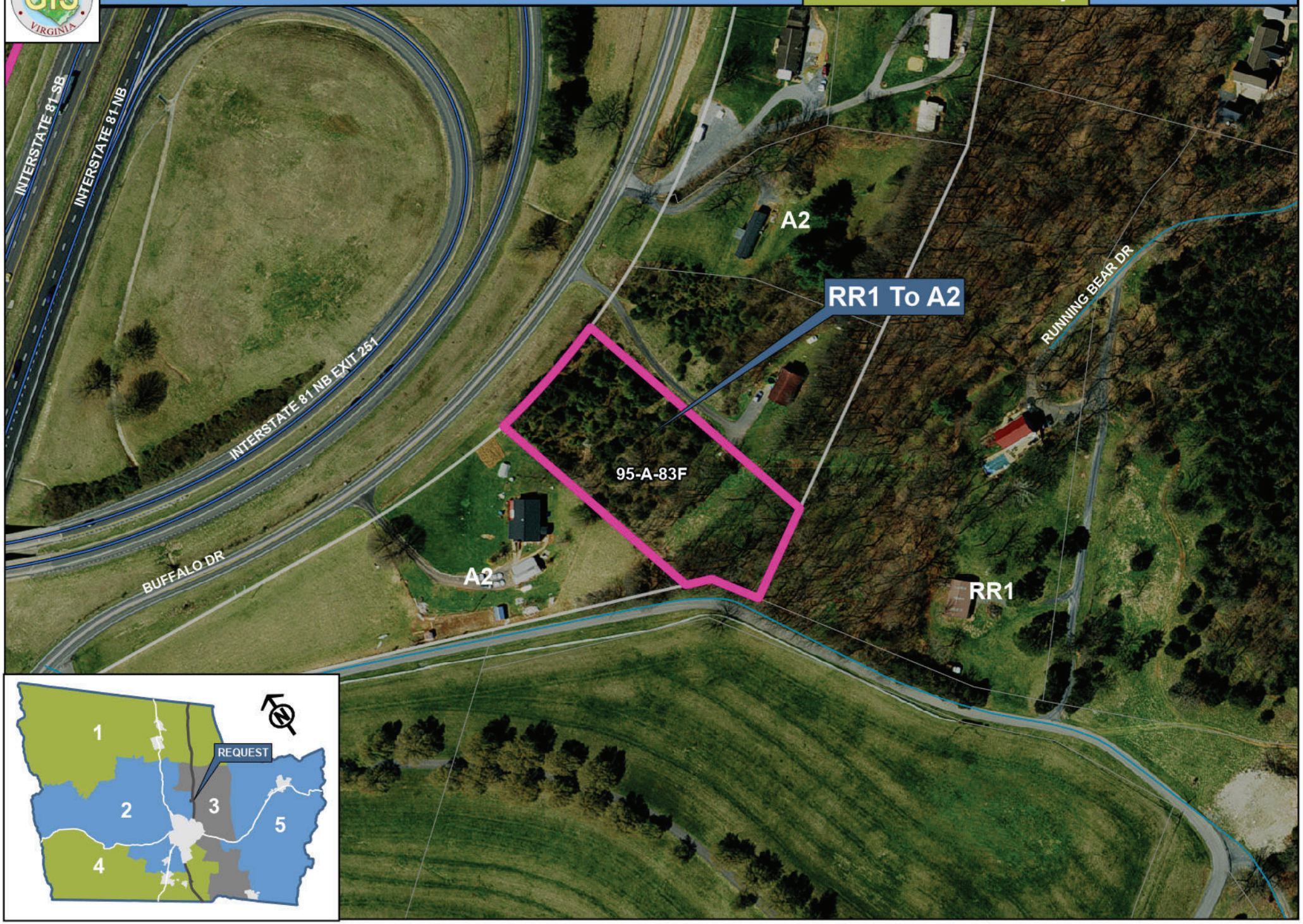
Planning Commission Action

On a motion by Commissioner Dale, and a second by Commissioner Harvey, the request was tabled on November 5, 2025 to allow time to communicate with the applicant, who was not present.

On December 2, 2025, the Planning Commission removed the request from the table and voted 4-0 to recommend approval to the Board of Supervisors.

Yasin Soufi Nejad Rezoning Request

REZ#25-1293



County of Rockingham

Rachel A. Salatin
Director

Department of Community Development

Rezoning Case Report: REZ25-1749

Applicant	John and Kathryn Johnson
Location	Northwest side of Massanetta Springs Road (Route 687), approximately 0.5 mile south of Shen Lake Drive (Route 689).
Stone Spring Urban Development Area Plan	Suburban Transect (T-2)
Tax Map #	Portions of 125-A-263, 125-A-261
Present Zoning	R-3 C - General Residential District with Conditions
Proposed Zoning	R-3 C - General Residential District with Conditions (Proffer Amendment)
Acreage	2.716
Election District	3
Planning Commission Action	Recommend Approval January 6, 2026
Board of Supervisors Action	Scheduled for February 11, 2026

General Information

Overview and Background

In 2020, the Lake Pointe Village Property Owner's Association (POA) rezoned tax map # 125-A-263 and 125-A-261 to R-3 C (General Residential with Conditions) with the following proffers:

- The property shall consist of no more than three residential duplexes.
- All subdivided lots and dwelling units would be incorporated into the Lake Pointe Village Property Owners Association.
- All dwelling units shall share a common driveway with a single point of access onto Massanetta Springs Road.
- All residential lots created on the property would be amassed on approximately 2 acres in the easternmost portion of the property.

The current request (REZ25-1749):

This application requests to amend the proffers on a 2.716-acre portion of the above tax map parcels, by restricting the use and development of the property to no more than two single family detached dwellings. the property would no longer be required to be within the Lake Pointe POA or restricted to a common driveway with a single access point onto Massanetta Springs Road. The residual R-3 C acreage not included in this rezoning request will remain common area for the Lake Pointe Village POA, as designated in the 2020 rezoning.



Staff and Agency Analysis

Planning and Zoning

Stone Spring Urban Development Area Plan

The Suburban Transect Zone (T-2) consists of low-density residential areas primarily of detached single-family residences with large landscaped yards, and some attached housing, such as duplexes and townhouses. Mixed-use nodes of residential, neighborhood commercial, telecommuter services, and civic activity (such as libraries, parks, and plazas) are present. Setbacks are large and variable. Building height is typically lower than in the Transition Transect Zone (T-3). The T-2 has less emphasis on pedestrian accommodations than the T-3.

Zoning Ordinance: General Residential District (R-3) (Section 17-308)

The R-3 district provides medium-density to high-density residential development alternatives, including neighborhood amenities and commercial areas. While allowing for a variety of uses, the R-3 district is primarily residential. All nonresidential uses shall be compatible with the residential nature of the district. Any new R-3 district created after

October 1, 2014, shall be located in urban growth areas designated in the Comprehensive Plan or any other plan adopted by the County

Building Services
Building Services has no comment.

Engineering and Environmental

If this rezoning is approved, any future applicant should contact the environmental manager (ahancock@rockinghamcountyva.gov) to discuss a potential wetland area on the property. A 25-foot riparian buffer is required on each side of any perennial or intermittent streams.

Fire
This request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's response areas. The Fire Marshal's Office has no concerns with the request.

Public Works
County water and sewer are available to the property.

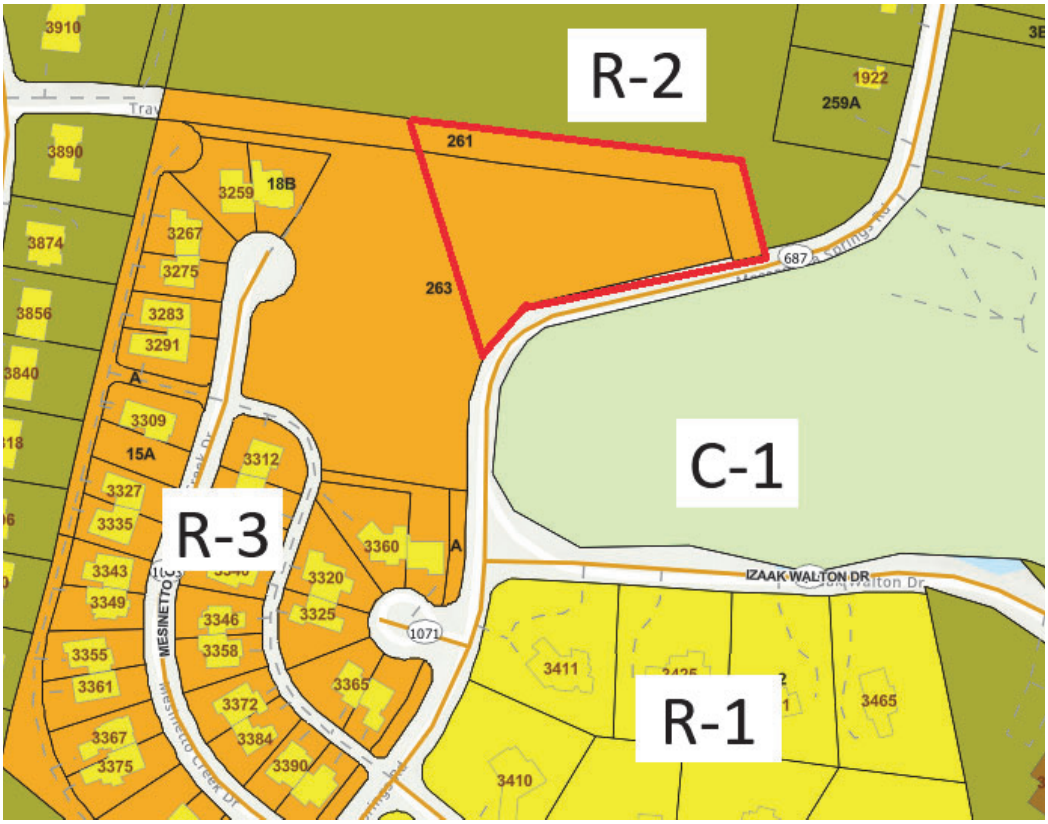
Rockingham County Public Schools (RCPS)
RCPS has no comment.

Virginia Department of Transportation (VDOT)
Any new entrance will be required to meet all applicable state standards. A VDOT Land Use Permit is required for a new entrance and may be obtained at the VDOT Harrisonburg Residency Office.

Considerations

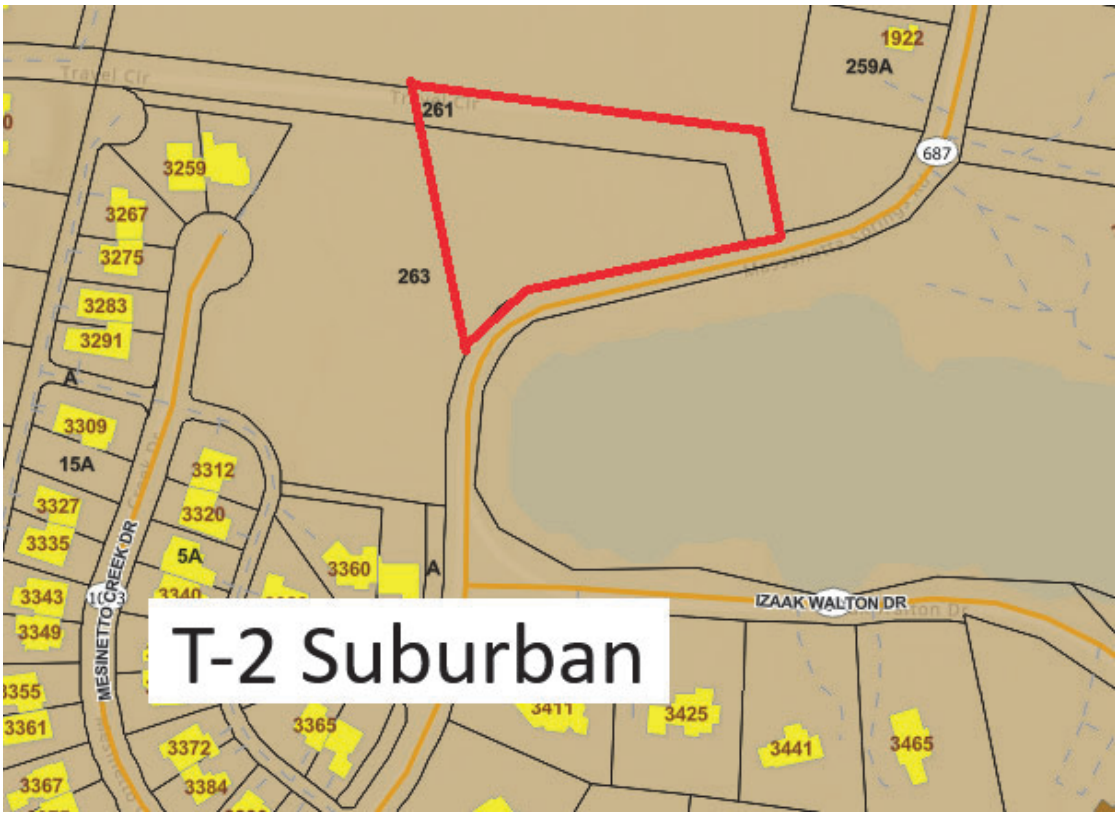
Surrounding Uses

The property adjoins R-2 zoned land to the north, R-3 zoned land to the west, and C-1 zoned land to the south (Lake Shenandoah).



Stone Spring Urban Development Area Plan

The property is designated as Suburban (T-2) in the Stone Spring Urban Development Area Plan and is located within an established suburban-style community consisting of existing duplexes and single-family homes. This proposal is not inconsistent with the Suburban designation.



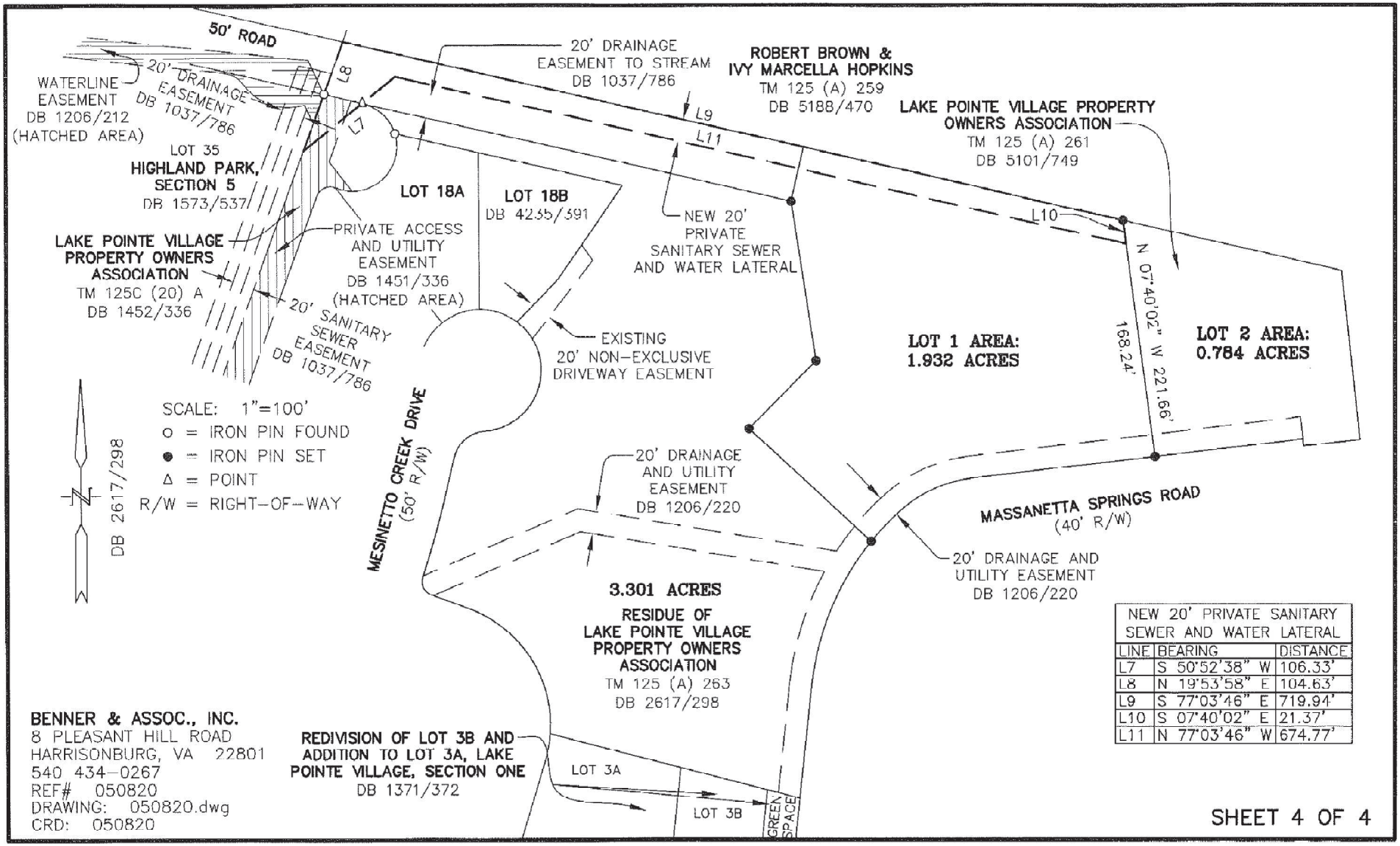
Density

The 2020 approved proffers would permit up to three duplexes (six units). This request would decrease the density by only allowing two single-family dwelling units.

Planning Commission Action

On a motion from Commissioner Sheets, seconded by Commissioner Flint, the Planning Commission voted 4-0 to recommend approval at the January 6, 2026 meeting.


John and Kathryn Johnson Rezoning Request
REZ#25-1749
ROCKINGHAM COUNTY GIS VIRGINIA
R2
R2
R2
R2
R3
R3
C1
R1
R2
125-A-261
125-A-263
R3-C To R3-C
LUCY LONG DR
TRAVELER RD
MESINETTO CREEK DR
MASSANETTA SPRINGS RD
IZAAK WALTON DR
MANNHEIM CT
1
2
3
4
5
REQUEST



NEW 20' PRIVATE SANITARY SEWER AND WATER LATERAL		
LINE	BEARING	DISTANCE
L7	S 50°52'38" W	106.33'
L8	N 19°53'58" E	104.63'
L9	S 77°03'46" E	719.94'
L10	S 07°40'02" E	21.37'
L11	N 77°03'46" W	674.77'

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267

REF# 050820
DRAWING: 050820.dwg
CRD: 050820

Approved
9/23/20
REZ20-145

PROFFER STATEMENT

RE: *Lake Pointe Village*

Owner: Lake Pointe Village POA (c/o Ed Smith, Secretary)

Date: July 24, 2020

Rezoning Case Number: TBD

Tax Map Numbers: 125-(A)-L263, L261 totaling approximately 6.51 acres ("Property")

STATEMENT OF PROFFERS

Applicant hereby proffers that the use and development of this Property shall be in strict accordance with the following conditions:

1. The Property shall consist of no more than three residential duplexes (6 dwelling units, total).
2. Dwelling units / subdivided lots shall be incorporated into the Lake Pointe Village Property Owners Association at time of initial development and/or sale. Associated restrictions, covenants, and bylaws will govern.
3. All dwelling units on the Property shall share a common driveway / access easement with a single point of access onto Massanetta Springs Rd (Rte 687).
4. All residential lots associated with this rezoning shall be amassed into approximately 2± acres total, and located on the easternmost portion of the Property as generally depicted on Attachment A.

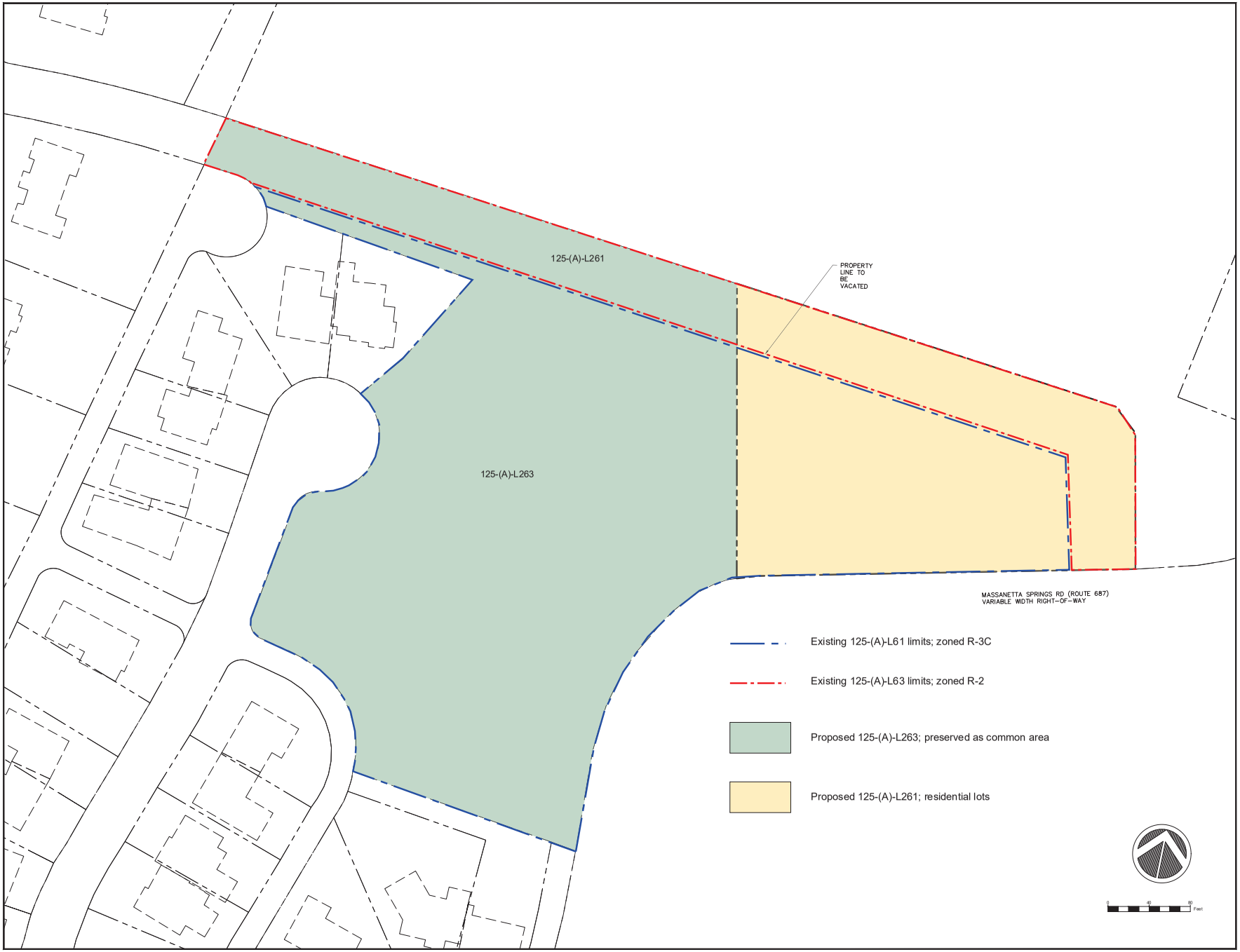
The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements, including those approved with the previous rezoning of TM 125-(A)-L263 dated May 25, 2005.

Edward Smith

Applicant/Owner Signature

Edward Smith

Printed Name



Monteverde
Engineering & Design Studio
250 E. Elizabeth St, Suite 114 • Harrisonburg, VA 22802
540.228.0202 | www.monteverdedesigns.com

Seal:

Project:

SITE PLAN

Lake Pointe Village

Massanetta Springs Rd. Duplexes
Rockingham, VA 22801

Revisions:

No.	Description	Date

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REZ20-145
ATTACHMENT A

Project number:	20019C
Date:	JULY 24, 2020
Drawn by:	RES
Checked by:	SOR

C4.01

Docusign Envelope ID: 60D5D9B5-C9C3-4B8D-B7B6-F282B21B14A6

Proffer Statement

Re: Lake Pointe Village POA (c/o Renee Conell, President, LPVPOA)

Date: December 8, 2025

Rezoning Case Number: REZ25-1749

Tax Map Numbers: Portions of 125-(A)-L263, L261 Totaling approximately 2.716 acres ("Property")

STATEMENT OF PROFFER

The Applicant hereby proffers that the use and development of this Property shall be in strict accordance with the following condition:

1. The Property shall consist of no more than two single family detached dwelling units;

The condition set forth in this proffer statement shall supersede all conditions governing the 2.716 acres ("Property") set forth in previous proffer statements including those dated July 24, 2020.

Applicant Signature 

Owner Signature DocuSigned by: Renee Conell E07F9F0D5B284AB...

County of Rockingham

Rachel A. Salatin
Director

Department of Community Development

Special Use Permit Case Report: SUP25-1718

Applicant	Reliant Development, LLC
Address	4 Rockingham Park Way, Penn Laird, VA 22846
Comprehensive Plan	Transition Transect Zone within the Stone Spring Urban Development Area
Tax Map #	126-2-A4A1
Present Zoning	B-1 – General Business District
Requested Use	Retail Use Not Otherwise Listed (U-Haul Rentals)
Acreage in Parcel	7.3
Acres in Request	0.02
Election District	3
Board of Supervisors Public Hearing	Scheduled for February 11, 2026

General Information

Overview and Background

The applicant is requesting to add a U-Haul rental business to the existing mini-storage facility. The applicant plans to delineate three (3) box truck spaces, three (3) trailer spaces, and one (1) Van space on the existing pavement.

Conditions

The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application. In approving a special use, the Board of Supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit (Sec. 17-1003.02.(c)).

The applicant has not proposed any conditions for this request.

All approved special use permits include the following conditions:

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

Staff and Agency Analysis

Building Services

The building division has no comment.

Engineering

If the Special Use Permit request is approved and development plans or location change, please contact the County Engineer (Ross Morland – rmorland@rockinghamcountyva.gov) to review for site plan compliance and approval prior to construction.

Environmental

The environmental division has no comment.

Fire and Rescue

This request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's respective response areas. The addition of the spaces cannot reduce the width of the fire lane beyond 20 foot and cannot affect any installed fire protection equipment, or emergency ingress/egress to other structures on-site.

Planning

The property is designated as the Transition Transect Zone (T-3) within the Stone Spring Urban Development Area. The general character of the Transition Transect Zone (T-3) is a mix of detached single-family houses, accessory dwellings, duplexes, townhouses, and apartments with mixed-use nodes of residential, commercial, and civic activity located along certain roads.

Public Works

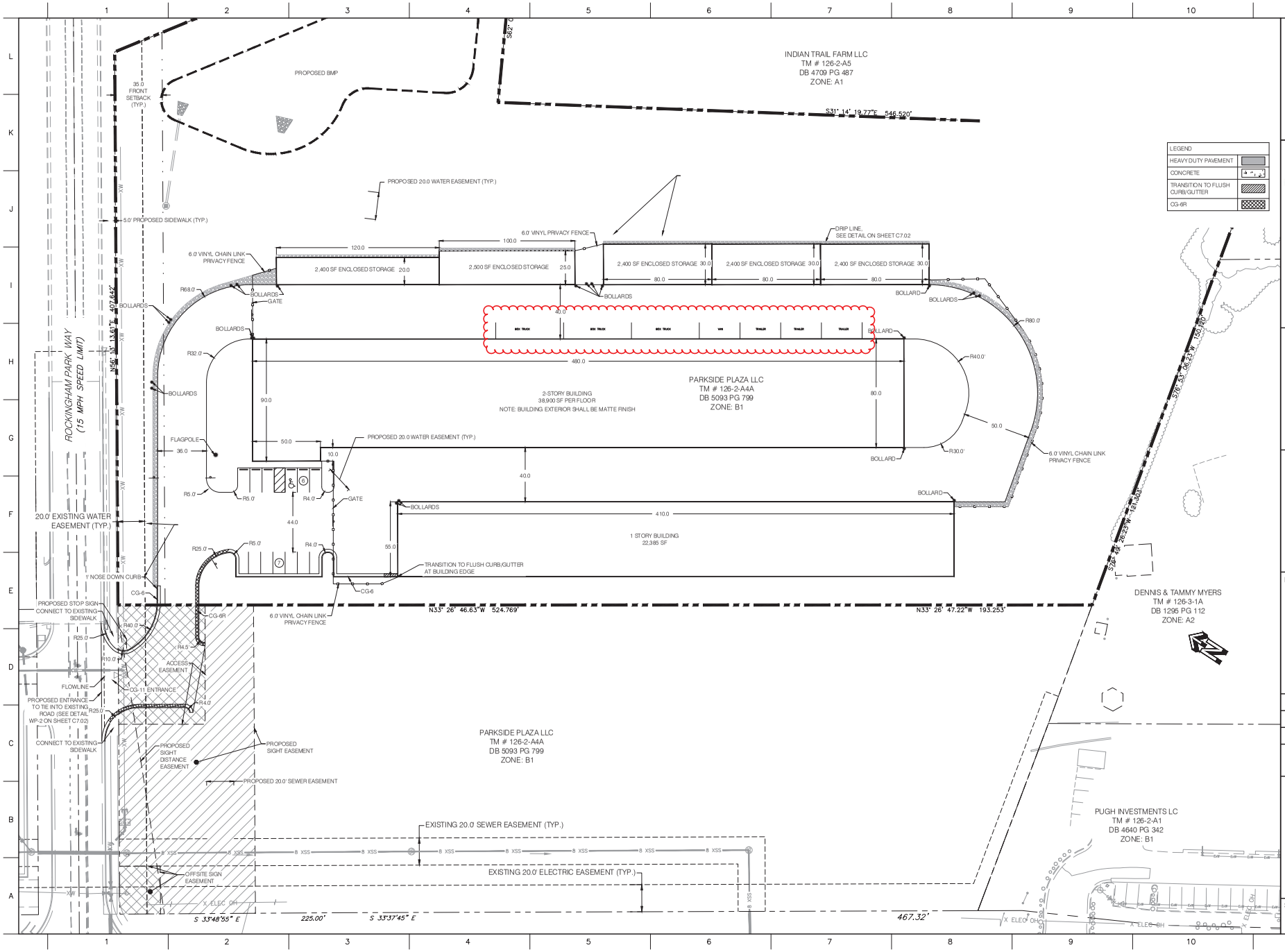
Public Works has no comment.

Virginia Department of Transportation (VDOT)

VDOT has no issues with the proposed Special Use Permit.

Virginia Department of Health Environmental (VDH)

Public utilities will serve the property.



MIDGARD SELF STORAGE

4 ROCKINGHAM PARK WAY
ROCKINGHAM COUNTY, VA

VALLEY ENGINEERING
IDEAS MADE REAL

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841

TELEPHONE (540) 434-6365
OR (800) 343-6365
FAX (540) 432-0685
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REVISIONS:

DATE: 09/22/25

PROJECT No.: 13618-5

EXP./CLIENT No.: 6188-6

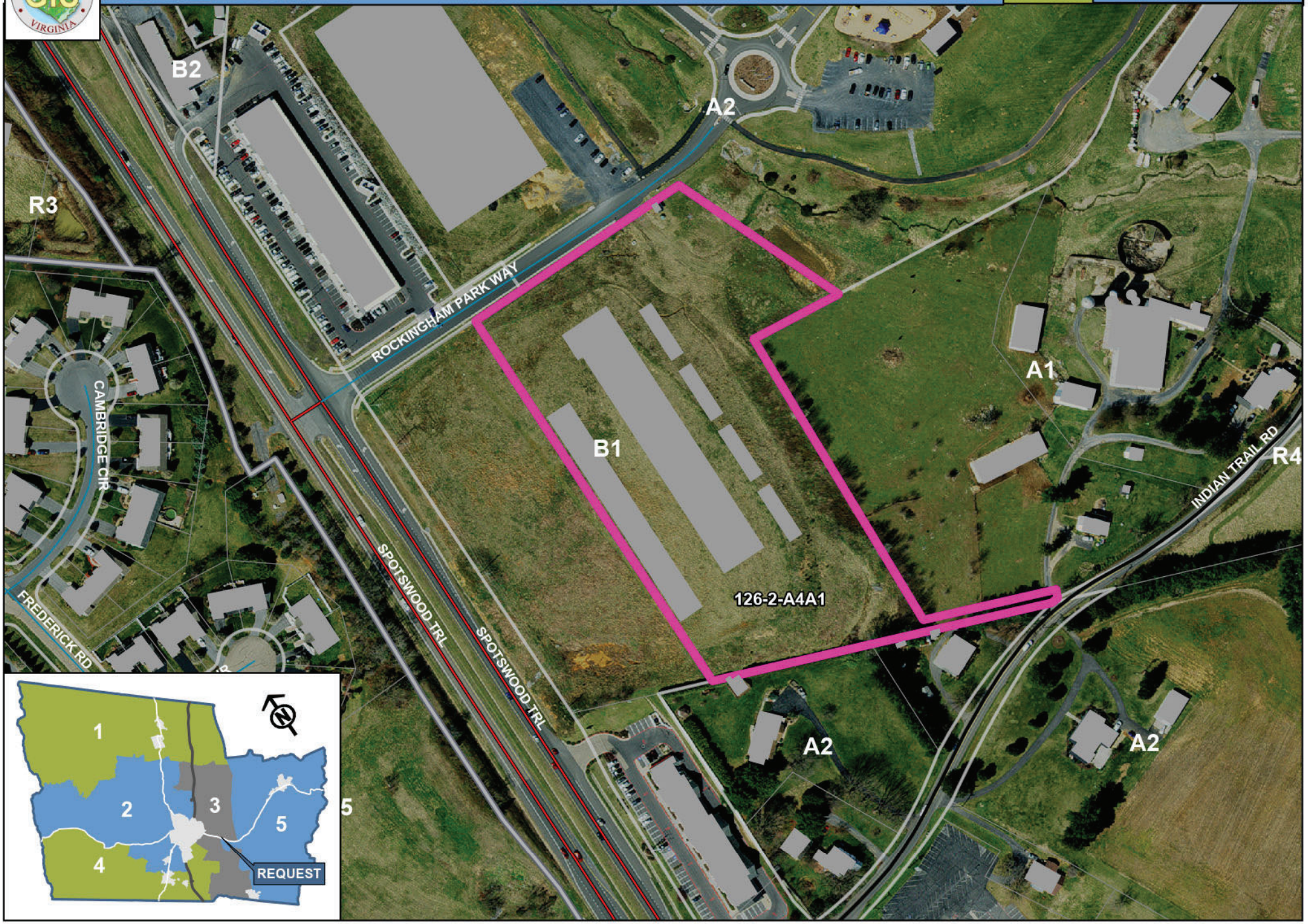
SCALE: 1"=30'

SPECIAL USE PERMIT DRAWING

SHEET NO.: 1

Midgard U-Haul Rentals Special Use Permit Request

SUP#25-1718



County of Rockingham

Rachel A. Salatin
Director

Department of Community Development

Special Use Permit Case Report: SUP25-1689

Applicant	Colton Mongold
Address	15925 Little Man Lane, Timberville, VA 22853
Comprehensive Plan	Agricultural Reserve
Tax Map #	39-A-137J
Present Zoning	A-2 - General Agricultural District
Requested Use	Motor Vehicle Repair Shop & Machinery and Equipment Center
Acreage in Parcel	12.53
Acres in Request	4.5
Election District	1
Board of Supervisors Public Hearing	Scheduled February 11, 2026

General Information

Overview and Background

In 2024, the applicant constructed and began operating a motor vehicle repair shop and machinery and equipment center on the property without the required approvals, building permits, or special use permit. They are now requesting a special use permit to begin the process of bringing the operation into compliance. The current repair shop is approximately 2,400 square feet with an attached 200 square foot office. The applicant intends to remove the existing office space and expand the operation by adding an additional 1,800 square feet to expand the repair shop.

The facility would repair passenger vehicles, CDL vehicles, powersports equipment and agricultural equipment.

Section 17-607 of the Rockingham County Code lists the following supplemental standards for a motor vehicle repair shop in the A-2 zoning district:

(1) No more than ten (10) vehicles awaiting service or pick-up shall be parked outside the structure.
(2) No junked vehicles shall be located on the property.
(3) No vehicles shall be sold from the site.
(4) No outdoor display or outdoor storage of new or used automobile parts shall be permitted.
(5) Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.
(6) All repair work shall be done inside a building.

Section 17-607 of the Rockingham County Code lists the following supplemental standards for a machinery and equipment center in the A-2 zoning district:

(1) No more than ten (10) pieces of equipment awaiting service or pick-up shall be parked outside the structure.
(2) Only agricultural machinery and equipment shall be rented, sold, maintained, or repaired.
(3) Outside display or outdoor commercial storage shall comply with article VII.
(4) Hours open to the public shall be limited to 6:00 a.m. to 9:00 p.m.

Conditions

The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application. In approving a special use, the Board of Supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit (Sec. 17-1003.02.(c)).

The applicant has proposed the following condition:

1. No agricultural machinery or equipment shall be sold or rented by the business.
2. The use must be in compliance with all applicable federal, state, and local regulations within one year of the special use permit approval.

Staff notes:

Condition one (1): The use of machinery and equipment center allows for the sale and rental of agricultural machinery and equipment. The applicant is proposing to remove this allowance from the use.

Condition two (2): Rockingham County Code §17—1003.02 states; "Operation of the building or use of the land shall be commenced within two (2) years of the date of approval unless otherwise provided in the conditions of the permit." The applicant is conditioning, if approved, they will come into compliance with all applicable federal, state, and local regulations within a year of special use permit approval.

All approved special use permits include the following conditions:

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

Staff and Agency Analysis

Building Services

If the Special Use Permit request is approved, building plans will be required to be prepared by a registered design professional (architect/engineer). Please contact the Rockingham County Building Department for more detailed information regarding plan review and related questions.

Engineering

The existing facilities and site developments were constructed without approved construction designs or permits. Regardless of whether the special use permit request is approved, a fully engineered site plan will need to be prepared and submitted for review and approval, and any subsequent required site modifications performed to bring existing property improvements into regulatory compliance. Please contact the County Engineer (Ross Morland – rmorland@rockinghamcountyva.gov) for further information.

Environmental

If the special use permit request is approved, the proposed project will require engineered Erosion & Sediment Control and Stormwater Management Plans. Contact the Environmental Manager (Adam Hancock ahancock@rockinghamcountyva.gov) for further information.

Fire and Rescue

This request is located within the Timberville Volunteer Fire Department and the Broadway Volunteer Rescue Squad's respective response areas. The Fire Marshal's Office has no notable concerns with the request, however, the project will need to meet the requirements of the Rockingham County Fire Prevention Code.

Planning

The property is designated Agricultural Reserve in the Comprehensive Plan. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

Public Works

Public Works has no comment. County utilities are not available at this location.

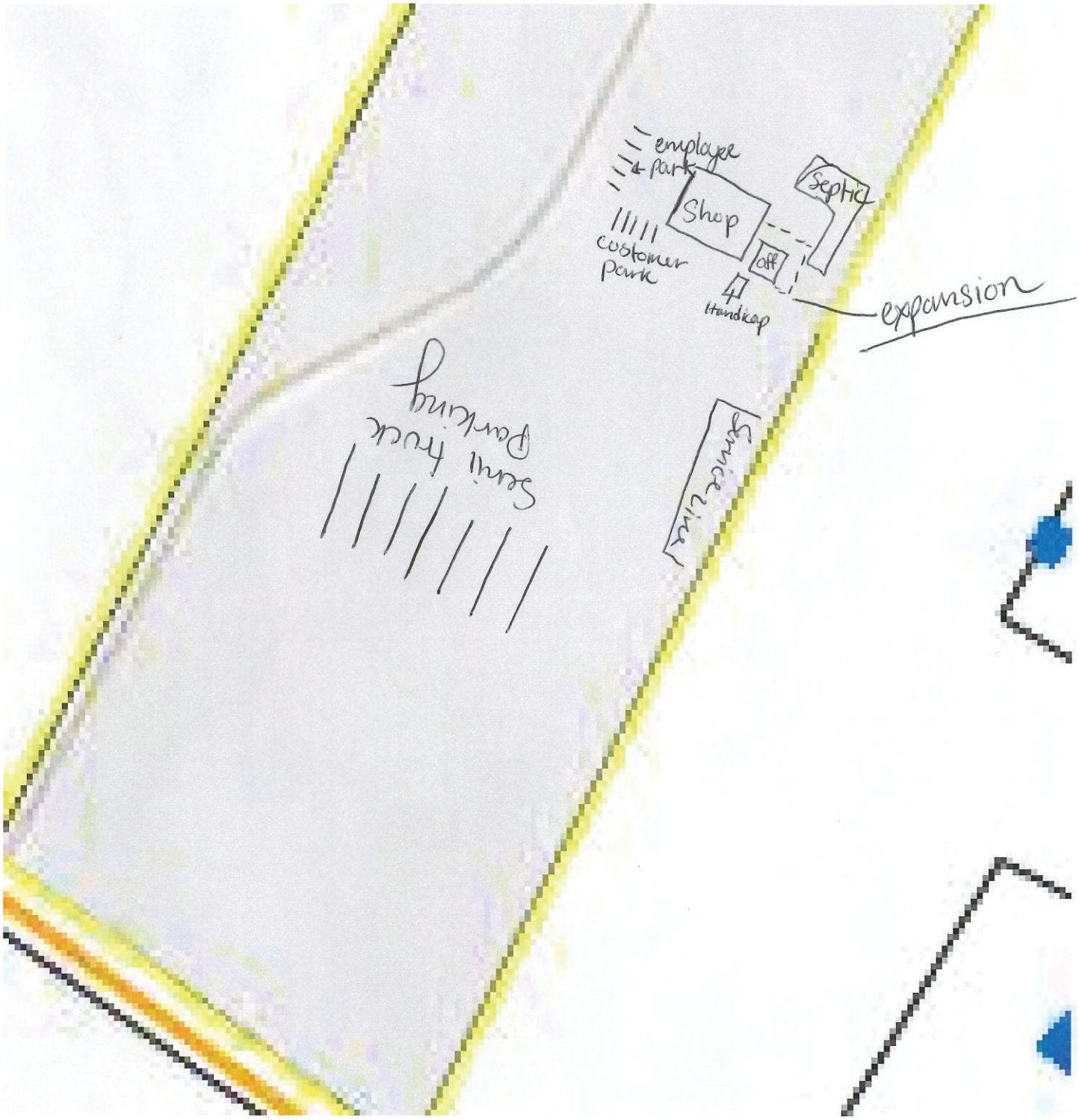
Virginia Department of Transportation (VDOT)

Based on the prospective use and trip generation the current entrance will need to be improved to a moderate volume commercial entrance. The entrance is required to be paved to the back of the radius. A VDOT land use permit is required for work to be completed in the VDOT right of way. VDOT can meet with the applicant when applying for the VDOT land use permit to discuss the required improvements.

Virginia Department of Health Environmental (VDH)

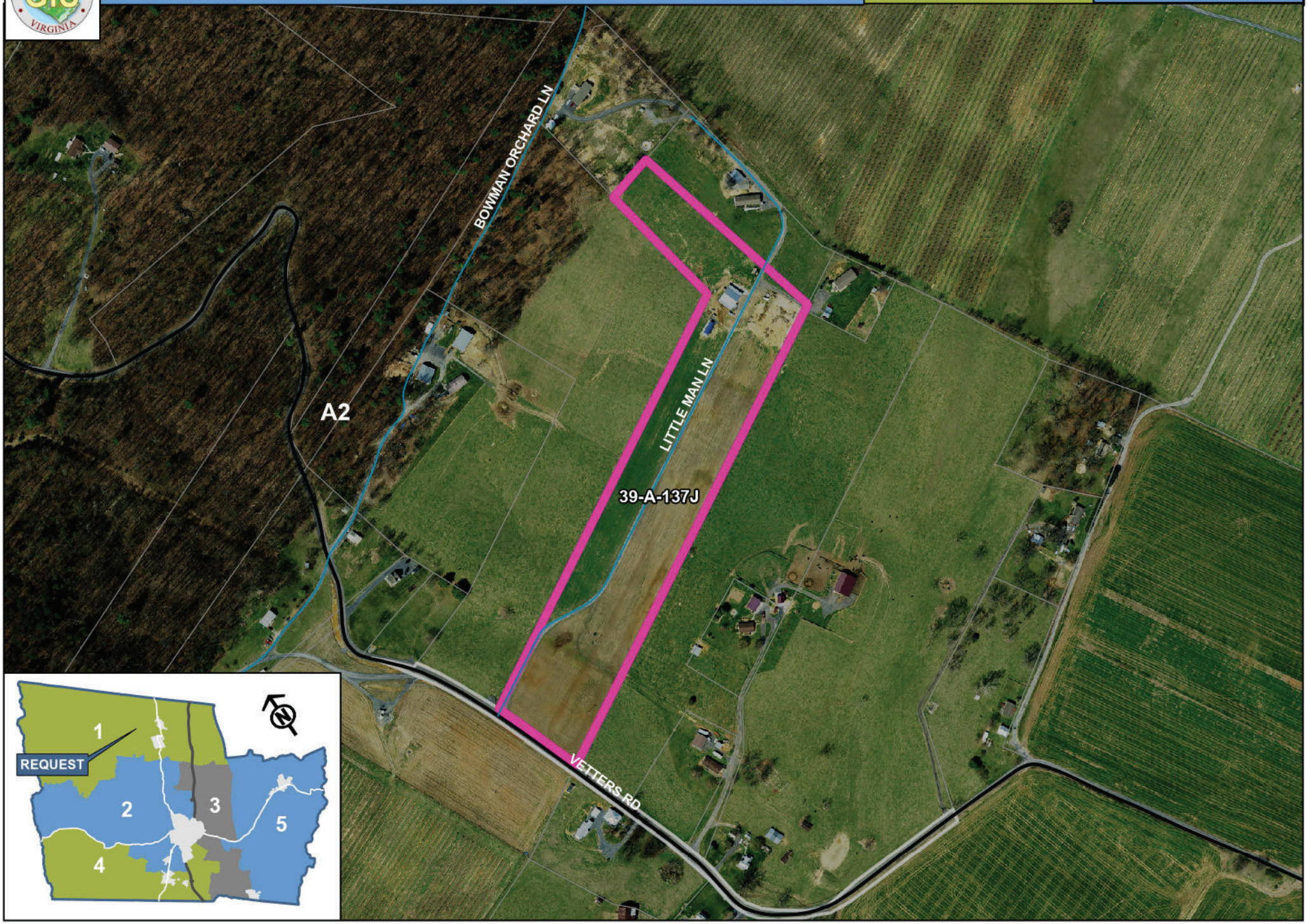
A sewage disposal system construction permit for an auto shop with two (2) employees was issued by the local Health Department on 09/19/25 (Health Department ID number 182-25-0215; permit expires 03/19/27). The system must be installed and all required paperwork submitted before an Operation Permit for the system can be issued. Any proposal to increase employees above two (2) will require the applicant go back to the system designer to consider whether the system can support the increase, or whether expansion or modification is necessary.

The proposed building(s) expansion appears to be in the vicinity of the proposed sewage disposal system footprint. The minimum setback distance of ten (10) feet from any building to the sewage disposal system must be maintained. The sewage system is not designed to have any parking or traffic over it.


employee park
Shop
Septic
off
customer park
Handicap
expansion
Semi Truck Parking
Service Line

Colton Mongold Special Use Permit Request

SUP#25-1689



Rachel A. Salatin
Director

County of Rockingham

Department of Community Development

Special Use Permit Case Report SUP25-1768:

Applicant	Network Towers II, LLC
Location	Located approximately 0.82 mile Northwest of Mill Lane on the west side of Spotswood Trail, Elkton, VA 22827.
Comprehensive Plan	Agricultural Reserve
Tax Map #	145-A-51
Present Zoning	A-2 – General Agricultural District
Requested Use	Wireless Telecommunications Facility
Acreage in Parcel	65.594
Acres in Request	1.536
Election District	5
Board of Supervisors	Scheduled for February 11, 2026

General Information

Overview and Background

The applicant is requesting a Special Use Permit to construct a Wireless Telecommunications Facility. The facility would measure 199' in height and consist of a 195' mono-poll and a 4' lightning rod which would be located within a fenced area estimated to measure 30'x85'.

Conditions

The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application. In approving a special use, the Board of Supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit (Sec. 17-1003.02.(c)).

The applicant has not proposed any conditions for this request.

All approved special use permits include the following conditions:

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

Staff and Agency Analysis

Building Services

If the Special Use Permit is approved, the structure will be required to be built in accord with the most current Virginia Building Code. Building plans must be reviewed and approved prior to the issuance of a building permit. More information can be obtained by contacting the Rockingham County building department.

Engineering

If the Special Use Permit request is approved, the proposed project will require a fully engineered site plan to be submitted for review and approval prior to issuance of building permits. Please contact the County Engineer (Ross Morland - rmorland@rockinghamcountyva.gov) to discuss further.

Environmental

If the Special Use Permit is approved, the proposed project will require an engineered Erosion & Sediment Control Plan. Contact the Environmental Manager (Adam Handcock – ahandcock@rockinghamcountyva.gov) if you have any further questions.

Fire and Rescue

This request is located within the Elkton Emergency Response Station's response area. The Fire Marshal's Office has no concerns with this request.

Planning

The property is designated as Agricultural Reserve in the Comprehensive Plan. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

Public Works

Public Works has no comment. County utilities are not available at this location.

Virginia Department of Transportation (VDOT)

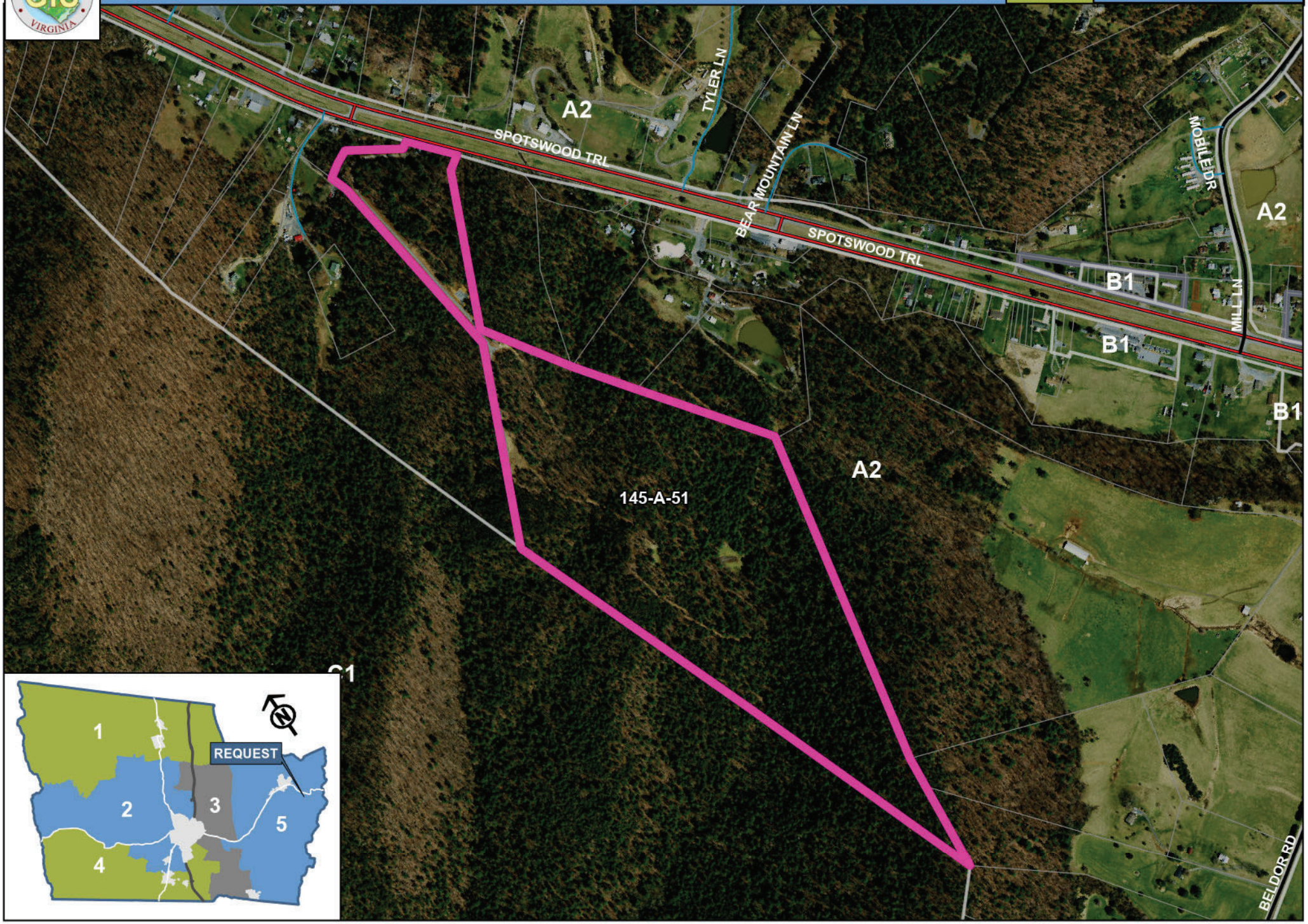
The existing entrance is approved. There are no required or proposed improvements to be made to the existing entrance within the VDOT right of way. A VDOT Land Use Permit will not be required.

Virginia Department of Health Environmental (VDH)

No concerns provided the project construction/installation does not encroach upon any existing sewage disposal system or private well site.

Network Towers II, LLC Special Use Permit Request

SUP#25-1768



NT SITE NAME: SADDLEBACK MOUNTAIN
NT SITE ID: VA-T23.27

SPOTSWOOD TRAIL
ELKTON, VA 22827
ROCKINGHAM COUNTY

Know what's **below.** **Call** before you dig.

SITE INFORMATION

SITE ADDRESS:	(911 ADDRESS TBD) SPOTSWOOD TRAIL ELKTON, VA 22827
LATITUDE (NAD 83): LONGITUDE (NAD 83):	38° 22' 21.5363" N 78° 35' 34.5472" W
GROUND ELEVATION:	1,501.0' AMSL
JURISDICTION:	ROCKINGHAM COUNTY
ZONING:	A2
PARCEL TAX MAP NUMBER:	145 - (A) - L51
PARCEL AREA:	65.3540 ACRES
PROPOSED COMPOUND AREA:	2,550 SQ.FT.
PROPOSED DISTURBED AREA:	12,000 SQ.FT. ± (0.28 ACRES)
PROPOSED IMPERVIOUS AREA:	4,500 SQ.FT.± (0.10 ACRES)
PARKING:	1
PARCEL OWNER:	SUN VALLEY VIEW, LLC 2188 LOUGH RD ELKTON, VA 22827
TOWER OWNER:	NETWORK TOWERS, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	195'-0" (AGL) (TOP OF TOWER) 199'-0" (AGL) (HIGHEST POINT)
CLASSIFICATION GROUP:	U
CONSTRUCTION TYPE:	2B
POWER SUPPLIER:	DOMINION VIRGINIA POWER CONTACT: TBD PHONE: TBD EMAIL: TBD WORK ORDER # TBD

PROJECT TEAM

APPLICANT:	DREW PATTERSON NETWORK TOWERS, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 363-0891
CONSTRUCTION MANAGEMENT:	STEVE POOLE NETWORK BUILDING + CONSULTING 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (540) 290-6704
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079

VICINITY MAP



DIRECTIONS

FROM RICHMOND,VIRGINIA, GET ON I-95 NORTH / I-64 EAST / I-64 WEST, KEEP RIGHT, HEADING TOWARD CHARLOTTESVILLE / WASHINGTON, T EXIT 79, HEAD RIGHT ON THE RAMP FOR I-195 SOUTH / I-64 WEST TOWARD CHARLOTTESVILLE / POWHITE PKWY, AT EXIT 136, HEAD RIGHT ON THE RAMP FOR US-15 TOWARD GORDONSVILLE / PALMYRA, KEEP RIGHT, HEADING TOWARD GORDONSVILLE / ORANGE, AT THE ROUNDABOUT, TAKE THE 2ND EXIT FOR US-33 W / VA-231 / N MAIN ST, STAY ON SPOTSWOOD TRAIL FOR 30.9 MILES, MAKE A U-TURN TO STAY ON US-33 E / SPOTSWOOD TRAIL, ENTER UNPAVED ROAD TO THE RIGHT, ARRIVE AT SITE'S LOCATION.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2021 INTERNATIONAL BUILDING CODE
- 2021 VA UNIFORM STATE BUILDING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2019 NFPA 101, LIFE SAFETY CODE
- 2021 IFC
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST ED.
- TELECORDIA GR-1275
- ANSI/T 311

DRAWING INDEX

T-1	TITLE SHEET
EE-1	EASEMENT EXHIBIT
EE-2	EASEMENT EXHIBIT
Z-1	OVERALL SITE PLAN
Z-2	SITE PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION
S-1	FENCE DETAILS
S-2	SIGNAGE DETAILS

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"X34". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

PROJECT NARRATIVE

NETWORK TOWERS, LLC PLANS TO BUILD A NEW WIRELESS TELECOMMUNICATIONS FACILITY WHICH WILL INCLUDE A NEW 195' MONOPOLE TOWER AND 30'x85' FENCED COMPOUND AS DEFINED ON THIS PLAN SET. THE TOWER WILL BE DESIGNED WITH AVAILABLE SPACE ON THE TOWER AND GROUND FOR (4) TENANTS / COLLOCATORS. THE PROPOSED TOWER AND FENCED COMPOUND WILL NOT BE LOCATED INSIDE EXISTING WETLANDS OR RIPARIAN BUFFERS.

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

SITE INFORMATION

NT SITE NAME:
SADDLEBACK MOUNTAIN
NT SITE ID: VA-T23.27
NB+C PROJ. # 100772
(911 ADDRESS TBD)
SPOTSWOOD TRAIL
ELKTON, VA 22827
ROCKINGHAM COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
0	10/07/2025	ZONING DRAWINGS	OP

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
TRENT TRAVIS SNARR
Lic. No. 049978
PROFESSIONAL ENGINEER
DATE 10/07/2025

ENGINEER

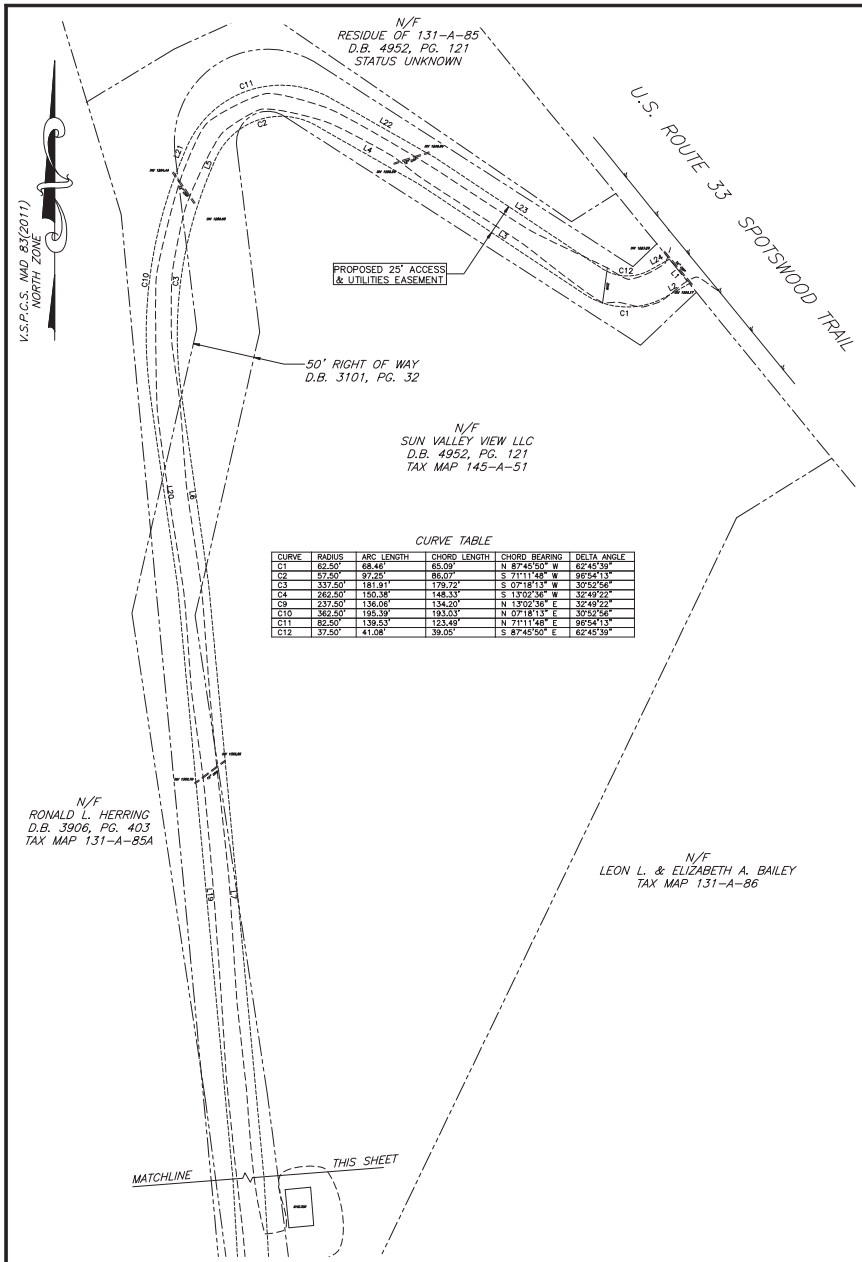
TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

TITLE SHEET

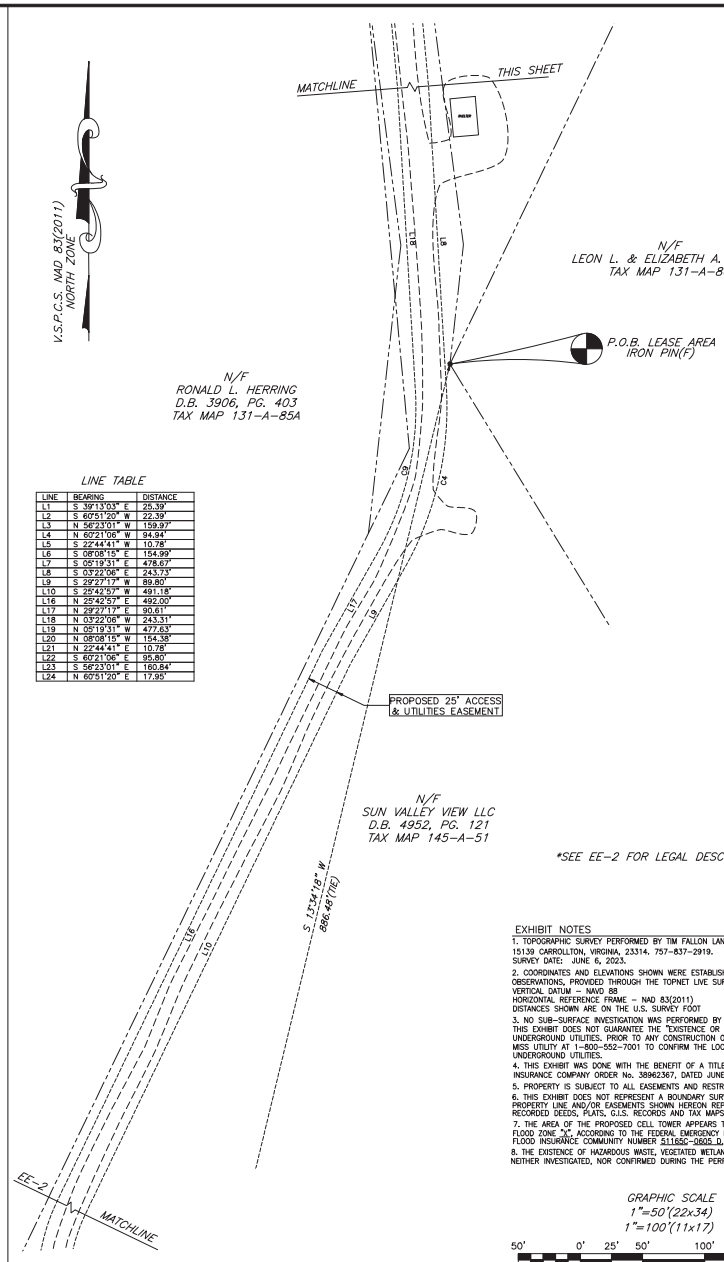
SHEET NUMBER

T-1



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	62.50'	68.46'	65.09'	N 87°45'50" W	62°45'39"
C2	57.50'	97.25'	86.07'	S 71°11'48" W	96°54'13"
C3	337.50'	181.91'	179.72'	S 07°18'13" W	30°52'56"
C4	262.50'	150.38'	148.33'	S 13°02'36" W	32°49'22"
C9	237.50'	136.06'	134.20'	N 13°02'36" E	32°49'22"
C10	362.50'	195.39'	193.03'	N 07°18'13" E	30°52'56"
C11	82.50'	139.53'	123.49'	N 71°11'48" E	96°54'13"
C12	37.50'	41.08'	39.05'	S 87°45'50" E	62°45'39"



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°13'03" E	25.39'
L2	S 60°51'20" W	22.39'
L3	N 56°31'01" W	159.97'
L4	N 60°21'06" W	94.94'
L5	S 22°44'41" W	10.78'
L6	S 08°08'15" E	154.99'
L7	S 05°19'31" E	478.67'
L8	S 03°22'06" E	243.73'
L9	S 29°27'17" W	89.80'
L10	S 25°42'57" W	491.18'
L16	N 25°42'57" E	492.00'
L17	N 29°27'17" E	90.61'
L18	N 03°22'06" W	243.31'
L19	N 05°19'31" W	477.63'
L20	N 08°08'15" W	154.38'
L21	N 22°44'41" E	10.78'
L22	S 60°21'06" E	95.80'
L23	S 56°23'01" E	160.84'
L24	N 60°51'20" E	17.95'

*SEE EE-2 FOR LEGAL DESCRIPTIONS

EXHIBIT NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY TIM FALLON LAND SURVEYING, PLLC 15139 CARROLLTON, VIRGINIA, 23314. 757-837-2919. SURVEY DATE: JUNE 6, 2023.
2. COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING KINEMATIC GPS OBSERVATIONS, PROVIDED THROUGH THE TOPNET LIVE SURVEY CONTROL NETWORK. VERTICAL DATUM – NAVD 88 HORIZONTAL REFERENCE FRAME – NAD 83(2011) DISTANCES SHOWN ARE ON THE U.S. SURVEY FOOT
3. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY TIM FALLON LAND SURVEYING, PLLC THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
4. THIS EXHIBIT WAS DONE WITH THE BENEFIT OF A TITLE REPORT BY FEDELITY NATIONAL TITLE INSURANCE COMPANY ORDER No. 38962367, DATED JUNE 20, 2023.
5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.
7. THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY – NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51165C-0605 D, DATED FEBRUARY 6, 2008.
8. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.

GRAPHIC SCALE
1"=50'(22x34)
1"=100'(11x17)

50' 0' 25' 50' 100' 200'

APPLICANT

NETWORK TOWERS

NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 200
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED

NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 200
GLEN ALLEN, VA 23059
804-548-4079

SITE INFORMATION

NT SITE NAME: NEW HOPE
NT SITE ID: VA-T23.27

NB+C PROJ. # 100772
(911 ADDRESS TBD)
US ROUTE 33
ELKTON, VA 22827
ROCKINGHAM COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
0	8/1/23	EXHIBIT	RTW

COMMONWEALTH OF VIRGINIA
CROBERT T. WILLIAMS, JR.
LIC. No. 002551
8-1-2023
LAND SURVEYOR

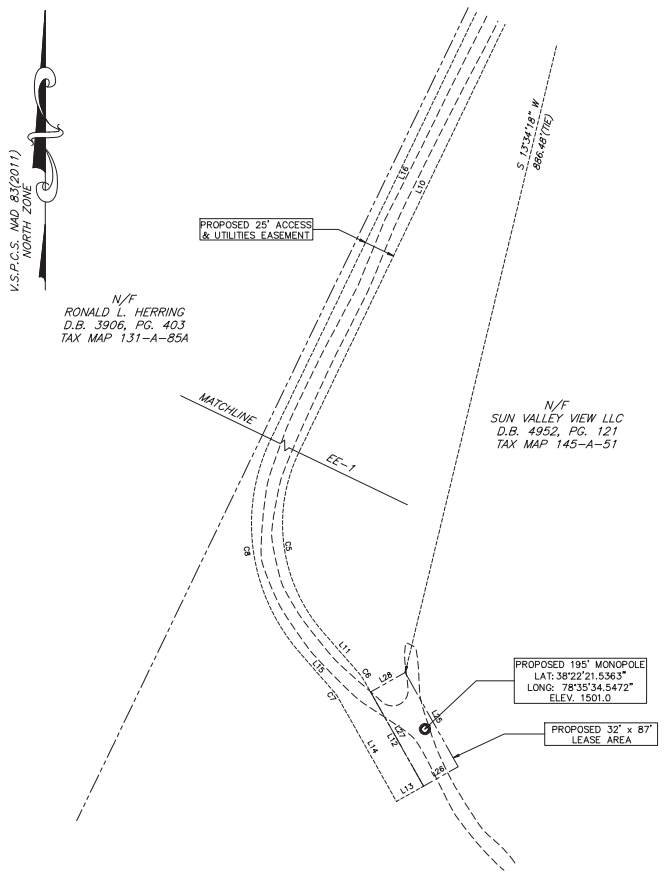
TIM FALLON LAND SURVEYING, PLLC
15139 CARROLLTON BLVD, SUITE C
SUITE C, P.O. BOX 189
CARROLLTON, VIRGINIA, 23314

SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

EE-1



LINE TABLE

LINE	BEARING	DISTANCE
L10	S 25°42'57" W	491.18'
L11	S 41°11'52" E	40.72'
L12	S 29°20'03" E	94.76'
L13	S 60°39'57" W	25.00'
L14	N 29°20'03" W	94.76'
L15	N 41°11'52" W	40.72'
L16	N 25°42'57" E	492.00'
L25	S 29°20'03" E	87.00'
L26	S 60°39'57" W	32.00'
L27	N 29°20'03" W	87.00'
L28	N 60°39'57" E	32.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	132.50'	154.74'	146.10'	S 07°44'28" E	66°54'49"
C6	62.50'	12.94'	12.92'	S 35°15'58" E	11°51'49"
C7	37.50'	7.76'	7.75'	N 35°15'58" W	11°51'49"
C8	157.50'	183.94'	173.66'	N 07°44'28" W	66°54'49"

LEGAL DESCRIPTION PROPOSED 32' x 87' LEASE AREA

A PROPOSED 32' x 87' LEASE AREA ON TAX MAP 145-A-51, FURTHER DESCRIBED IN DEED BOOK 4620, AT PAGE 474; SHOWN ON A PLAT BY RANDALL K. NEWMAN, DATED 6-22-2006 AS "57.280 ACRES"; OF RECORD IN THE CLERK OF THE CIRCUIT COURT'S OFFICE, ROCKINGHAM COUNTY, VIRGINIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN AT THE NORTHERLY MOST CORNER OF SAID "57.280 ACRES" ALONG A TIE LINE S 13°34'18" W A DISTANCE OF 886.48' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE S 29°20'03" E A DISTANCE OF 87.00' TO A POINT;
THENCE S 60°39'57" W A DISTANCE OF 32.00' TO A POINT;
THENCE N 29°20'03" W A DISTANCE OF 87.00' TO A POINT;
THENCE N 60°39'57" E A DISTANCE OF 32.00' TO A POINT BEING THE TRUE POINT A PLACE OF BEGINNING HAVING AN AREA OF 2,784 SQUARE FEET OR 0.064 ACRES.

CERTIFICATION

I, ROBERT T. WILLIAMS, JR., A LICENSED VIRGINIA LAND SURVEYOR HEREBY CERTIFY TO NETWORK TOWERS, II THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE REPORT: BY FIDELITY NATIONAL INSURANCE COMPANY, ORDER No. 38962367 DATED JUNE 20, 2023 FOR TAX MAP NO. 145-A-51, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED IN SAID TITLE REPORT. THE SAID TITLE REPORT DOES DESCRIBE THE LANDS AS DEPICTED ON THIS EXHIBIT.
ITEM D. EASEMENTS AND/OR RIGHTS OF WAY:

Easement in favor of Gerald M. Stevens, John F. Stevens, Richard G. Stevens, Suzanne C. Lewis, and Mary Pamela Wallace, set forth in instrument recorded on May 14, 2007 in Deed Book 3101, Page 32. (Does not affect the proposed lease area; the proposed access & utilities easement runs along a portion of this right of way)

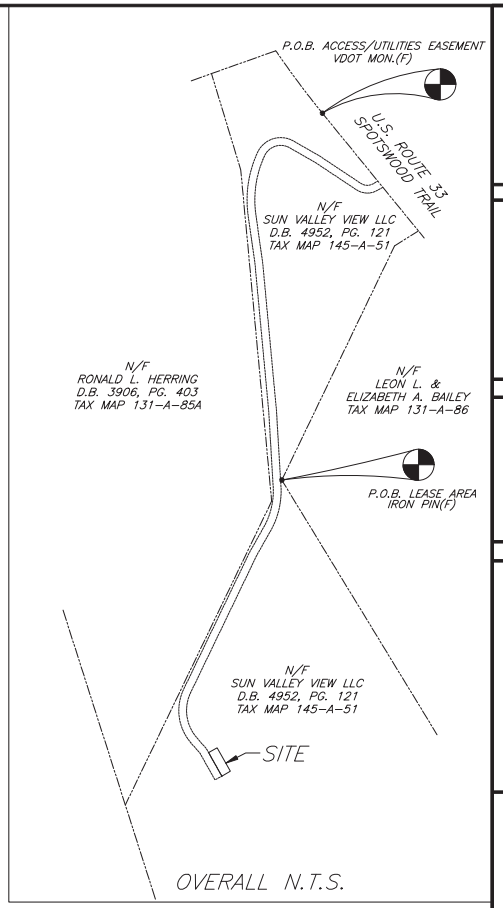
A 20' R/W and a 30' R/W as shown on the plat recorded in Deed Book 4952 at Page 123. (Does not affect either the proposed lease area or the proposed access & utilities easement)

LEGAL DESCRIPTION PROPOSED 25' ACCESS & UTILITIES EASEMENT (OVERALL)

A PROPOSED 25' ACCESS AND UTILITIES EASEMENT OVER AND ACROSS TAX MAP 145-A-51, FURTHER DESCRIBED IN DEED BOOK 4620, AT PAGE 474 AND DEED BOOK 4748, AT PAGE 539; SHOWN ON A PLAT BY RANDALL K. NEWMAN, DATED 10-27-2017 AS "6.608 ACRES"; OF RECORD IN THE CLERK OF THE CIRCUIT COURT'S OFFICE, ROCKINGHAM COUNTY, VIRGINIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN VDOT MONUMENT AT THE POINT OF TANGENCY ALONG THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 33, LOCALLY KNOWN AS SPOTSWOOD TRAIL; SAID POINT BEING SHOWN ON SAID PLAT; THENCE ALONG SAID RIGHT OF WAY TIE LINE S 39°13'03" E A DISTANCE OF 282.37' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY S 39°13'03" E A DISTANCE OF 25.39' TO A POINT;
THENCE LEAVING SAID RIGHT OF WAY S 60°51'20" W A DISTANCE OF 22.39' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 68.46', A RADIUS OF 62.50', A CHORD BEARING OF N 87°45'50" W, AND A CHORD LENGTH OF 65.09',TO A ;
THENCE N 56°23'01" W A DISTANCE OF 159.37' TO A POINT;
THENCE N 60°21'06" W A DISTANCE OF 94.94' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 97.25', A RADIUS OF 57.50', A CHORD BEARING OF S 71°11'48" W, AND A CHORD LENGTH OF 86.07', TO A POINT;
THENCE S 22°44'41" W A DISTANCE OF 10.78' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 181.91', A RADIUS OF 337.50', A CHORD BEARING OF S 07°18'13" W, AND A CHORD LENGTH OF 179.72', TO A POINT;
THENCE S 08°08'15" E A DISTANCE OF 154.99' TO A POINT;
THENCE S 05°19'31" E A DISTANCE OF 478.67' TO A POINT;
THENCE S 03°22'06" E A DISTANCE OF 243.73' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 150.38', A RADIUS OF 262.50', A CHORD BEARING OF S 13°02'36" W, AND A CHORD LENGTH OF 148.33', TO A POINT;
THENCE S 29°27'17" W A DISTANCE OF 89.80' TO A POINT;
THENCE S 25°42'57" W A DISTANCE OF 491.18' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 154.74', A RADIUS OF 132.50', A CHORD BEARING OF S 07°44'28" E, AND A CHORD LENGTH OF 146.10', TO A POINT;
THENCE S 41°11'52" E A DISTANCE OF 40.72' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.94', A RADIUS OF 62.50', A CHORD BEARING OF S 35°15'58" E, AND A CHORD LENGTH OF 12.92', TO A POINT;
THENCE S 29°20'03" E A DISTANCE OF 94.76' TO A POINT;
THENCE S 60°39'57" W A DISTANCE OF 25.00' TO A POINT;
THENCE N 29°20'03" W A DISTANCE OF 94.76' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.76', A RADIUS OF 37.50', A CHORD BEARING OF N 35°15'58" W, AND A CHORD LENGTH OF 7.75', TO A POINT;
THENCE N 41°11'52" W A DISTANCE OF 40.72' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 183.94', A RADIUS OF 157.50', A CHORD BEARING OF N 07°44'28" W, AND A CHORD LENGTH OF 173.66', TO A POINT;
THENCE N 25°42'57" E A DISTANCE OF 492.00' TO A POINT;
THENCE N 29°27'17" E A DISTANCE OF 90.61' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 136.06', A RADIUS OF 237.50', A CHORD BEARING OF N 13°02'36" E, AND A CHORD LENGTH OF 134.20', TO A POINT;
THENCE N 03°22'06" W A DISTANCE OF 243.31' TO A POINT;
THENCE N 05°19'31" W A DISTANCE OF 477.63' TO A POINT;
THENCE N 08°08'15" W A DISTANCE OF 154.38' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 195.39', A RADIUS OF 362.50', A CHORD BEARING OF N 07°18'13" E, AND A CHORD LENGTH OF 193.03', TO A POINT;
THENCE N 22°44'41" E A DISTANCE OF 10.78' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 139.53', A RADIUS OF 82.50', A CHORD BEARING OF N 71°11'48" E, AND A CHORD LENGTH OF 123.49', TO A POINT;
THENCE S 60°21'06" E A DISTANCE OF 95.80' TO A POINT;
THENCE S 56°23'01" E A DISTANCE OF 160.84' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 41.08', A RADIUS OF 37.50', A CHORD BEARING OF S 87°45'50" E, AND A CHORD LENGTH OF 39.05', TO A POINT;
THENCE N 60°51'20" E A DISTANCE OF 17.95' TO A POINT ALONG SAID RIGHT OF WAY BEING THE TRUE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 64,127 SQUARE FEET OR 1.472 ACRES.



GRAPHIC SCALE
1"=50'(22x34)
1"=100'(11x17)
50' 0' 25' 50' 100' 200'

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 200
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 200
GLEN ALLEN, VA 23059
804-548-4079

SITE INFORMATION

NT SITE NAME: NEW HOPE
NT SITE ID: VA-T23.27

NB+C PROJ. # 100772
(911 ADDRESS TBD)
US ROUTE 33
ELKTON, VA 22827
ROCKINGHAM COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
0	8/1/23	EXHIBIT	RTW

COMMONWEALTH OF VIRGINIA
ROBERT T. WILLIAMS, JR.
LIC. No. 002551
8-1-2023
LAND SURVEYOR

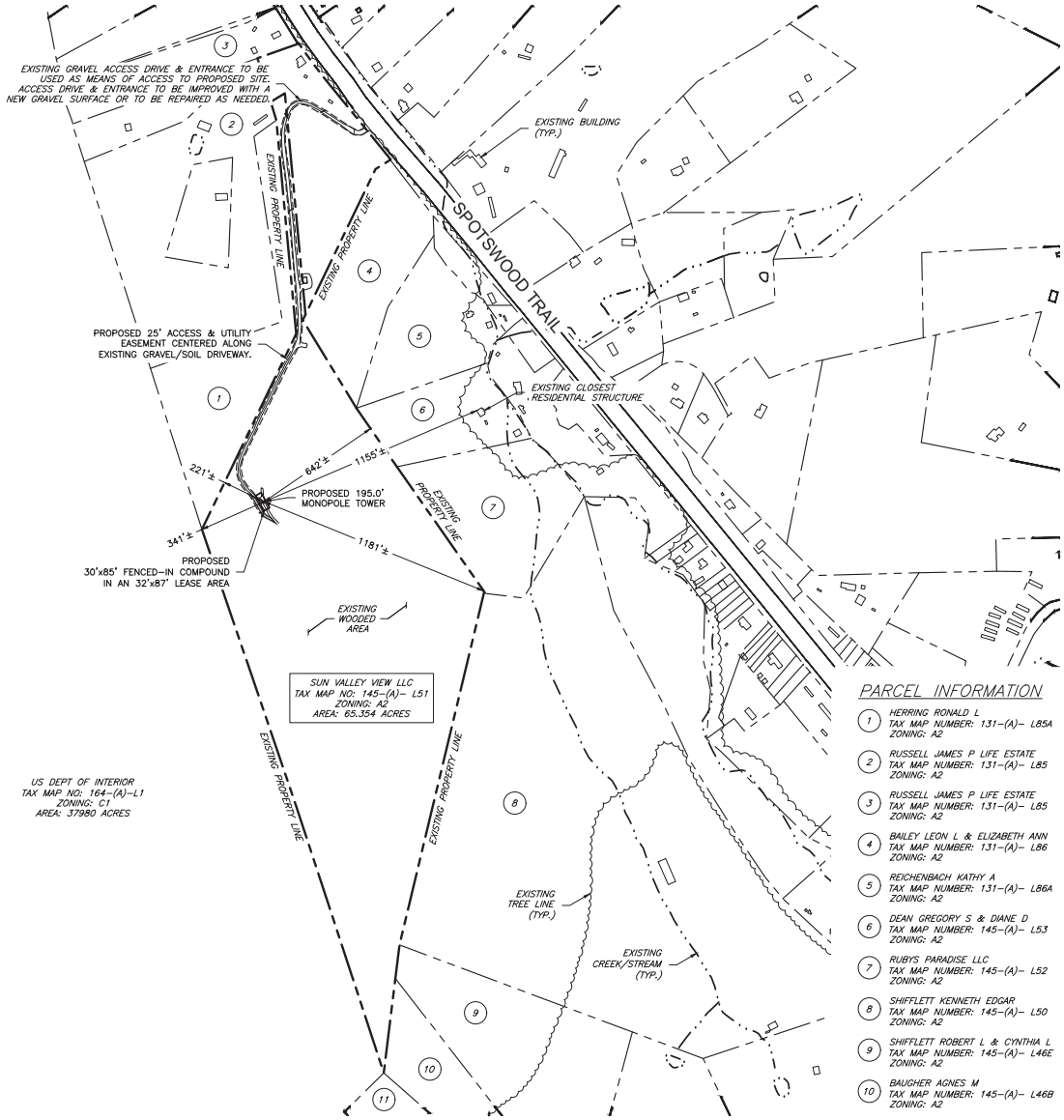
TIM FALLON LAND SURVEYING, PLLC
15139 CARROLLTON BLVD, SUITE C
SUITE C, P.O. BOX 189
CARROLLTON, VIRGINIA, 23314

SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

EE-2



PARCEL INFORMATION

1. HERRING RONALD L
   TAX MAP NUMBER: 131-(A)- L85A
   ZONING: A2
2. RUSSELL JAMES P LIFE ESTATE
   TAX MAP NUMBER: 131-(A)- L85
   ZONING: A2
3. RUSSELL JAMES P LIFE ESTATE
   TAX MAP NUMBER: 131-(A)- L85
   ZONING: A2
4. BAILEY LEON L & ELIZABETH ANN
   TAX MAP NUMBER: 131-(A)- L86
   ZONING: A2
5. REICHENBACH KATHY A
   TAX MAP NUMBER: 131-(A)- L86A
   ZONING: A2
6. DEAN GREGORY S & DIANE D
   TAX MAP NUMBER: 145-(A)- L53
   ZONING: A2
7. RUBYS PARADISE LLC
   TAX MAP NUMBER: 145-(A)- L52
   ZONING: A2
8. SHIFFLETT KENNETH EDGAR
   TAX MAP NUMBER: 145-(A)- L50
   ZONING: A2
9. SHIFFLETT ROBERT L & CYNTHIA L
   TAX MAP NUMBER: 145-(A)- L46E
   ZONING: A2
10. BAUGHER AGNES M
    TAX MAP NUMBER: 145-(A)- L46B
    ZONING: A2
11. MEADOWS TERRY E & ERVIN K
    TAX MAP NUMBER: 145-(A)- L46B1
    ZONING: A2

ZONING MAP



ZONING INFORMATION

JURISDICTION: ROCKINGHAM COUNTY

ZONING: A2

DIMENSION	REQUIRED ±	PROPOSED ±
FRONT YARD SETBACK:	219'	642'±
SIDE YARD SETBACK:	219'	221'±
REAR YARD SETBACK:	219'	341'±
NEAREST RESIDENTIAL STRUCTURE:	299'	1,155'±

LOT AREA: 63.354 ± ACRES

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

NOTES:
1) ALL SETBACKS SHOWN ARE FROM EXISTING TOWER CENTER TO EXISTING PROPERTY LINES.

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING CREEK/STREAM
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- PROPOSED CHAIN-LINK FENCE
- PROPOSED GRAVEL ROAD

GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. THE CLOSEST RESIDENTIAL BUILDING IS LOCATED 1,155± AWAY FROM PROPOSED TOWER CENTER.
6. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO CONVEY PROPERTY. BOUNDARY INFORMATION OBTAINED FROM RECORDED DEED OR PLAT.
7. REFER TO SURVEY DOCUMENT ON SHEETS EE-1 THROUGH EE-2 FOR ALL LEASED AREA, ACCESS & UTILITY EASEMENT AND PROPERTY BOUNDARY INFORMATION.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL MANAGEMENT AGENCY – COMMUNITY PANEL NO. 51165C-0605 D, DATED 02/06/2008.

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
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SITE INFORMATION

NT SITE NAME:
SADDLEBACK MOUNTAIN
NT SITE ID: VA-T23.27
NB+C PROJ. # 100772
(911 ADDRESS TBD)
SPOTSWOOD TRAIL
ELKTON, VA 22827
ROCKINGHAM COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
0	10/07/2025	ZONING DRAWINGS	OP

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
TRENT TRAVIS SNARR
Lic. No. 049978
PROFESSIONAL ENGINEER
DATE 10/07/2025

ENGINEER

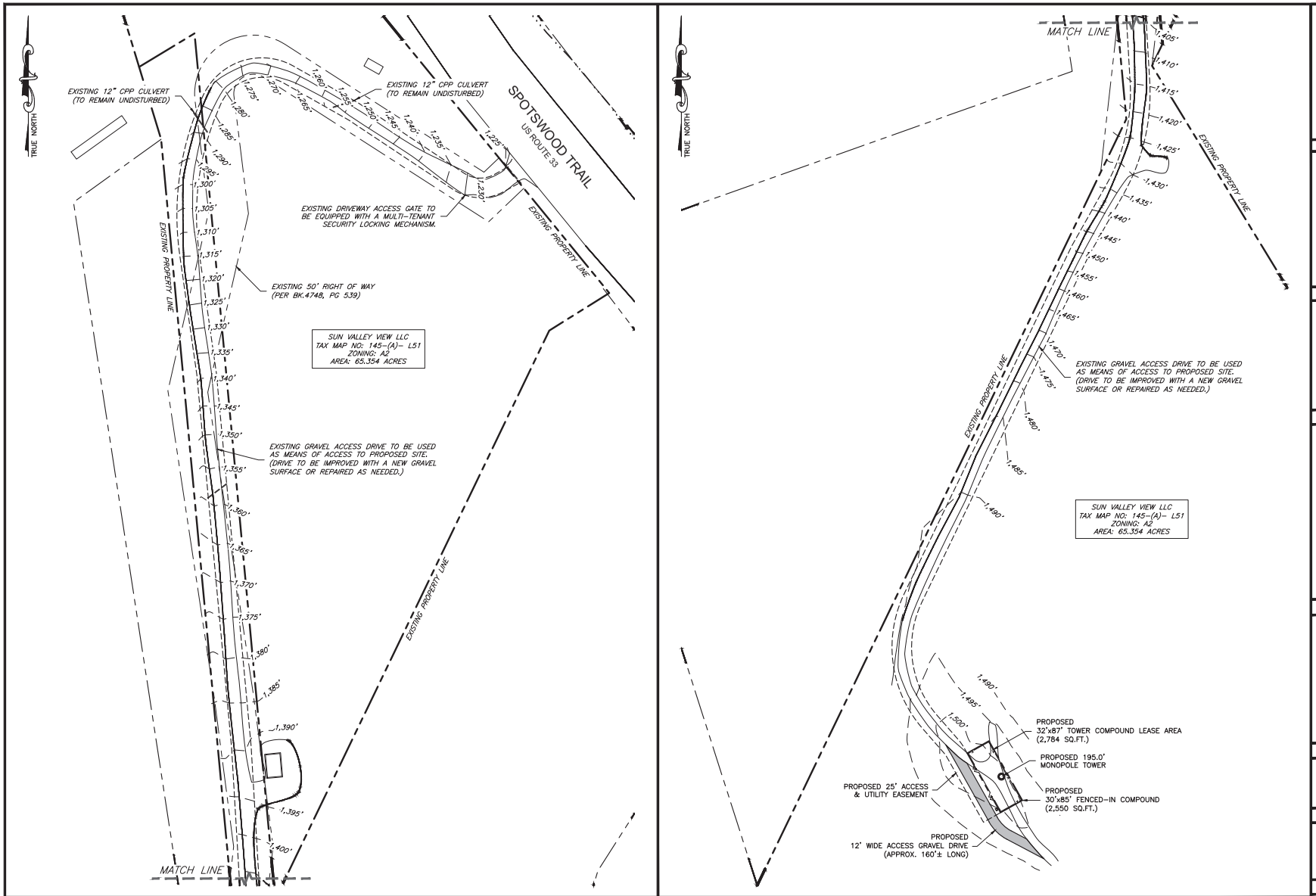
TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

Z-1



1 / Z-2 SITE PLAN
SCALE: 1" = 60' (22X34)
SCALE: 1" = 120' (11X17)

GRAPHIC SCALE
60 0 30 60 120 240
1 INCH = 60 FEET (22X34)
1 INCH = 120 FEET (11X17)

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
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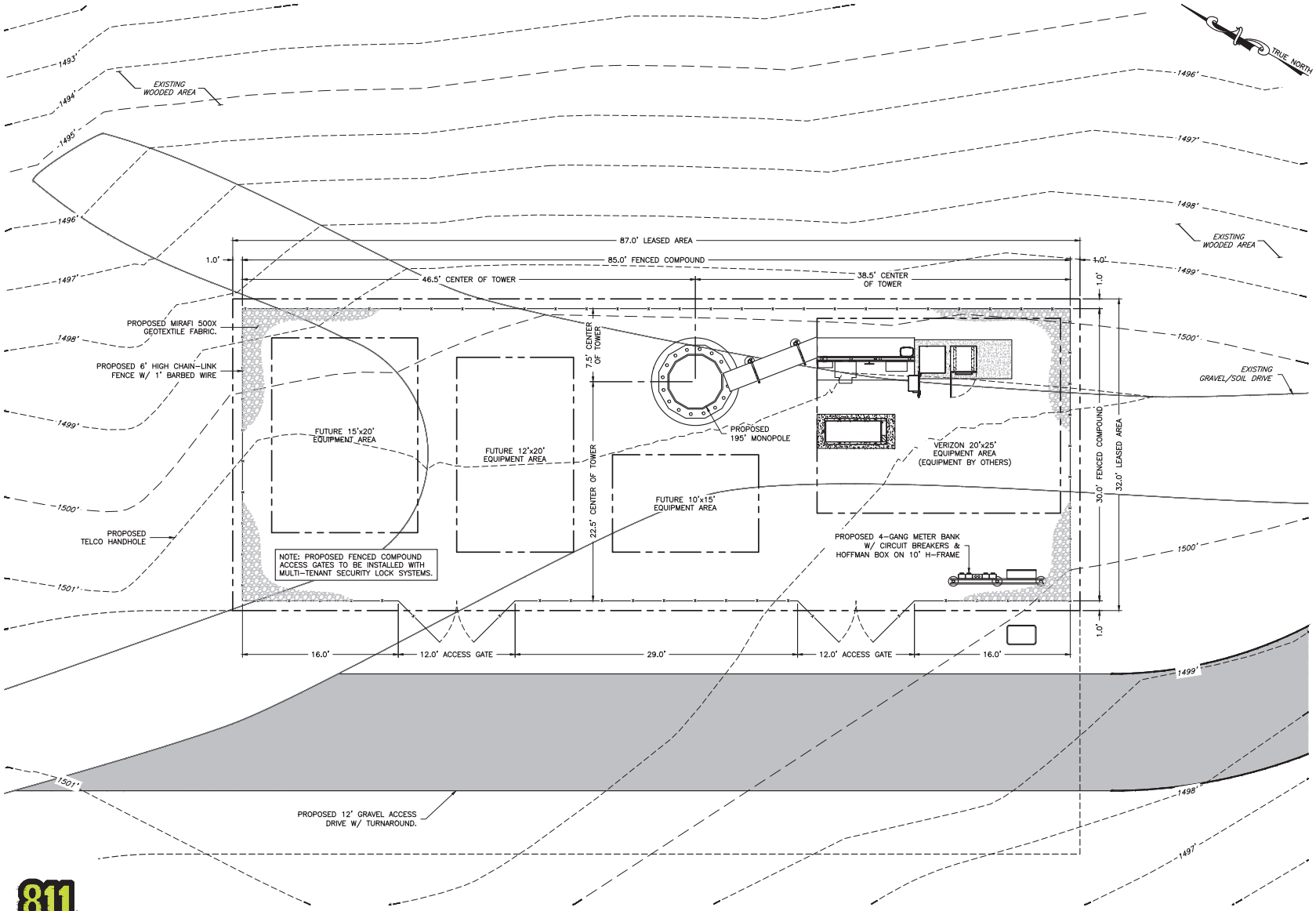
TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-2



1 / C-1 COMPOUND PLAN
SCALE: 1" = 5' (22X34)
SCALE: 1" = 10' (11X17)

GRAPHIC SCALE
5 0 2.5 5 10 20
1 INCH = 5 FEET (22X34)
1 INCH = 10 FEET (11X17)

811 Know what's below. Call before you dig.

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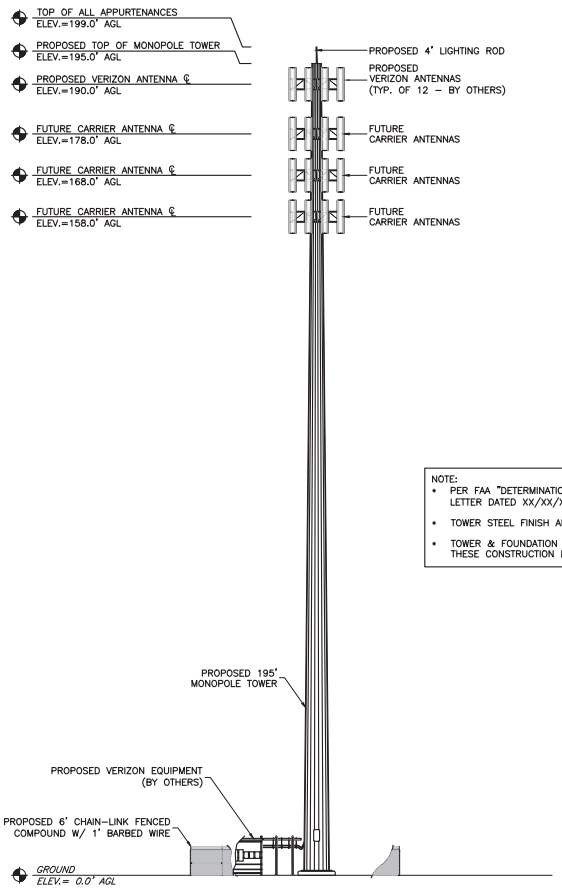
TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

C-1



NOTE:
- PER FAA "DETERMINATION OF NO HAZARD TO AIR NAVIGATION" LETTER DATED XX/XX/XXXX, TOWER ILLUMINATION IS NOT REQUIRED.
- TOWER STEEL FINISH AND STEEL COMPONENTS TO BE GALVANIZED.
- TOWER & FOUNDATION DESIGN PERFORMED INDEPENDENTLY FROM THESE CONSTRUCTION DRAWINGS.

1 / C-2 TOWER ELEVATION
SCALE: 1" = 15' (22X34)
SCALE: 1" = 30' (11X17)

GRAPHIC SCALE
15 0 7.5 15 30 60
1 INCH = 15 FEET (22X34)
1 INCH = 30 FEET (11X17)

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
17. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
18. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
19. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

811 Know what's below. Call before you dig.

APPLICANT

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NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED
NB+C ENGINEERING SERVICES, LLC.
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GLEN ALLEN, VA 23059
804-548-4079

SITE INFORMATION

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NT SITE ID: VA-T23.27
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(911 ADDRESS TBD)
SPOTSWOOD TRAIL
ELKTON, VA 22827
ROCKINGHAM COUNTY

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PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
TRENT TRAVIS SNARR
Lic. No. 049978
PROFESSIONAL ENGINEER
DATE 10/07/2025

ENGINEER

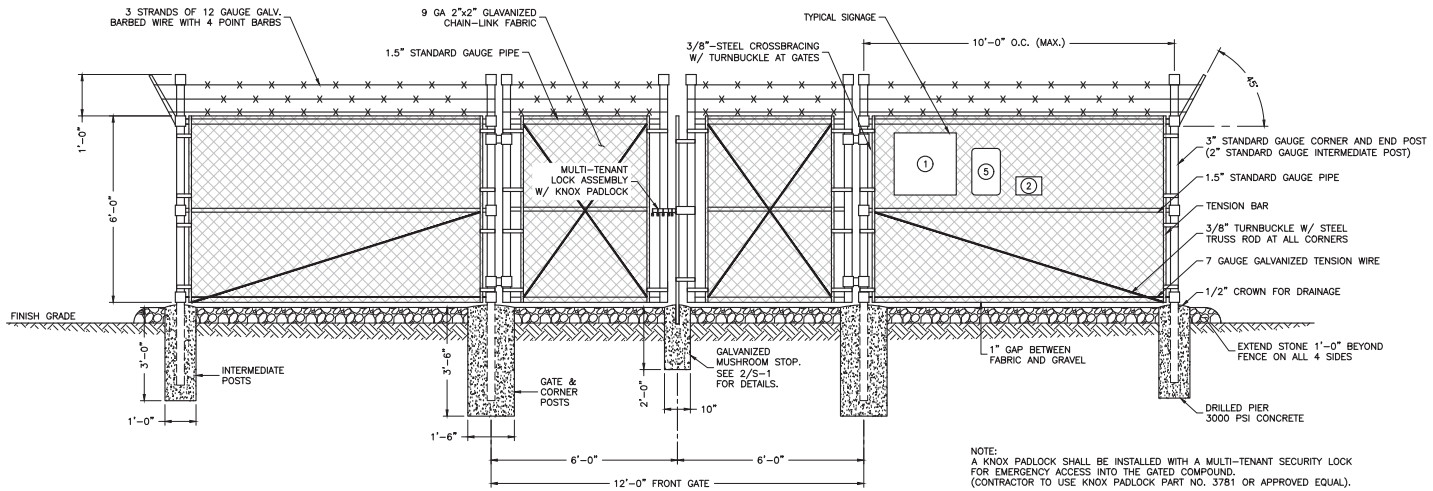
TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

TOWER ELEVATION

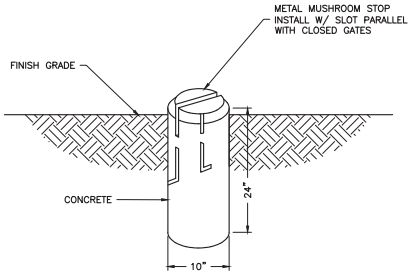
SHEET NUMBER

C-2

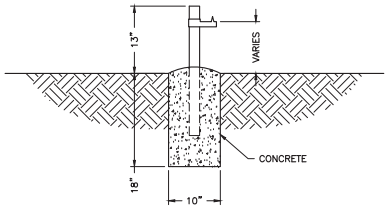


1 / S-1 TYPICAL FENCE AND GATE DETAIL
NTS

NOTE:
FENCE & GATE DETAIL FOR REFERENCE PURPOSES ONLY.
FOR ACTUAL FENCE & GATE DIMENSIONS REFER TO SHEET C-1

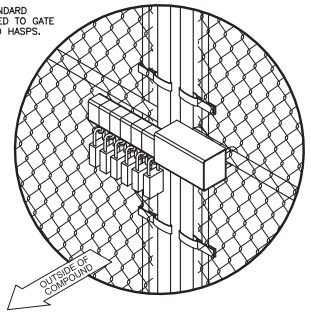


2 / S-1 MUSHROOM STOP DETAIL
NTS



3 / S-1 GATE KEEPER DETAIL
NTS

NOTE:
MULTI-TENANT SECURITY LOCK: STANDARD GALVANIZED 2" LOCK SYSTEM WELDED TO GATE POSTS 6-2" SLEEVES WITH SLOTTED HASPS.



4 / S-1 MULTI-LOCK DETAIL
NTS

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ENGINEER

TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

FENCE DETAILS

SHEET NUMBER

S-1



QTY: (1) ON RIGHT SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE, IF EXIST
CONTRACTOR SHALL VERIFY FCC NUMBER PRIOR TO ORDERING SIGNAGE

1 **NETWORK TOWERS II - SITE SIGN**
24" WIDE X 24" HIGH

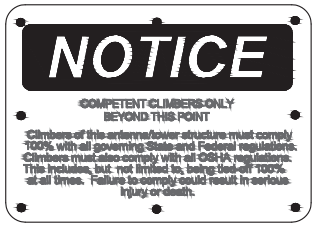
SIGNAGE NOTES

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS UNLESS NOTED OTHERWISE SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE.



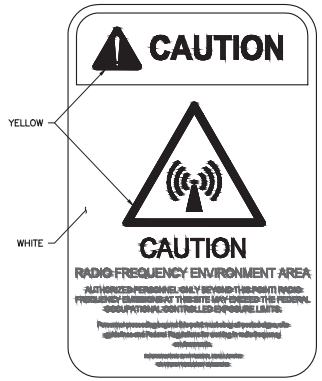
QTY: (4) EACH SIDE OF COMPOUND

2 **NO TRESPASSING - SIGN**
10" WIDE X 7" HIGH



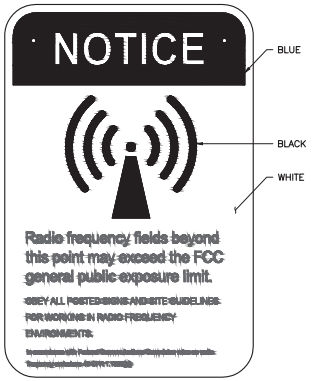
QTY: (1) MOUNT SIGN ON CLIMBING FACE AT EYE LEVEL.

3 **COMPETENT CLIMBER - SIGN**
10" WIDE X 7" HIGH



WHITE / YELLOW BACKGROUND W/ BLACK LETTERING
QTY: (1) TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB

4 **CAUTION RF - SIGN**
12" WIDE X 18" HIGH



WHITE / BLUE BACKGROUND W/ BLACK LETTERING
QTY: (1) TO BE MOUNTED AT COMPOUND ACCESS GATE

5 **NOTICE RF - SIGN**
12" WIDE X 18" HIGH

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804-548-4079

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TRENT TRAVIS SNARR
Lic. No. 049978
DATE 10/07/2025
PROFESSIONAL ENGINEER

ENGINEER

TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

SIGNAGE DETAILS

SHEET NUMBER

S-2


Full Gospel
Lighthouse Tabernacle
View 9
Mt Pleasant
Church of Elkton
View 8
View 5
Spotswood Trail
Forest Ridge Cabin
Hensley Holl
View 6
View 10
View 7
View 11
Swift Run Campground
Site
View 1
Country View
Lodging Motel
View 2
Swift Run
33
View 4
View 3
Saddleback
Mountain
Location Map
Nat'l Park Sign
- not visible
- visible



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 1-Swift Run Campgrounds
View from the East
Showing the Existing Site

NETWORK TOWERS
AN N2+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
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Elkton, VA 22827

Photograph Information:
View 1-Swift Run Campgrounds
View from the East
Showing the Proposed Site

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
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Elkton, VA 22827

Photograph Information:
View 2-Spotswood Trail
View from the Southwest
Showing the Existing Site

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
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38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 2-Spotswood Trail
View from the Southwest
Showing the Proposed Site

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
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Elkton, VA 22827

Photograph Information:
View 3-Beldor Road
View from the Southeast
SITE NOT VISIBLE

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 4-Beldor Road
View from the Southeast
Showing the Existing Site

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 4-Beldor Road
View from the Southeast
Showing the Proposed Site

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 5-Mill Lane
View from the Northeast
SITE NOT VISIBLE

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 6-Mill Lane
View from the Northeast
SITE NOT VISIBLE

NETWORK TOWERS
AN Na+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 7-Mill Lane
View from the Northeast
SITE NOT VISIBLE

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 8-Little Bear Trail
View from the North
SITE NOT VISIBLE

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 9-Sapling Ridge Road
View from the Northwest
SITE NOT VISIBLE

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 10-Spotswood Trail
View from the North
SITE NOT VISIBLE

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
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38°22'21.5"N 78°35'34.6"W
Elkton, VA 22827

Photograph Information:
View 11-Tyler Lane
View from the Northeast
Showing the Existing Site

NETWORK TOWERS
AN NB+C COMPANY



Site Name: Saddleback Mountain
Wireless Communication Facility
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Elkton, VA 22827

Photograph Information:
View 11-Tyler Lane
View from the Northeast
Showing the Proposed Site

NETWORK TOWERS
AN NB+C COMPANY

Sam Averna
Land Use Manager
Network Towers
120 Eastshore Drive, Suite 300
Glen Allen, VA 23059

November 20, 2025

Kelly Getz, Zoning Administrator
Rockingham County Community Development Department
20 E. Gay Street
Harrisonburg, VA 22802

RE: Special Use Permit Application for New Wireless Telecommunication Facility
Parcel Address: 2188 Lough Rd, Elkton, VA 22827
Parcel #: 145-(A)-L51

Dear Mr. Getz:

The application filed on behalf of the applicant, Network Towers II, LLC, with respect to its proposed telecommunications facility (monopole tower) on the above referenced property:

- Application;
- Applicant narrative and associated filing materials;

If you have any questions or require any additional information, please contact me at (571) 340-5493.

Sincerely,

Sam Averna

Land Use Manager
Network Towers

NETWORK TOWERS
Site Name: Saddleback Mountain
SPECIAL USE PERMIT – APPLICANT NARRATIVE

Request

Network Towers (the "Applicant") proposes to construct and operate a 199 foot monopole communications tower on a 65.3540 acre parcel located at 2188 Lough Road, Elkton, VA 22827 ("Property"). The Property is owned by Sun Valley View, LLC. Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") has a need for improved coverage in this area and will be the anchor tenant on the tower.

Design and Compatibility

The proposed tower will have an overall structure height of 199 feet (195 foot monopole with a 4 foot lightning rod), which will accommodate Verizon Wireless and at least three (3) other collocators. The overall lease area will be 32' x 87' and the fenced compound will be 30' x 85'. The tower and associated ground equipment will be compatible with the surrounding area for the following reasons:

- The tower will be strategically sited as far back from the public right-of-way and adjacent properties as possible to reduce visibility;
- The tower will be 1,155' from the closest off-site residential structure;
- The tower's elevation of 1,405 feet is essential to ensure maximum coverage efficiency and meet service objectives in the surrounding area;
- The tower will be made of galvanized steel to match the backdrop of the sky, therefore, reducing visibility;
- The ground equipment will be enclosed by a security fence and surrounded by existing vegatation;
- The facility will be unmanned and will only be visited approximately once a month by technicians;
- The facility will not be lit and will not emit any odor, fumes or glare; and
- The noises emitted from the ground equipment are not louder than normal residential HVAC equipment.

Purpose of Tower

In today's society, reliable wireless service is a necessity for residents, students, businesses and emergency personnel. The proposed tower will provide the infrastructure needed for Verizon Wireless, as well as multiple other wireless carriers, to expand and improve their networks in this area of Rockingham County. This reliable wireless service will enhance and protect the local economy and complement economic development by (1) providing citizens the opportunity to work and shop from home (2) allowing students the ability to utilize the latest online educational opportunities while at home (3) helping nearby businesses to be more effective and efficient in their everyday operations and (4) providing dependable wireless

service to citizens travelling and emergency services operating on roadways in the area. This tower will specifically provide the latest wireless technologies to the following:

- Those living in the area;
- Those travelling on Spotswood Trail (Route 33), Mill Lane, Sapling Ridge Road, Beldor Road, Mount Pleasant Road, and surrounding neighborhood roads;
- Those working, visiting, and shopping throughout the area: Swift Run Campground, Elkton Middle School, Mercy Seat Church, and surrounding businesses.

ORDINANCE REQUIREMENTS

The subject property is zoned A-2, General Agriculture. In accordance with the Zoning Ordinance, wireless telecommunications facilities are permitted in the A-2, General Agriculture District with an approved Special Use Permit "SUP". Wireless Telecommunication Facilities are governed within the Zoning Ordinance, Article VI, Section 17-607: Supplemental Standards for Certain Land Uses. The applicable requirements in these sections are as follows:

§ 17-607. Supplemental Standards for Certain Land Uses

Wireless telecommunications facilities.

In the R-1, R-2, R-3, PSF, PMF, R-4, R-5, MH-1, and MHP zoning districts, all wireless telecommunications facilities shall be stealth.

The proposed wireless telecommunications facility will be located on an A-2 zoned parcel.

In all zoning districts, wireless telecommunications systems shall meet the following:

1. The requirements set forth in this article shall govern the siting of antennas, antenna support structures, and associated facilities unless specifically excluded herein.

   a) This article shall not govern any amateur radio, or its installation, if it is owned and operated by a federally licensed amateur radio station operator and used exclusively for noncommercial purposes.

   Duly noted.

   b) This article shall not govern any television reception antenna or its installation, if it is less than fifty (50) feet in height and is used exclusively for noncommercial purposes.

   Duly noted.

   c) This article shall not govern any satellite earth station antenna less than six (6) feet in diameter, which is used for noncommercial purposes.

   Duly noted.

2. The requirements for siting, design, and construction of all wireless telecommunications facilities regulated by this article shall include the following:

a. All wireless service providers and tower development companies owning and/or operating wireless telecommunication facilities in the County shall submit by February 1 of each year an inventory of their facilities identifying the following:

1. Antenna support structure owners shall identify the structure location (latitude and longitude), street address, structure type (e.g. monopole, guyed, etc.), structure height, and FCC antenna support registration number. Antenna support structure owners shall identify each antenna located on the structure by owner, antenna type (e.g. panel, stick, dish, etc.), and antenna height (centerline elevation).

Duly noted.

2. Wireless service providers shall identify the structure owner, structure location (latitude and longitude), street address, structure type (e.g. monopole, guyed, etc.), antenna type (e.g. panel, stick, dish, etc.), antenna height (centerline elevation), and broadcast license area.

Duly noted.

3. Antenna support structure owners shall notify the Zoning Administrator in writing of any change in ownership within forty-five (45) days of this action.

Duly noted.

b. Antenna support structures shall maintain a galvanized steel finish unless required to be painted in accordance with FAA guidelines. Antennas shall be of a neutral, non-reflective color with no logos. Under certain circumstances, the County may request that the structure and ancillary equipment be painted in order to conform the facilities to the surrounding environment and architecture.

The proposed monopole tower will have a galvanized steel finish to match the backdrop of the sky, therefore, reducing visibility. As noted in the submitted TOWAIR Report, FAA is not required for this site and no lighting is being proposed.

c. The design of wireless telecommunications facilities shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the telecommunications facilities with the natural setting and the built environment.

The proposed monopole tower will have a galvanized steel finish to match the backdrop of the sky, therefore, reducing visibility. Furthermore, the tower has been strategically sited within the existing mature treeline to reduce visibility.

d. Antennas and ancillary equipment installed on an adapted support structure shall be of a color that is identical to, or closely compatible with, the color of the structure so as to make the antenna and related equipment as visually unobtrusive as possible.

Duly noted.

e. Antenna support structures shall not be artificially lighted, unless required by the FAA or other regulatory authority. If lighting is required, the County may require the applicant to install special design lighting systems to minimize the visual impacts on surrounding properties.

The proposed monopole tower will not be artificially lit per FAA requirements.

f. No advertising of any type may be placed on the antenna support structure or other components comprising the wireless telecommunications facility.

Duly noted.

g. A sign is required displaying the facility owner's name, address, FCC antenna support registration number and emergency contact phone number. The sign shall not exceed four (4) square feet in size and shall be located on the security fence or other approved location.

The applicant will comply with the fencing requirements set forth above. The only proposed signage will be what is required by the FCC. Please see sheet S-2 for signage details.

h. If the proposed wireless telecommunications facility is located within one (1) mile of a national or state forest, national or state park, wildlife management area, or known historic or cultural resource site, then the Zoning Administrator shall notify that entity in writing.

Not applicable, the proposed telecommunications facility is not located with one (1) mile of the aforementioned locations.

i. Signs warning of electromagnetic energy emissions shall be posted at wireless telecommunication facilities pursuant to FCC regulations.

The only proposed signage will be what is required by the FCC. Please see sheet S-2 for signage details.

3. A balloon test shall be conducted prior to the public hearing before the Board of Supervisors for any telecommunications tower that exceeds one hundred (100) feet in height. The date and time shall be posted on the sign. If inclement weather precludes performing the test, an alternate date shall be coordinated with the Zoning Administrator.

The applicant conducted the public balloon fly requirement on November 6, 2025 from 9:00 am to 5:00 pm.

4. Application submission, fees and review process.

a. A completed wireless telecommunications facility application and all supporting documentation, as required herein, shall be submitted in accordance with the appropriate review schedule.

Please see the applicant's application submittal package.

b. An application fee as established by resolution by the Board of Supervisors shall be submitted with the wireless telecommunications facility application

Duly noted.

c. The wireless telecommunications facility application shall be reviewed by the Zoning Administrator for compliance. An incomplete application shall be returned to the applicant for correction and resubmission.

Duly noted.

d. All telecommunications facilities will be reviewed according to the following provisions:

1. Applications proposing the following shall be permitted by-right and be reviewed and approved by the Zoning Administrator:

i. The collocation of antennas on existing antenna support structures provided it does not result in an overall increase in the height of the structure;

Not applicable.

ii. The installation of antennas and equipment on adapted support structures provided the overall increase in height shall not exceed one hundred twenty (120) percent of the structure's height. The installation shall to the extent possible, use materials, colors, textures, and other appropriate techniques to blend the installation with the support structure; and

Not applicable.

iii. The collocation of antennas on public and private utilities in all zoning districts. The antenna's height shall be limited to one hundred twenty (120) percent of the structure's height.

Not applicable.

2. The Board of Supervisors shall require a public hearing under the special use permit process for all applications for wireless telecommunication facilities not permitted by- right.

Duly noted.

5. Measurement of antenna support structure height for the purpose of determining compliance with the requirements of this article shall include the structure, foundation, and any facilities attached thereto which extend above the top of the structure. The telecommunications facility height shall be measured from ground level.

   Duly noted. The proposed monopole tower will be 199' tall measured from ground level.

6. Telecommunications facilities shall meet or exceed all applicable federal standards and regulations set forth by the FAA, FCC, and other agencies with the authority to regulate such facilities. If such standards and regulations are changed, then the owners and operators of the telecommunications facilities governed by this article shall bring such telecommunications facilities into compliance as required. Failure to comply with federal standards and regulations shall constitute grounds for condemnation and removal of the noncompliant facilities by the County at the owner's or operator's expense. At final zoning approval, the applicant shall supply the following reports pursuant to federal requirements:

   a. An air navigation hazard determination report prepared by the FAA.

   Pursuant of FAA requirements and the submitted TOWAIR Report, filing and registration is not required with the FAA. The proposed tower and facility is not located in any flight paths or near any existing airports, therefore not requiring any lighting as well.

   b. FCC environmental compliance report prepared in accordance with the National Environmental Policy Act of 1969 (NEPA).

   Please see the submitted Phase 1 report confirming that there are no environmental impacts from the proposed project. The NEPA report is in progress and will be submitted once completed.

   c. Report describing the impact on historic resources prepared in accordance with Section 106 of the National Historic Preservation Act of 1966 (NHPA). This report should be accompanied by written comment by the state historic preservation office.

   Please see the submitted Phase 1 report confirming that this site poses no adverse impacts to historic resources. The NEPA report is in progress and will be submitted once completed.

7. Structural requirements.

   a. Prior to the use or extension of any structure to be used to support antennas, the applicant shall have obtained certification of the structural integrity by a registered professional engineer licensed in the commonwealth and a copy of such report shall be submitted to the County.

The applicant will provide a structural design report, by a registered professional engineer licensed in the commonwealth as part of the building permit application.

b. Owners of telecommunications facilities shall maintain said facilities such that they are in compliance with standards contained in applicable federal, state, and local building codes and regulations.

The tower and related facilities will be located, designed and operated in accordance with all local, state, and federal requirements.

8. In order to ensure that the county and the City of Harrisonburg public safety radio systems are free from harmful or destructive interference, each applicant requesting a permit to operate a wireless telecommunications facility shall:

a. Demonstrate compliance with good engineering practices;

The tower and related facilities will be located, designed and operated in accordance with all local, state and federal requirements.

b. Provide the County a copy of all intermodulation studies submitted to the FCC;

See submitted Non-Interference Letter confirming that this site will not cause interference.

c. Not induce harmful or destructive interference to the County or City public safety radio system;

The tower and related facilities will be located, designed and operated in accordance with all local, state and federal requirements. See submitted Non-Interference Letter confirming that this site will not cause interference.

d. Comply with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI); and

See attached Non-Interference (NI) Letter demonstrating that the proposed facility will not interfere with any public safety equipment.

e. Provide the County with a copy of its FCC frequency license.

The applicant will provide VZW's FCC frequency license once received.

9. The following setbacks and separation requirements shall apply to all wireless telecommunications facilities:

a. Antenna support structures shall be set back a distance equal to one hundred ten percent (110) of the height of the structure from all adjacent property lines and

a distance equal to one hundred fifty percent (150) of the height of the structure from any off-site structures used for human habitation. Setbacks for telecommunications antenna support structures shall be measured from the base of the structure to the property line of the parcel on which it is located and to the nearest corner of the off-site structure, as applicable. The setback from property lines may be reduced by notarized consent of the owner of the property on which the requested telecommunications facility is to be erected and the adjoining landowner whose property line falls within the specified distance. Setback requirements shall not preclude the construction of habitable buildings on adjacent parcels following the construction of the structure.

The tower will exceed all required setbacks. The following are the required and proposed setbacks:

Setback	*Required*	*Proposed*
Front	*218.9'*	*642'*
Right Side	*218.9'*	*1,181'*
Left Side	*218.9'*	*221'*
Rear	*218.9'*	*341'*
Existing offsite residence	*298.5'*	*1,155'*

b. Wireless telecommunications facilities shall meet all setback requirements for primary structures for the zoning district in which the telecommunications facility is located in addition to the requirements as set forth herein.

The tower will far exceed all required setbacks to include the primary structure setbacks for the A-2, General Agriculture district setbacks. The following are the required and proposed setbacks:

Setback	*Required*	*Proposed*
Front	*60'*	*642'*
Right Side	*15'*	*1,181'*
Left Side	*15'*	*221'*
Rear	*25'*	*341'*

c. Fall zones.

1. Antenna support structures shall be designed to collapse within the smallest possible area, should structural failure occur.

The proposed monopole tower will be designed to fall within the lot lines. Please see submitted P.E. Letter addressing the fall-zone.

2. The applicant shall submit written certification and supporting documentation from a structural engineer to this effect.

Please see submitted P.E. Letter addressing the fall-zone.

10. The following requirements shall govern the securing of telecommunications facilities:

    a. Wireless telecommunications facilities shall be enclosed by security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device unless determined by the County not to be warranted.

    The tower will be enclosed within a 7' (6' chain-link fence with 1' barbed wire) security fence.

    b. If a telecommunications tower or antenna is mounted on an alternative support structure the security fencing shall not be required unless the County determines that its safety requirements are not met without it.

    Not applicable.

    c. Monopoles and other single-pole structures, standing alone, shall be secured by anti-climbing devices.

    The tower will be enclosed with a 7' (6' chain-link fence with 1' barbed wire) security fence.

11. The following requirements for the planting and maintenance of landscaping surrounding telecommunications facilities shall be met.

    a. Telecommunications facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the support buildings and fence from adjacent property. The standard buffer shall consist of a landscaped strip at least ten (10) feet wide outside the perimeter of the compound. The applicant shall propose plant species indigenous to the region. Plant material shall be designed to screen the facility to a height of at least six (6) feet above ground level.

    b. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In some cases, such as telecommunications facilities sited on large, wooded lots, natural growth around the property perimeter may be a sufficient buffer such that landscaping is not warranted.

    c. The applicant is responsible for maintaining all plant material in a healthy condition. Any replacement plants shall be consistent with existing plantings.

    The applicant respectfully requests relief from the standard landscaping and buffering requirements for telecommunications facilities. The proposed tower site is located within a heavily wooded area at a high elevation, providing substantial natural screening from all surrounding properties. The existing mature vegetation effectively conceals the proposed compound and associated equipment, thereby achieving the intent of the ordinance to minimize visual impacts.

    Introducing additional landscaping would not only be unnecessary but could also result in disturbance to the existing mature vegetation and natural landforms. Given these site

conditions, the applicant requests that the existing wooded buffer be accepted as sufficient to meet the County's landscaping and screening intent.

12. Each applicant proposing wireless telecommunications facilities shall submit the following information as applicable:

a. The name, address, and telephone number of the applicant. If the applicant is not the owner of the parcel of land upon which the tower is situated, the written consent of the owner, and the name, address, and telephone number of the owner shall be evidenced in the application. The application shall also contain an affirmative statement indicating that both the owner and applicant agree to comply with the provisions regarding abandonment.

Please see submitted SUP application and the Letter of Authorization (LOA) from the property owner giving Network Towers II, LLC. permission to file this application.

b. The legal description, tax map number, and street address of the parcel of land upon which the structure is proposed.

See submitted Zoning Drawings (ZD's).

c. Written, technical evidence from a structural engineer that the existing or proposed structure meets the standards set forth herein.

The tower and related facilities will be located, designed and operated in accordance with all local, state and federal requirements. See submitted P.E. Letter.

d. Color photo simulations showing, to scale, representations of the proposed structure and associated facilities as it would appear viewed from the closest residential property or properties and from adjacent roadways. A minimum of six (6) photo simulations shall be provided. A map, to scale, shall be supplied identifying the location of each photo. Before and after photo exhibits should be presented. This provision shall not apply to collocation on existing antenna support or installations on adapted antenna support structures.

Please see the submitted photo-simulations packet, which demonstrates the minimal visual impact of the proposed tower. During the public balloon test conducted on November 6, 2025, from 9:00 a.m. to 6:00 p.m., the balloon was visible from only 4 of the 12 identified photo locations.

e. A surveyed site plan, including a description of the lot lines, showing setbacks, location of adjacent structures, location of the proposed structure, separation distances, elevation view of the structure showing the location of the proposed antennas, landscaping, screening, access, parking, and security.

See submitted Zoning Drawings (ZD's).

f. An acknowledgment that the applicant currently complies and will continue to comply with all FCC standards, including reporting requirements regarding radio frequency emissions.

Network Towers II, LLC. will comply and continue to comply with all FCC standards.

g. A radio frequency engineers statement which specifically describes the radio signal coverage area objective, the "hand-off" sites, radio technology being used (e.g. cellular, PCS, SMR, etc.), equipment specifications, propagation modeling software, methodology, and the factors and assumptions used in the analysis.

Per HB 1258, Section 15.2-2316.4:2(2) Application reviews, a locality shall not "Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies, or information reviewed by a federal agency as part of the approval process for the same structure and wireless facility, provided that a locality may require an applicant to provide a copy of any approval granted by a federal agency, including conditions imposed by that agency".

13. Removal of defective or abandoned telecommunications facilities.

a. Any component of a wireless telecommunications facility found to be defective or unsafe shall be repaired immediately by the owner or operator of such facilities to comply with federal, state, and local safety standards or removed within forty-five (45) days upon written notice at the expense of the owner or operator.

Duly noted.

b. Any component of a telecommunications facility that is not operated for a continuous period of six (6) months shall be considered abandoned, and shall be removed by the owner or operator of such component within ninety (90) days of receipt of notice from the Zoning Administrator notifying the owner/operator of such removal requirement.

1. Should the entire wireless telecommunications facility be ordered removed, removal includes the removal of the antenna support structure, fence, buildings, cabinets, and all other above-ground facilities. With the exception of underground fuel storage tanks, below-ground facilities may remain. Equipment buildings may remain with the landowner's approval.

Duly noted.

2. If there are two (2) or more users of a wireless telecommunications facility then this provision shall not become effective until all users cease using the antennas support structure.

Duly noted.

3. If the defective or abandoned facilities are not removed as herein required, the County may either seek court enforcement of such removal or the County may remove the facilities at the expense of the owner or operator as the County, in its sole discretion, determines.

Duly noted.

4. Foundations shall be removed to a depth of two (2) feet below ground level or covered to an equivalent depth with fill material.

Duly noted.

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Phase I Environmental Site Assessment

Saddleback Mountain (VA-T23.27)
Spotswood Trail
Elkton, Rockingham County, Virginia
ECA Project No. 25-002982
August 15, 2025
Revised February 10, 2026



PREPARED FOR:

Network Towers, LLC, Raleigh, NC & Cellco Partnership, d/b/a Verizon Wireless, Charlotte, NC 28262

PREPARED BY:

Environmental Corporation of America
1375 Union Hill Industrial Court
Alpharetta, GA 30004

August 15, 2025
Revised February 10, 2026

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Daniel Brown, Senior Manager RE/Regulatory
Verizon Wireless
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Charlotte, NC 28262

Subject: **Phase I Environmental Site Assessment**
Saddleback Mountain (VA-T23.27)
Spotswood Trail
Elkton, Rockingham County, Virginia
ECA Project No. 25-002982

Dear Mr. Averna:

Environmental Corporation of America (ECA) is pleased to provide this report of our Phase I Environmental Site Assessment.

ECA has performed these services jointly for Network Towers, LLC and Cellco Partnership, d/b/a Verizon Wireless (Verizon Wireless), in general conformance with the scope and limitations of ASTM Practice E1527-21 and Verizon Scope of Work #2, for the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has not revealed evidence of recognized environmental conditions or business environmental risks in connection with the subject property. Based on the findings, further assessment of the subject property is not warranted at this time.

ECA appreciates this opportunity to provide you with these professional services. If you have any questions regarding this report, please call us at (770) 667-2040.

Sincerely yours,
Environmental Corporation of America



Romalie Valdes
Project Scientist



Eric Johnson
Principal Scientist

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1.0 EXECUTIVE SUMMARY

ECA was retained by Network Towers, LLC to conduct a Phase I Environmental Site Assessment of the subject property in accordance with ASTM E1527-21 and Verizon Scope of Work #2. Network Towers, LLC proposes the construction of a telecommunications facility within a 32-foot by 87-foot lease area. The proposed lease area would be accessed by a proposed 2,500-foot long by 25-foot wide access/utility easement. Ground disturbance associated with the project would total approximately 1.5 acres. Cellco Partnership, d/b/a Verizon Wireless will be collocating antennas on the proposed tower structure and installing equipment within the proposed compound. ECA was not provided with the specific plans for Verizon's installation activities. The subject property location is shown in Appendix A.

Findings and Opinions

Evidence of recognized environmental conditions or business environmental risks was not identified in connection with the subject property during the course of the assessment. It is ECA's opinion that there has been no material impact to the subject property.

Conclusions and Recommendations

This assessment has not revealed evidence of recognized environmental conditions in connection with the subject property. As a result, further assessment is not warranted at this time.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this assessment was to identify "recognized environmental conditions", as well as "business environmental risks" in connection with the subject property by means of record reviews, site reconnaissance, interviews, and preparation of this report.

A *recognized environmental condition* is defined by the ASTM E1527-21 standard as (1) "the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

A *controlled recognized environmental condition* is defined by the ASTM E1527-21 standard as "a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place to implementation of required controls (for example, activity and use limitations or other property use limitations)."

A *historical recognized environmental condition* is defined by the ASTM E1527-21 standard as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations)."

A *de minimis condition* is defined by the ASTM E1527-21 standard as a condition related to a release "that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

A *business environmental risk* is defined by the ASTM E1527-21 standard as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate."

This Phase I Environmental Site Assessment has been conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Per the ASTM standard, this assessment was "intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"): that is, the practice that constitutes "*all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary standards and practices."

2.2 Detailed Scope of Services

The following scope of work was performed to fulfill the project purpose and in accordance with the General Services Agreement, effective December 16, 2021 and amended July 22, 2024 (Contract # CW2379425), between ECA and Verizon Wireless; the Verizon Wireless Scope of

Work #2 *Environmental Due Diligence Services – AAI, Phase I Environmental Site Assessment*; and consistent with ASTM E1527-21, *Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process*:

- A *Records Review* was conducted to include an evaluation of the physical setting of the subject property (geology, soil and groundwater conditions, topography, database searches, and public records review. Information was sought from sources of environmental records and those regarding historical use. ECA retained Environmental Data Resources, Inc. (EDR) to conduct the database search of the applicable local, tribal, State, and Federal databases, as well as other sources, as needed or required by the ASTM standard or the Verizon Wireless Scope of Work #2. The appendices contain the pertinent information obtained and utilized in our records review. Section 7.0 of this report discusses the results of our records review.

- A *Site Reconnaissance* was conducted to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. Section 5.0 contains a discussion of observations made during our site reconnaissance.

- *Interviews* were conducted to assess the potential for recognized environmental conditions in connection with the subject property. Parties interviewed included individuals familiar with the subject property such as the past and present owners, operators, and occupants of the subject property (if any), and state or local government officials. Section 6.0 of this report contains the results of our interviews and a review of any information provided to us. Information provided by the user is discussed in Section 4 and responses to our interview questions are documented in Appendix E.

- *Additional items* that are not included within ASTM E1527-21 but are required per the Verizon Wireless Scope of Work were considered, including floodplains, wetlands/ waters, asbestos, lead-containing paints, mold, and radon.

- This *Report* was prepared to document the results of our inquiry as well as our findings, opinions, and conclusions. The appendices contain figures, photographs, and other supporting documentation.

2.3 Significant Assumptions

Unless indicated otherwise herein, we assume that the user of this report seeks to qualify for one of the LLPs to CERCLA liability. ECA has not tried to independently verify the information provided by the parties interviewed or information gathered from other sources in the process of this assessment. ECA has relied on the information as true, accurate, and complete, unless we had reason to suspect otherwise.

2.4 Deviations

Unless otherwise noted, ECA has not deviated from or deleted any requirements of the ASTM E1527-21 standard or the Verizon Wireless Scope of Work #2. Also, ECA was under no client-imposed constraint.

2.5 Limitations and Exceptions

ECA performed no subsurface investigation as part of this assessment and removed no on-site vegetation. Therefore, it is possible that evidence of regulated substances not encountered during our site inspection exists below grade or beneath vegetation, pavement, or structures which may cover portions of the subject property. No sampling or testing of materials was conducted unless specified herein.

This report contains our evaluation of information gathered at the time of our assessment. Subsequent changes in site conditions, available information, or subsequent releases which result in material impact to the subject property were not considered in this study.

During the site visit, ECA visually and physically observed the subject property (by sight and smell) and accessible structures on the subject property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles and in conformance with Section 9 of ASTM Practice E1527-21 and the Verizon Scope of Work #2 (Contract # CW2379425).

ECA has assessed the entire proposed compound area, the site access, and utility routes, and the areas immediately surrounding these features. In the event Verizon's proposed construction and installation activities deviate marginally from the included materials, it would not likely impact ECA's analysis or alter conclusions stated in the report.

2.6 Special Terms and Conditions

This assessment was performed in accordance with generally accepted methods and practices of the profession and the Verizon Scope of Work #2 (Contract # CW2379425). The conclusions are based on "reasonably ascertainable" information and are not to be considered scientific certainties. The intent of this study was to identify environmental concerns that would be obvious to an environmental professional exercising due diligence and is not intended to represent an exhaustive research of all potential hazards that may exist. Unless addressed specifically herein, special terms and conditions in relation to this project are not included in this assessment.

2.7 User Reliance

This study and report have been prepared for and may be relied upon by Network Towers, LLC and Cellco Partnership, d/b/a Verizon Wireless and its parents, affiliates, subsidiaries, successors, and assigns. The report is considered Proprietary Information and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used or relied upon by any other party, without written notification from Network Towers, LLC to ECA. In that case, ECA will issue a letter of understanding to the third party for their signature and will provide a copy of this report to the third party as directed by Network Towers, LLC for a processing fee. Notwithstanding, anything to the contrary herein, any third party reliance is limited to the agreed upon scope of work by ECA and Network Towers, LLC.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

Parent Parcel ID Number(s)	145-A-51 & R7075
Address	Spotswood Trail, Elkton, Rockingham County, Virginia
Subject Property Dimensions	32-foot by 87-foot lease area and an approximate 2,500 square-foot access/utility/fiber easement
Latitude, Longitude (lease center)	38° 22' 21.5" N 78° 35' 34.5" W

A legal description of the subject property was not provided. However, a Site Vicinity Plan is included in Appendix A.

3.2 Subject Property and Vicinity General Characteristics

The subject property consists of wooded land and an access drive in an area generally characterized by wooded land and recreational and rural residential development.

3.3 Current and Past Uses of the Subject Property

The subject property is currently occupied by wooded land and an access drive. Past uses of the subject property are discussed in Section 7.4.

3.4 Descriptions of Improvements on the Subject Property

Other than a gravel and grassed drive throughout portions of the proposed access/utility easement, ECA did not observe improvements on the subject property during the site reconnaissance.

3.5 Current Uses of Adjoining and Surrounding Properties

ECA performed a visual inspection of adjoining properties from the subject property boundaries and along public right of ways. The following table identifies the adjoining properties and surrounding areas uses:

Direction	Adjoining Use(s)	Surrounding Use(s)
North	Wooded land	Wooded land
South	Wooded land	Wooded land
East	Wooded land and a workshop	Wooded land followed by Swift Run Camp Ground beyond which is Spotswood Trail
West	Wooded land	Wooded land and residences

Notable adjoining property uses are further identified on the Site Vicinity Plan in Appendix A.

3.6 Physical Setting

Item	Description	Source
Site Elevation	1,501 feet NAVD88 (at lease center)	Client provided survey/ 1-A
Interpreted Surface Slope	Generally northwest, east, and southwest (lease area is at a topographic peak)	USGS Topographic Maps
Influencing Hydrologic Features	A tributary of W. Swift Run approximately 1,200 feet northeast of proposed lease area	USGS Topographic Maps, National Wetlands Inventory, Aerial Photography
Soil Type	Sylco flaggy silt loam, 15 to 25 percent slopes (66D); Sylco flaggy silt loam, 25 to 45 percent slopes (66E); Hawksbill cobbly loam, 2 to 7 percent slopes (36B)	NRCS

Item	Description	Source
Soil Type Description	The Sylco series consists of moderately deep, somewhat excessively drained soils on mountain ridge summits and side slopes in the Blue Ridge. They formed in residuum that is affected by soil creep in the upper part, and weathered from metasedimentary rocks such as phyllite, slate, and metsandstone. The Hawksbill series consists of deep, well drained soils formed in colluvial/alluvial material. They occupy low terraces and colluvial fans.	USDA Soil Series Description
Physiographic/Geologic Location	Blude Ridge Physiographic Province	USGS
Depth to Groundwater	More than 80 inches	NRCS

4.0 USER PROVIDED INFORMATION

It is ECA's understanding that Network Towers, LLC is considering developing a wireless telecommunications facility at the subject property and that Verizon Wireless plans to collocate antennas and locate associated equipment within the proposed facility. ECA was retained to provide this Phase I Environmental Site Assessment to identify recognized environmental conditions in connection with the subject property prior to the real estate transaction.

In accordance with Section 6 (User's Responsibilities) of ASTM E1527-21, the client is responsible for providing the information referenced in the following sections.

4.1 User Questionnaire

In accordance with ASTM E1527-21, Section 6, ECA provided the user with an optional User Questionnaire to assist the user and the environmental professional in gathering information from the user that may be material to identifying recognized environmental conditions. ECA received a completed User Questionnaire from Mr. Steven Fanshaw. Based on a review of the completed User Questionnaire, the client's representative had no specialized knowledge related to past uses, specific chemicals, spills or other chemical releases, environmental clean-ups, or obvious indicators pointing to the presence or likely presence of releases at the subject property. Further, Mr. Fanshaw was forthcoming with information and had no knowledge of environmental liens or activity and use limitations on the subject property or reductions in fair market value related to known or suspected contamination at the subject property. See Appendix E for a copy of the completed User Questionnaire.

4.2 Title Records

ECA has not been provided with a chain-of-title for the subject property. However, ECA will review and comment on such if provided to us. ECA may have been informed of, or discovered through interviews, general information regarding prior ownership of the subject property. If so, such information is discussed in Section 7.4. However, this should not be construed to be a title search as normally conducted by a title professional.

4.3 Environmental Liens or Activity and Use Limitations

It is ECA's understanding that the user has not discovered any environmental liens or Activity and Use Limitations (AULs) on the subject property. Additionally, ECA reviewed an EDR Environmental Lien and AUL Search report, which did not indicate any environmental liens or AULs in connection with the subject property.

4.4 Specialized Knowledge

ECA questioned the user regarding available information concerning the subject property and the pending transaction. Specialized knowledge of environmental issues was not provided to ECA. The results of these inquiries are discussed herein as appropriate.

4.5 Commonly Known or Reasonably Ascertainable Information

The user did not provide other information commonly known in the community or reasonably ascertainable regarding the subject property that would indicate a recognized environmental condition.

4.6 Valuation Reduction for Environmental Issues

ECA has not been informed of any reduction in the value of the subject property below the fair market value. If there has been a reduction, the user should consider this in light of the information reported herein, try to identify an explanation for the reduction, and document this evaluation.

4.7 Reason for Performing Phase I

It is ECA’s understanding that the user has requested this assessment to qualify for one of the landowner liability protections (LLPs) to CERCLA liability. ECA also assumes that there may be other business-related reasons for requesting this assessment that we are unaware of and have not specifically been addressed.

4.8 Proposed Site Design

The proposed development includes the construction of a fenced compound and a telecommunications tower structure within a proposed 32-foot by 87-foot lease area that would be accessed via an approximate 2,500-foot by 30-foot utility/access easement. Verizon Wireless will be collocating antennas on the proposed tower structure and installing equipment within the proposed compound. Although ECA was not provided with the specific plans for Verizon's installation activities, ECA understands that Network Towers, LLC will be responsible for all construction and ground disturbance for the proposed facility, and Verizon will not turn dirt/disturb any ground. Site plan drawings provided to ECA by Network Towers, LLC are included in Appendix A.

4.9 Other

No additional information regarding the subject property was provided by the user.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The objective of ECA's site reconnaissance was to obtain information, by visually and physically observing the subject property and vicinity (by sight and smell), which could likely lead to the identification of recognized environmental conditions in connection with the subject property. The site reconnaissance was performed by Summer Shives on August 5, 2025.

5.2 General Site Setting

The subject property consists of wooded land land in an area generally characterized by wooded land and recreactional and rural residential development.

5.2.1 Site Observations

Photographs were taken of noteworthy areas of the subject property and vicinity and are included in Appendix B. The locations where the photographer was standing are indicated on the Site Vicinity Plan in Appendix A. Site observations are summarized in the following table and discussed in further detail below, if applicable.

Item	Observed	Description
Storage Tanks (UST, AST)	Yes	An apparently empty plastic storage tank was observed adjacent to the access/utility easement; no obvious evidence of a release was observed

Item	Observed	Description
Drains, Pits, Cisterns, Cesspools	No	NA
Odors, Pools of Liquid, Ponds, Lagoons	No	NA
Drums	Yes	Plastic and metal drums were observed adjacent to the proposed access/utility easement, many of which were hollowed out or appeared to contain rainwater; No obvious evidence of a release was observed
Hazardous Materials/Waste and Petroleum Products	No	NA
Unidentified Substance Containers	Yes	A tote and multiple buckets, along with a container with a flammable hazardous label, were observed in areas adjacent to the access/utility easement; these items appeared empty, and no obvious evidence of a release was observed
PCBs (and related equipment)	Yes	A pole-mounted transformer was observed adjacent to the proposed access/utility easement
Stained Soil or Pavement	No	NA
Stressed Vegetation	No	NA
Solid Waste	Yes	Miscellaneous wooden, plastic and household debris, wood spools, metal and plastic piping, observed adjacent to the proposed access/utility easement; no obvious evidence of release was observed
Unnatural Fill or Grading	No	NA
On-Site Septic Systems	No	
On-Site Potable Water	No	NA
Wastewater	No	NA
Wells	No	NA
Other Notable Observations	Yes	Several apparent animal traps and related containers, one metal shipping/cargo container, trailers, vehicles, and other common household items were observed surrounding an apparent workshop adjacent to the proposed access/utility easement; No obvious evidence of release was observed

ECA did not observe obvious evidence of a release of petroleum products or hazardous materials, such as staining, petroleum odors and/or stressed vegetation, within or adjacent to the subject property. Observations made during the site reconnaissance were not indicative of the presence of a recognized environmental condition.

5.3 Offsite Observations

In the areas immediately surrounding the subject property, ECA observed wooded land, residences, and Spotswood Trail. Offsite observations were not indicative of a recognized environmental condition. ECA was only able to observe the general use of the surrounding properties; therefore, there could be recognized environmental conditions that were not discovered.

5.4 Asbestos

No suspect asbestos-containing materials (ACMs) were noted within the subject property. Therefore, it appears that no suspect ACMs would be disturbed as a result of the proposed project.

5.5 Lead-Based Paint

No painted surfaces were observed within the subject property; therefore, no disturbance of lead-based paints is anticipated as a result of the proposed project.

5.6 Mold

No structures are present within the subject property. No evidence of mold growth and/or significant water infiltration was observed.

6.0 INTERVIEWS

ECA interviewed the following parties to determine if they had specialized knowledge of the subject property that might indicate recognized environmental conditions. The interviews are documented in Appendix E.

6.1 Interview with Owner

ECA completed a landowner interview with the subject property owner, Mr. Shannon Dean. Mr. Dean was forthcoming with information and indicated that he has owned the subject property since 2015. He indicated there are no buildings on the subject property, no storage or use of petroleum products or hazardous materials, and no underground or aboveground storage tanks. He was not aware of water or sewer services, wells, or septic tanks on the subject property. Mr. Dean was not aware of previous environmental studies of the property and had no concerns from neighboring properties. He was not aware of environmental liens, deed restrictions, or activity and use limitations associated with the property. Further, Mr. Dean did not identify misuse or storage of herbicides or pesticides on the subject property.

6.2 Interview with Site Manager or Occupants

There was no site manager or occupant available for interview. As a result, ECA did not interview the site manager or occupants during the course of this assessment.

6.3 Interviews with Local Government Officials

Local and state agencies, such as environmental health departments, fire departments, and building and planning departments are contacted to identify any current or previous environmental related concerns, such as hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property.

Agency Name	Date Contacted	Contact Method	Response
Elkton Volunteer Fire Company	07/29/25	Online form	At the time of this report, a response had not been received.
Rockingham County Environmental Services	07/29/25	Online form	At the time of this report, a response had not been received.

ECA regulatory agency interviews are available for review in Appendix E, if received at the time of this report. If pertinent information is received that indicates a potential for environmental concern after the completion of this report, it will be forwarded under a separate cover.

6.4 Interviews with Others

ECA did not interview other parties regarding the subject property during the course of this assessment.

7.0 RECORDS REVIEW

7.1 Standard and Scope of Work-Specific Environmental Record Sources

Environmental Data Resources, Inc. (EDR) was retained to provide a database search of the applicable record sources, as required by the ASTM standard and Verizon Scope of Work #2. Federal, State, local, and tribal environmental databases were reviewed to obtain information that might identify recognized environmental conditions in connection with the subject property.

Regulated and non-regulated facilities identified on the federal, state, local, and tribal databases located within the standard ASTM and Verizon Scope of Work #2 search distances of the subject property along with information obtained from the various regulatory databases, are included on

the EDR report in Appendix D. If considered warranted, ECA may have also reviewed agency files for additional environmental information on listed facilities that are considered likely to represent a recognized environmental condition.

The subject property and adjoining properties did not appear on the databases reviewed. Multiple facilities were otherwise identified on the databases searched within the standard ASTM and Verizon Scope of Work #2 search distances of the subject property. However, based on factors such as distance, presumed or documented groundwater flow direction, relative topography and/or current regulatory status, the listings identified by EDR are not considered recognized environmental conditions. Additional information pertaining to the listed facilities is included in the EDR Radius Map report.

Sometimes facilities are identified that cannot be mapped based on the information in the databases (called orphan or unmappable sites). This list in the EDR report was reviewed and ECA identified no such facilities to be of concern on and/or near the subject property.

7.1.1 Vapor Encroachment

Incidents involving chemicals of concern (COC) were not identified in the EDR Environmental Database Report within the critical distance (up to 100 feet cross gradient from the nearest property line) of the subject property. Based on this information, a vapor encroachment condition (VEC) can be ruled out.

7.1.2 Additional Environmental Record Sources

Additional environmental record sources were not reviewed in this assessment. ECA contacted the local fire, health, and building departments for additional information on the subject property. Information obtained is included within Section 6.3 of this report.

7.1.3 Deviations

ECA has not deviated from requirements of the ASTM E1527-21 standard or Verizon Scope of Work #2 pertaining to environmental record sources.

7.2 Radon

According to the USEPA Map of Radon Zones, the subject property is located in Radon Zone 1. Zone 1 is defined as areas with a predicted average indoor radon screening level of greater than 4 pCi/L, suggesting increased potential for elevated radon levels within enclosed spaces constructed

below grade. Testing would be required to determine specific on-site levels of radon; however, as the facility would be unmanned on a regular basis, potential radon concentrations have not been identified as an environmental concern.

7.3 Flooding and Wetland Potential

Item	Description	Source
FEMA FIRM Panel	51165C0605D and 51165C0465D dated February 6, 2008	FEMA
Flood Zone Designation	X and AE	
Special Flood Hazard Area	Yes, portions of the access/utility easement are mapped within the 100-year floodplain	
Wetlands (subject property)	None mapped	National Wetlands Inventory, USGS, Aerial Photography, and/ or Site Reconnaissance
Wetlands (within a 300-foot radius)	None mapped	
Streams (within a 300-foot radius)	A mapped stream is located approximately 175 feet northeast of the access/utility easement, but approximately 1,200 feet northeast of the lease area	
Drains (within a 300-foot radius)	None observed	
Ditches (within a 300-foot radius)	None observed	
Other Surface Waters (within a 300-foot radius)	None observed	

At the federal level, the U.S. Army Corps of Engineers (USACE) has been given primary responsibility for regulating jurisdictional waters and wetlands. In order for the USACE to have jurisdiction over wetlands, certain wetland characteristics must be present. The delineation of possible wetlands was not within the scope of this assessment.

7.4 Historical Use of the Subject Property and Adjoining Properties

Per the ASTM standard, "all obvious uses of the subject property shall be identified from the present, back to the subject property's first developed use, or back to 1940, whichever is earlier." ECA has reviewed the following sources of information to determine the historical uses and activities on and adjoining the subject property:

Historical Source	Source Reviewed?	Source
Topographic Maps	Yes	USGS

Historical Source	Source Reviewed?	Source
Aerial Photographs	Yes	Google Earth, Historicaerials.com
Sanborn/Fire Insurance Maps	No	N/A
City Directories	No	N/A
Landowner Interview	Yes	Ted Luft (See Section 6.1)
Antenna Structure Registration	No	N/A
Previous Phase I Environmental Site Assessment (ESA)	No	N/A
Other	No	N/A

7.4.1 Historic Topographic Maps

Year	Apparent Subject Property Use	Adjoining Property Uses
1937	Undeveloped land	N- Undeveloped land E- Undeveloped land, apparent residences, and Spotswood Trail beyond which is Tributary of W. Swift Run S- Undeveloped land W- Undeveloped land

7.4.2 Historic Aerial Photography

Year	Apparent Subject Property Use	Adjoining Property Uses
1957,1963, 1984, 1997, 2007	Wooded land	Wooded land in all directions with apparent cleared land for presumed Swift Run Campground to the northeast, and Spotswood Trail to the north, which is lined with apparent residences
2017, 2024	Wooded land and an access drive	Same as previous

7.4.3 City Directories

Based on the historically undeveloped and rural nature of the subject property and the surrounding area, historical city directories are not expected to be available and/or useful in determining historic uses. Therefore, a review of city directories was not conducted for the subject property.

7.4.4 Sanborn Fire Insurance Maps

Based on the historically rural nature of the subject property and the surrounding area, Sanborn fire insurance maps are not expected to be available and/or useful in determining historic uses. Therefore, a review of Sanborn fire insurance maps was not conducted for the subject property.

7.4.5 Other Historic Use Information

Based on the historically undeveloped nature of the subject property, ECA relied on the previously discussed historical resources for information concerning the subject property and surrounding area. Additionally, after reviewing the land use history obtained using the above referenced sources, a review of the other standard sources of historic use information was not considered necessary to satisfy the ASTM standard.

7.4.6 Summary of Historic Uses

Based on the review of the historic information sources listed above, it appears that the subject property was occupied by undeveloped and/or wooded land prior to at least 1937 until sometime between 2007 and 20017 when the access drive presently occupying the access/utility easement was constructed. The historic sources reviewed did not indicate a recognized environmental condition in connection with past uses of the subject property.

ASTM Standard E1527-21 requires the review of historical use resources at five-year intervals back to 1940 or first developed use, unless the subject property use has remained unchanged at longer intervals. ECA was unable to reasonably ascertain historical sources either back to 1940 or first developed use, at five-year intervals, or between land use changes at longer intervals, for the subject property. Therefore, a *data failure* occurs relative to the standard requirements. However, based on the prior subject property uses identified, ECA does not consider the *data failure* to be a *significant data gap*.

8.0 FINDINGS AND OPINIONS

Evidence of recognized environmental conditions and business environmental risks was not identified in connection with the subject property during the course of the assessment. Therefore, it is ECA's opinion that there has been no material impact to the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

ECA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 and the Verizon Scope of Work #2 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has not revealed evidence of recognized environmental conditions in connection with the subject property. As a result, further assessment is not warranted at this time.

10.0 DEVIATIONS

Unless otherwise noted, ECA has not deviated from or deleted any requirements of the ASTM E1527-21 standard or Verizon Scope of Work #2. Also, ECA was under no client-imposed constraint.

11.0 ADDITIONAL SERVICES

No other additional services were requested by the user.

12.0 REFERENCES

Selected documents that have been referred to in this report are provided in the Appendices, as appropriate. Other documents or information used in this assessment are retained in ECA's project files and can be provided upon request from the client.

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The Environmental Professional for this assessment was Eric Johnson. Summer Shives conducted the site reconnaissance. Romalie Valdes authored this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.



Eric Johnson
Principal Scientist

ECA has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. ECA has developed and performed all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.



Romalie Valdes
Project Scientist



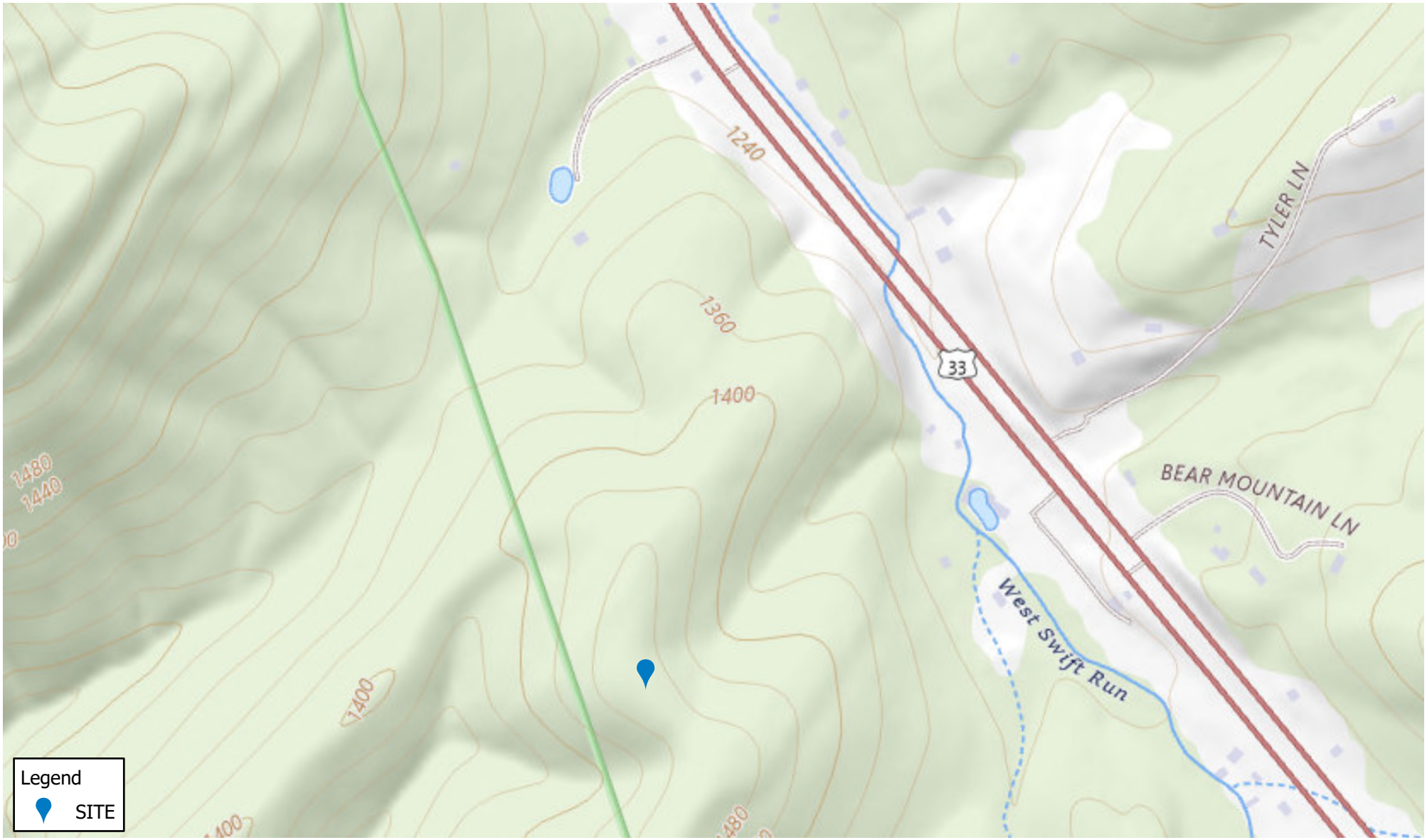
Eric Johnson
Principal Scientist

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

ECA utilizes only personnel experienced in performing Environmental Site Assessments for work of this kind. A senior project principal oversees the execution of the work and reviews and signs all reports. Résumés of the environmental personnel signing this report are available in Appendix G.

APPENDIX A

FIGURES



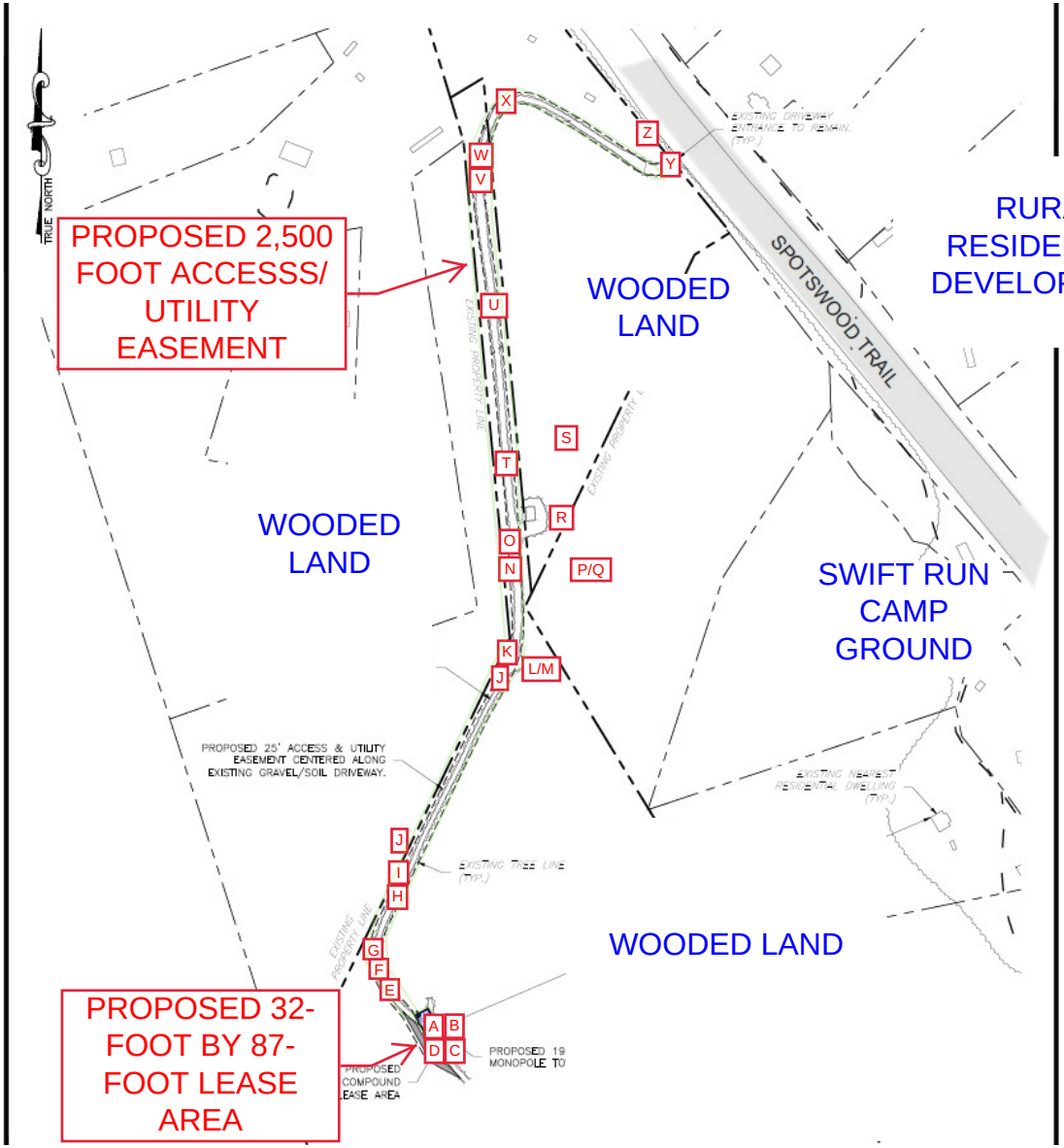
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Feet

Date Generated: 7/8/2025
Source: Maxar, The National Map

Figure 1: USGS Topographic Map

ECA ID: 25-002982

ECA



Source: Survey Drawing provided by Client

Site Vicinity Plan

ECA ID: 25-002982



500 0 500
Feet

Date Generated: 7/8/2025
Source: Maxar

Figure 3: Site Location Map

ECA ID: 25-002982

ECA



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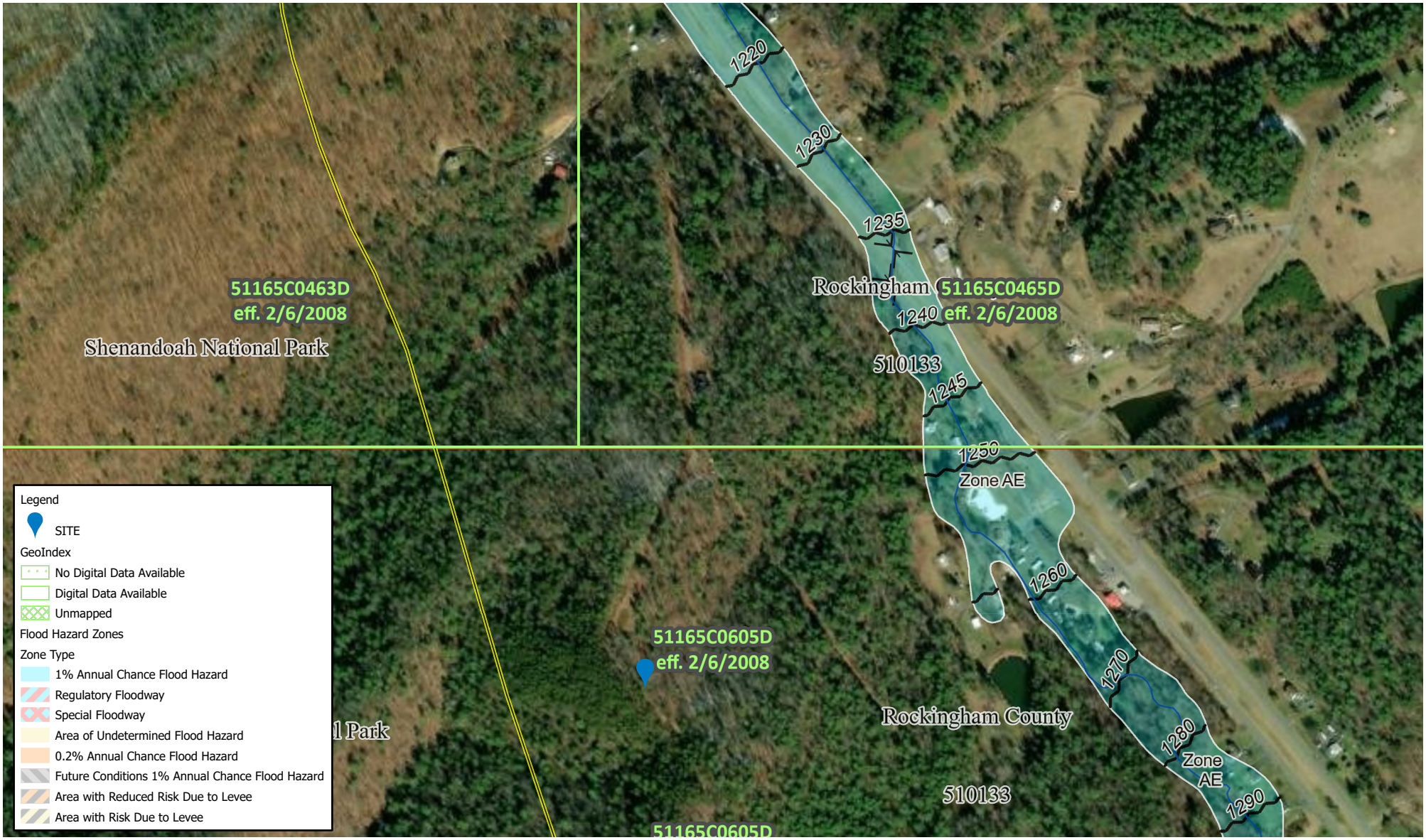
Date Generated: 7/8/2025

Source: U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

Wetlands

ECA ID: 25-002982

ECA



Date Generated: 7/8/2025

Source: FEMA's National Flood Hazard Layer

FEMA Floodplain Map

ECA ID: 25-002982

ECA



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Date Generated: 7/8/2025
Source: USDA NRCS, Esri

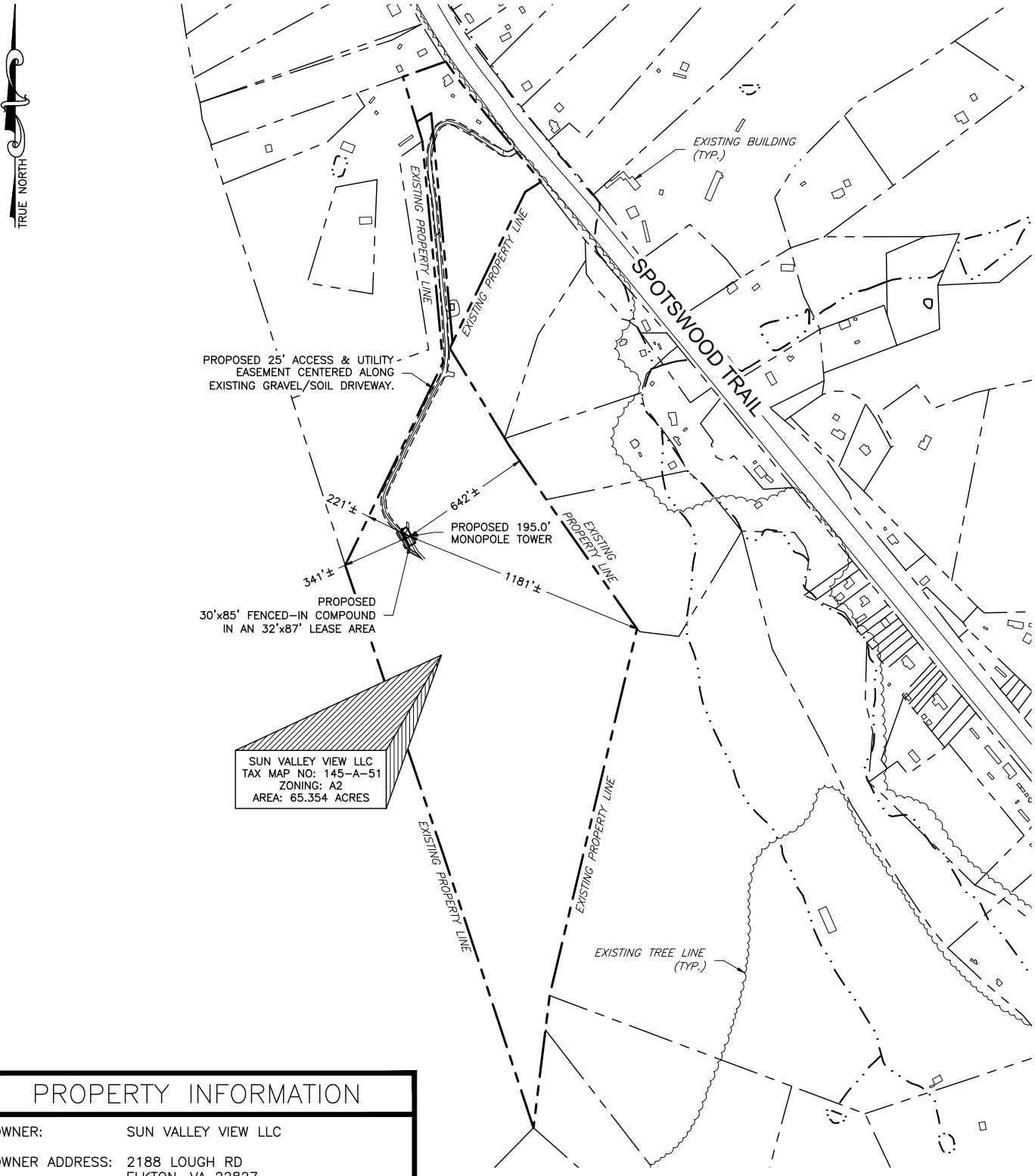
Soil Map

ECA ID: 25-002982

ECA

Map Unit Symbol	Map Unit Name	Farmland Classification	Water Table Depth (cm)	Drainage Class
Hawksbill (36B)	Hawksbill cobbly loam, 2 to 7 percent slopes	Not prime farmland		Well drained
Sylco (66D)	Sylco flaggy silt loam, 15 to 25 percent slopes	Not prime farmland		Well drained
Sylco (66E)	Sylco flaggy silt loam, 25 to 45 percent slopes	Not prime farmland		Well drained
Sylco (67F)	Sylco silt loam, 25 to 60 percent slopes, very stony	Not prime farmland		Well drained

Date Generated: 7/8/2025
Source: USDA Natural Resources Conservation Service



PROPERTY PLAN

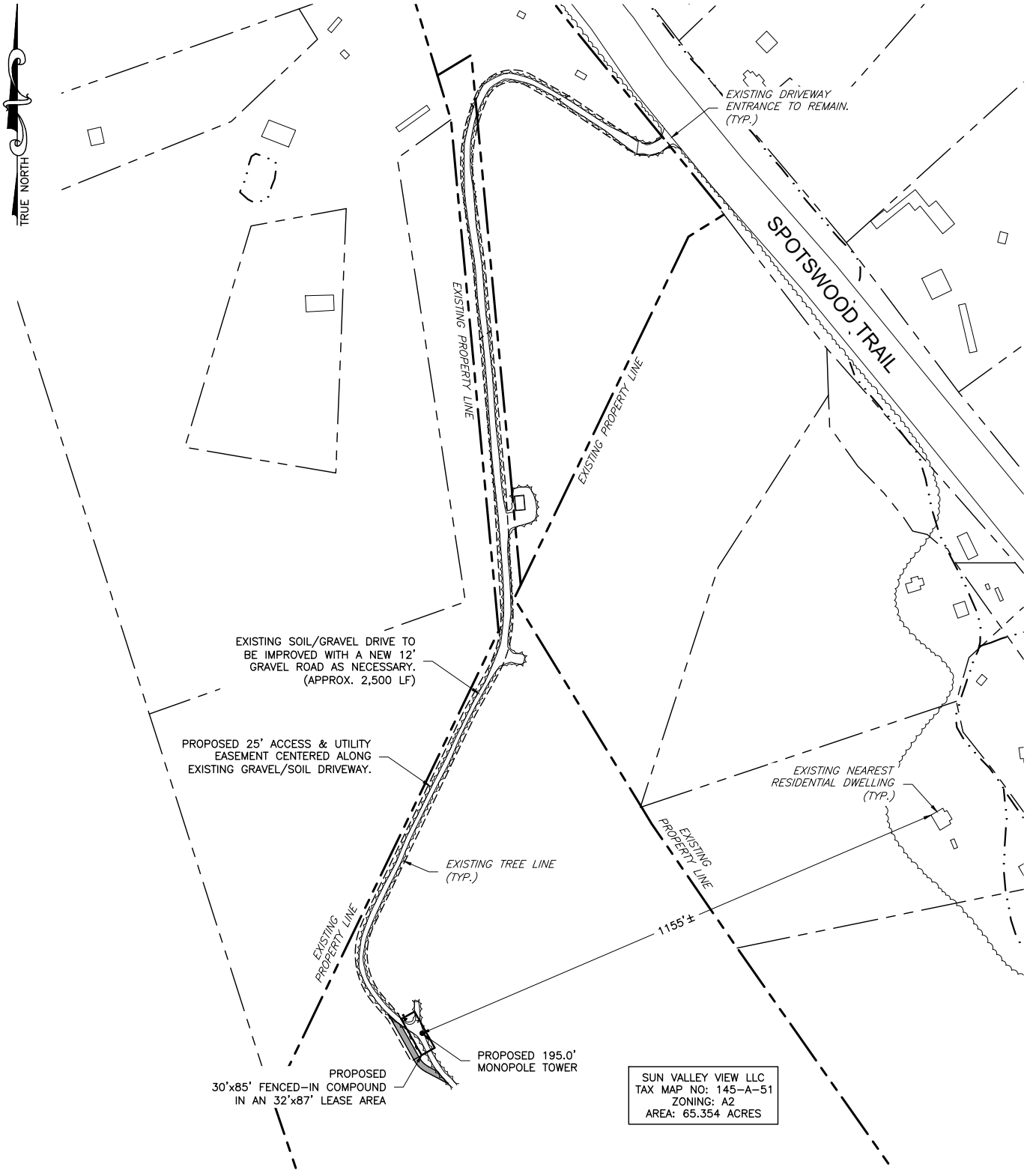
PROPERTY INFORMATION

OWNER:	SUN VALLEY VIEW LLC
OWNER ADDRESS:	2188 LOUGH RD ELKTON, VA 22827
MAP ID:	145-A-51
ZONING:	A2
AREA:	65.3540 ACRES

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

"SADDLEBACK MOUNTAIN"
(911 ADDRESS TBD)
SPOTSWOOD TRAIL
ELKTON, VA 22827
ROCKINGHAM COUNTY

SITE INFORMATION	
SITE VISIT BY: KLB DATE: 05-19-23	
LAT (NAD 83): 38.3726°	
LONG (NAD 83): -78.5929°	
SHEET 1	07/19/2023 BY: OP



SITE PLAN

NETWORK TOWERS

NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

"SADDLEBACK MOUNTAIN"
(911 ADDRESS TBD)
SPOTSWOOD TRAIL
ELKTON, VA 22827
ROCKINGHAM COUNTY

SITE INFORMATION	
SITE VISIT BY: KLB DATE: 05-19-23	
LAT (NAD 83): 38.3726°	
LONG (NAD 83): -78.5929°	
SHEET 2	07/19/2023 BY: OP

APPENDIX B

PHOTOGRAPHS



A: Northeasterly Overview of the Proposed Lease Area



B: Easterly Overview of the Proposed Lease Area



C: Southeasterly Overview of the Proposed Lease Area



D: Southwesterly Overview of the Proposed Lease Area

Photographs

ECA ID: 25-002982

ECA



E: Northwesterly Overview of Proposed Access/Utility Easement



F: Southeasterly View of Proposed Access/Utility Easement



G: Northeasterly View of Proposed Access/Utility Easement



H: Southwesterly View of Proposed Access/Utility Easement

Photographs

ECA ID: 25-002982

ECA



I: Northeasterly View of Proposed Access/Utility Easement



J: Representative Overview of Metal Piping Adjacent to the Proposed Access/ Utility Easement



K: Southwesterly View of Proposed Access/Utility Easement



L: Northeasterly View of Proposed Access/Utility Easement

Photographs

ECA ID: 25-002982



M: Representative Overview of Vehicle and Miscellaneous Debris, Wooden Debris, and Animal Traps Adjacent to the Proposed Access/Utility Easement



N: Representative Overview of Storage Tank, Plastic Piping and Plastic Drum Adjacent to the Proposed Access/Utility Easement



O: Southerly View of Proposed Access/Utility Easement



P: Northerly View of Proposed Access/Utility Easement

Photographs

ECA ID: 25-002982



Q: Representative Overview of Tote and Metal Drums Adjacent to the Proposed Access/Utility Easement



R: Representative Overview of Drums and Plastic Buckets Adjacent to the Access/ Utility Easement



S: Representative Overview of Workshop with Drums and Miscellaneous Household Items



T: Representative Overview of Shipping Container, Jacuzzi, Truck, and Smoker Adjacent to the Proposed Access/Utility Easement

Photographs

ECA ID: 25-002982

ECA



U: Northerly View of Proposed Access/Utility Easement



V: Southerly View of Proposed Access/Utility Easement



W: Southerly View of Proposed Access/Utility Easement



X: Northeasterly View of Proposed Access/Utility Easement

Photographs

ECA ID: 25-002982



Y: Southeasterly View of Proposed Access/Utility Easement



Z: Westerly View of Proposed Access/Utility Easement



AA: Representative Overview of the Pole-Mounted Transformer and Utility Pole

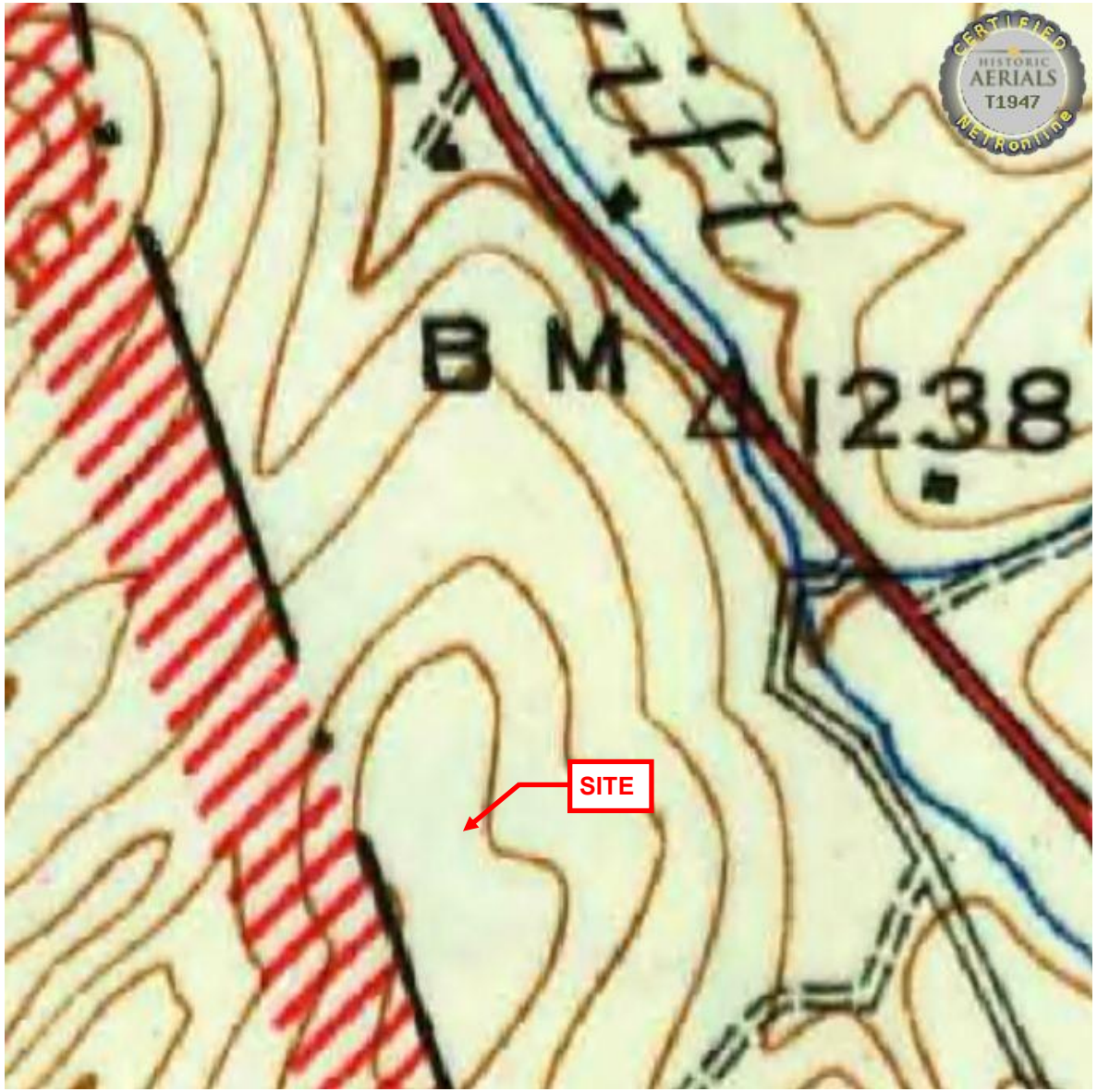
Photographs

ECA ID: 25-002982

ECA

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION



Source: Historicaerials.com 1937

Historic Topographic Map

ECA ID: 25-002982

ECA



Source: USDA Aerial Photograph provided by NETROnline (1957)

Historic Aerial Photograph

ECA ID: 25-002982

ECA



Source: USGS Aerial Photograph provided by NETROnline (1963)

Historic Aerial Photograph

ECA ID: 25-002982

ECA



Source: USDA Aerial Photograph provided by NETROnline (1984)

Historic Aerial Photograph

ECA ID: 25-002982

ECA



Source: Google Earth (1997)

Historic Aerial Photograph	ECA ID: 25-002982	ECA



Source: Google Earth (2007)

Historic Aerial Photograph

ECA ID: 25-002982

ECA



Source: Google Earth (2017)

Historic Aerial Photograph	ECA ID: 25-002982	ECA



Source: Google Earth (2024)

Historic Aerial Photograph

ECA ID: 25-002982

ECA

APPENDIX D

REGULATORY RECORDS DOCUMENTATION

Saddleback Mountain
Spotswood Trail
Elkton, VA 22827

Inquiry Number: 8053795.2s
July 22, 2025

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	27
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SPOTSWOOD TRAIL
ELKTON, VA 22827

COORDINATES

Latitude (North):	38.3726390 - 38° 22' 21.50''
Longitude (West):	78.5929170 - 78° 35' 34.50''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	710281.2
UTM Y (Meters):	4249698.0
Elevation:	1496 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50023033 ELKTON EAST, VA
Version Date:	2022
South Map:	50022932 SWIFT RUN GAP, VA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20231023
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
SPOTSWOOD TRAIL
ELKTON, VA 22827

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	BEAR GROCERY & DELI	19624 SPOTSWOOD TRL	UST FINDER RELEASE	Lower	1436, 0.272, ENE
A2	BEAR GROCERY & DELI	19624 SPOTSWOOD TRL	RGA LUST	Lower	1436, 0.272, ENE
A3	BLUE RIDGE GROCERY	19624 SPOTSWOOD TRL	LUST, LTANKS, UST, Financial Assurance	Lower	1436, 0.272, ENE
4		115 BEAR MOUNTAIN LA	SPILLS	Lower	1885, 0.357, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---- National Priority List
Proposed NPL ---- Proposed National Priority List Sites
NPL LIENS ---- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---- Federal Facility Site Information listing
SEMS ---- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---- RCRA - Large Quantity Generators
RCRA-SQG ---- RCRA - Small Quantity Generators
RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Management Facilities

Lists of state and tribal leaking storage tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Registered Petroleum Storage Tanks
AST..... Registered Petroleum Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Controls Sites Listing
INST CONTROL..... Voluntary Remediation Program Database

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Remediation Program

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Site Specific Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

US CDL ..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

TANKS ..... TANKSStorage Tank Facilities Listing

Local Land Records

LIENS 2 ..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System

Other Ascertainable Records

RCRA NonGen / NLR ..... RCRA - Non Generators / No Longer Regulated
FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program
UMTRA ..... Uranium Mill Tailings Sites
LEAD SMELTERS ..... Lead Smelter Sites
US AIRS ..... Aerometric Information Retrieval System Facility Subsystem
US MINES ..... Mines Master Index File
ABANDONED MINES ..... Abandoned Mines
MINES MRDS ..... Mineral Resources Data System
FINDS ..... Facility Index System/Facility Registry System
DOCKET HWC ..... Hazardous Waste Compliance Docket Listing
UXO ..... Unexploded Ordnance Sites
ECHO ..... Enforcement & Compliance History Information
FUELS PROGRAM ..... EPA Fuels Program Registered Listing

EXECUTIVE SUMMARY

PFAS NPL Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES Federal Sites PFAS Information
PFAS TRIS List of PFAS Added to the TRI
PFAS TSCA PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR PFAS Contamination Site Location Listing
PFAS WQP Ambient Environmental Sampling for PFAS
PFAS PROJECT NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS NPDES Clean Water Act Discharge Monitoring Information
PFAS ECHO Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC Aqueous Foam Related Incidents Listing
BIOSOLIDS ICIS-NPDES Biosolids Facility Data
UST FINDER UST Finder Database
E MANIFEST Hazardous Waste Electronic Manifest System
AIRS Permitted Airs Facility List
NPDES Comprehensive Environmental Data System
COAL ASH Coal Ash Disposal Sites
DRYCLEANERS Drycleaner List
ENF Enforcement Actions Data
Financial Assurance Financial Assurance Information Listing
TIER 2 Tier 2 Information Listing
UIC Underground Injection Control Wells

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Database.

A review of the LUST list, as provided by EDR, has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BLUE RIDGE GROCERY	***19624 SPOTSWOOD TRL***	***ENE 1/4 - 1/2 (0.272 mi.)***	***A3***	***9***
Database: LUST REG VA, Date of Government Version: 12/06/2011				
Facility Status: Open				
Pollution Complaint #: 20006019				
Release Status: Confirmed				

LTANKS: The Leaking Tanks Database contains current Leaking petroleum tanks. The data comes from the Department of Environmental Quality.

A review of the LTANKS list, as provided by EDR, and dated 02/05/2025 has revealed that there is 1 LTANKS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BLUE RIDGE GROCERY	***19624 SPOTSWOOD TRL***	***ENE 1/4 - 1/2 (0.272 mi.)***	***A3***	***9***
Facility Status: Closed				
CEDS Facility Id: 200000068169				
Pollution Complaint #: 20006019				

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

SPILLS: The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

A review of the SPILLS list, as provided by EDR, has revealed that there is 1 SPILLS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	115 BEAR MOUNTAIN LA	ENE 1/4 - 1/2 (0.357 mi.)	4	25
Database: SPILLS, Date of Government Version: 02/18/2025				
Facility Status: Closed				

Other Ascertainable Records

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER RELEASE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BEAR GROCERY & DELI	19624 SPOTSWOOD TRL	ENE 1/4 - 1/2 (0.272 mi.)	A1	8

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virgina and at the Regional VA Levels.

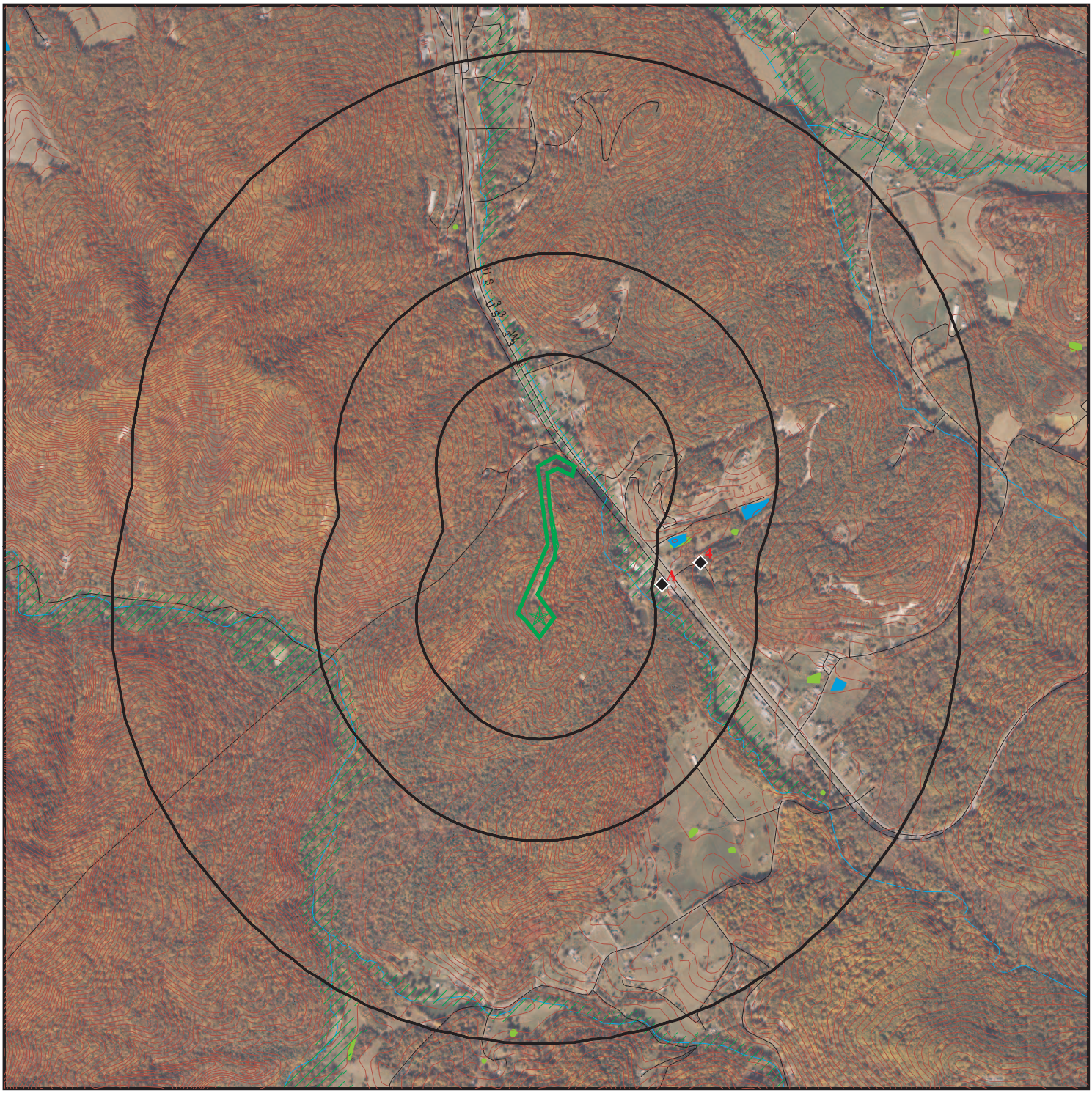
A review of the RGA LUST list, as provided by EDR, has revealed that there is 1 RGA LUST site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BEAR GROCERY & DELI	19624 SPOTSWOOD TRL	ENE 1/4 - 1/2 (0.272 mi.)	A2	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 8053795.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

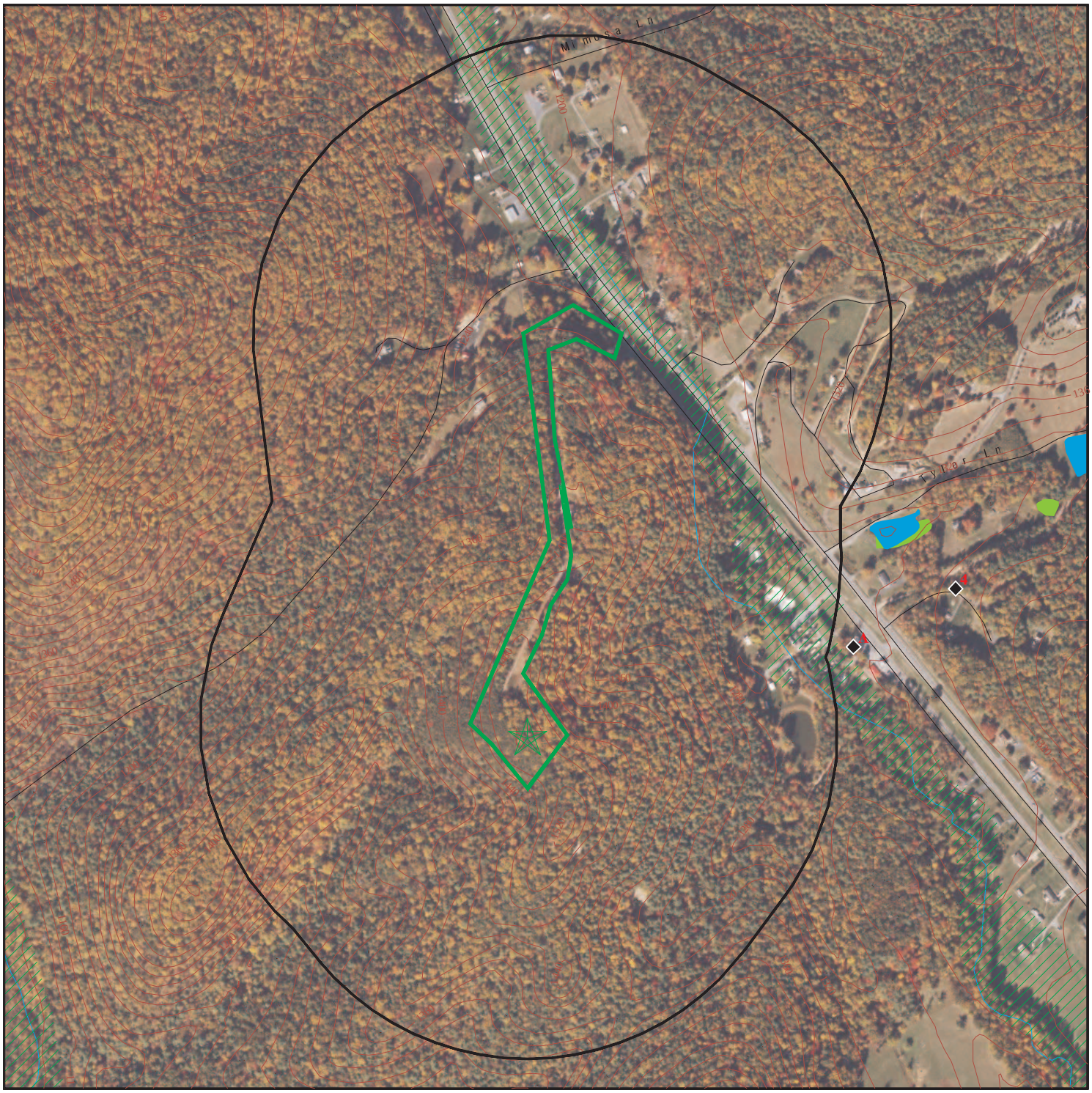
National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Saddleback Mountain	CLIENT:	Environmental Corp. of America
ADDRESS:	Spotswood Trail Elkton VA 22827	CONTACT:	Romalie Valdes
		INQUIRY #:	8053795.2s
LAT/LONG:	38.372639 / 78.592917	DATE:	July 22, 2025 10:18 am

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DETAIL MAP - 8053795.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/8 1/4 1/2 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Saddleback Mountain	CLIENT:	Environmental Corp. of America
ADDRESS:	Spotswood Trail Elkton VA 22827	CONTACT:	Romalie Valdes
LAT/LONG:	38.372639 / 78.592917	INQUIRY #:	8053795.2s
		DATE:	July 22, 2025 10:21 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.250		0	0	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	1	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		0	0	1	NR	NR	1
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	0.500		0	0	1	NR	NR	1
Other Ascertainable Records								
RCRA NonGen / NLR	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.250		0	0	NR	NR	NR	0
TRIS	0.250		0	0	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	0.250		0	0	NR	NR	NR	0
MLTS	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
FINDS	0.250		0	0	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	1	NR	NR	1
E MANIFEST	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.250		0	0	NR	NR	NR	0
EDR Hist Cleaner	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		0	0	1	NR	NR	1
- Totals --		0	0	0	5	0	0	5

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

A1 **BEAR GROCERY & DELI** **UST FINDER RELEASE** **1028923295**
ENE **19624 SPOTSWOOD TRL** **N/A**
1/4-1/2 **ELKTON, VA 22827**
0.272 mi.
1436 ft. **Site 1 of 3 in cluster A**

Relative: **Lower**

Actual: **1277 ft.**

UST FINDER RELEASE:

Object ID:	415955
Facility ID:	Not reported
Lust ID:	VA20006019
Name:	BEAR GROCERY & DELI
Address:	19624 SPOTSWOOD TRL
City,State,Zip:	ELKTON, VA 22827
Address Match Type:	PointAddress
Reported Date:	1999/08/10 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	49
Domestic Wells within 1500ft:	17
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	VA2165710_1317
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	020700050804
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	3
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-78.58714
Y Coord:	38.37395
Latitude:	38.37395
Longitude:	-78.58714

A2 **BEAR GROCERY & DELI** **RGA LUST** **S115954844**
ENE **19624 SPOTSWOOD TRL** **N/A**
1/4-1/2 **ELKTON, VA**
0.272 mi.
1436 ft. **Site 2 of 3 in cluster A**

Relative: **Lower**

Actual: **1277 ft.**

RGA LUST:

2010	BEAR GROCERY & DELI	19624 SPOTSWOOD TRL
2009	BEAR GROCERY & DELI	19624 SPOTSWOOD TRL
2008	BEAR GROCERY & DELI	19624 SPOTSWOOD TRL

A3 **BLUE RIDGE GROCERY** **LUST** **U003693059**
ENE **19624 SPOTSWOOD TRL** **LTANKS** **N/A**
1/4-1/2 **ELKTON, VA 22827** **UST**
0.272 mi. **Financial Assurance**
1436 ft. **Site 3 of 3 in cluster A**

Relative:
Lower

Actual:
1277 ft.

LUST REG VA:

Region:	Valley
Facility Status:	**Open**
Release Status:	Confirmed
Pollution Complaint #:	20006019
Program:	RP Lead
Contact Name:	Holtzman Oil Corporation
Contact Address:	5534 N. Main Street
Contact City:	Mount Jackson
Contact State:	VA
Contact Zip:	22842
Contact Telephone:	5404773131

LTANKS:

Name:	BEAR GROCERY & DELI
Address:	19624 SPOTSWOOD TRL
City,State,Zip:	ELKTON, VA 22827
City,State,Zip:	ELKTON, VA 22827
Region:	VRO
CEDS Facility Id:	200000068169
Case Status:	**Closed**
Pollution Complaint #:	20006019
Reported:	08/10/1999
Case Closed Date:	02/12/2014
Program:	RP Lead
Regulated Petroleum UST (1):	Yes
Excluded UST (1):	No
Deferred UST (1):	No
Partially Deferred UST (1):	No
Exempt 1 UST (2):	No
Exempt 2 Heating Oil UST (2):	No
Small Heating Oil AST (2):	No
Regulated AST (3):	No
Unregulated AST (3):	No
Other Y/N:	No
Unknown Y/N:	No
Other Description:	Not reported
Heating Oil Category:	Not reported
Changed By:	Not reported
Changed Date:	Not reported
Inserted By:	Not reported
Inserted Date:	Not reported
Verified By:	Not reported
Verify Date:	Not reported
Reference Point:	Not reported
RST ID:	Not reported
RST Poll Complaint Number:	Not reported
Des First Name:	Not reported
Des Last Name:	Not reported
RST Rec Code:	Not reported
RST Priority:	Not reported
RST Fed Reg Tank:	Not reported
RST Responsibility Ind:	Not reported

BLUE RIDGE GROCERY (Continued) **U003693059**

RST Suspect Confirm Ind: Not reported
Facility Location: Not reported
FIC Description: Not reported
Latitude: Not reported
Longitude: Not reported

Facility:
Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
City,State,Zip: ELKTON, VA 22827
Facility Id: 6000511
Facility Type: GAS STATION
CEDS Facility ID: 200000068169

Owner:
Owner Id: 34175
Owner Name: Holtzman Oil Corporation
Owner Address: 5534 N Main St
Owner Address2: Not reported
Owner City, State, Zip: Mount Jackson, VA 22842
Owner Type: COMMERCIAL
Number of Active AST: 0
Number of Active UST: 3
Number of Inactive AST: 0
Number of Inactive UST: 6

Owner Id: 44331
Owner Name: Bear Grocery Tanks 304 LLC
Owner Address: 5534 N Main St
Owner Address2: Not reported
Owner City, State, Zip: Mount Jackson, VA 22842
Owner Type: COMMERCIAL
Number of Active AST: 0
Number of Active UST: 3
Number of Inactive AST: 0
Number of Inactive UST: 6

UST:
Facility ID: 6000511
Federally Regulated: Yes

Tank Number: 6
Tank Capacity: 8000
Tank Contents: GASOLINE REGULAR
Tank Status: **CURR IN USE**
Tank Type: UST

Tank Material:
Install Date: 9/15/2022
Tank Materials: Bare Steel No
Tank Materials: Cath Protect Steel No
Tank Materials: Epoxy Steel Not reported
Tank Materials: Fiberglass Yes
Tank Materials: Concrete Not reported
Tank Materials: Composite No
Tank Materials: Double Walled Yes
Tank Materials: Lined Interior No

BLUE RIDGE GROCERY (Continued) **U003693059**

Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	Yes
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	Yes
Tank Release Detection: Overfill Install	Yes
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	Yes
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	No
Pipe Release Detection: Autoleak	Not reported
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	Yes
Pipe Release Det: Interior Double Walled	Yes
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported

Pipe Type:	PRESSURE
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	No
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	No
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	Yes
Pipe Materials: Sec Containment	Yes
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported

Facility ID:	6000511
Federally Regulated:	Yes
Tank Number:	7
Tank Capacity:	6000
Tank Contents:	GASOLINE PREMIUM
Tank Status:	**CURR IN USE**
Tank Type:	UST

Tank Material:

Install Date:	9/15/2022

BLUE RIDGE GROCERY (Continued) **U003693059**

Tank Materials: Bare Steel	No
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	Not reported
Tank Materials: Fiberglass	Yes
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	Yes
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	Yes
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	Yes
Tank Release Detection: Overfill Install	Yes
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	Yes
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	No
Pipe Release Detection: Autoleak	Not reported
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	Yes
Pipe Release Det: Interior Double Walled	Yes
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported

Pipe Type:	PRESSURE
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	No
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	No
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	Yes
Pipe Materials: Sec Containment	Yes
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported

Facility ID:	6000511
Federally Regulated:	Yes

BLUE RIDGE GROCERY (Continued) **U003693059**

Tank Number:	8
Tank Capacity:	6000
Tank Contents:	DIESEL ON-ROAD
Tank Status:	**CURR IN USE**
Tank Type:	UST

Tank Material:

Install Date:	9/15/2022
Tank Materials: Bare Steel	No
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	Not reported
Tank Materials: Fiberglass	Yes
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	Yes
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	Yes
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	Yes
Tank Release Detection: Overfill Install	Yes
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	Yes
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	No
Pipe Release Detection: Autoleak	Not reported
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	Yes
Pipe Release Det: Interior Double Walled	Yes
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported

Pipe Type:	PRESSURE
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	No
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	No
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	Yes
Pipe Materials: Sec Containment	Yes
Pipe Materials: Repaired	No

BLUE RIDGE GROCERY (Continued) **U003693059**

Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported
Facility ID:	6000511
Federally Regulated:	Yes
Tank Number:	R1
Tank Capacity:	8000
Tank Contents:	GASOLINE REGULAR
Tank Status:	**REM FROM GRD**
Tank Type:	UST

Tank Material:

Install Date:	1/1/1980
Tank Materials: Bare Steel	No
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	Yes
Tank Materials: Fiberglass	No
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	No
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	Yes
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	Yes
Tank Release Detection: Overfill Install	Not reported
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	No
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	Not reported
Pipe Release Detection: Autoleak	Yes
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	No
Pipe Release Det: Interior Double Walled	No
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported
Pipe Type:	PRESSURE

BLUE RIDGE GROCERY (Continued) **U003693059**

Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	No
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	Yes
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	Yes
Pipe Materials: Sec Containment	No
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported

Facility ID:	6000511
Federally Regulated:	Yes

Tank Number:	R2
Tank Capacity:	8000
Tank Contents:	GASOLINE MID
Tank Status:	**REM FROM GRD**
Tank Type:	UST

Tank Material:

Install Date:	1/1/1980
Tank Materials: Bare Steel	No
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	Yes
Tank Materials: Fiberglass	No
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	No
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	Yes
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	Yes
Tank Release Detection: Overfill Install	Not reported
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	No
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	Not reported
Pipe Release Detection: Autoleak	Yes
Pipe Release Detection: Line Tightness	No

BLUE RIDGE GROCERY (Continued) **U003693059**

Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	No
Pipe Release Det: Interior Double Walled	No
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported
Pipe Type:	PRESSURE
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	No
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	Yes
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	Yes
Pipe Materials: Sec Containment	No
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported
Facility ID:	6000511
Federally Regulated:	Yes
Tank Number:	R3
Tank Capacity:	8000
Tank Contents:	GASOLINE PREMIUM
Tank Status:	**REM FROM GRD**
Tank Type:	UST

Tank Material:

Install Date:	1/1/1980
Tank Materials: Bare Steel	No
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	Yes
Tank Materials: Fiberglass	No
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	No
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	Yes
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	Yes
Tank Release Detection: Overfill Install	Not reported

BLUE RIDGE GROCERY (Continued) **U003693059**

Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	No
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	Not reported
Pipe Release Detection: Autoleak	Yes
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	No
Pipe Release Det: Interior Double Walled	No
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported

Pipe Type:	PRESSURE
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	No
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	Yes
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	Yes
Pipe Materials: Sec Containment	No
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported

Facility ID:	6000511
Federally Regulated:	Yes

Tank Number:	R4
Tank Capacity:	4000
Tank Contents:	DIESEL ON-ROAD
Tank Status:	**REM FROM GRD**
Tank Type:	UST

Tank Material:

Install Date:	1/1/1980
Tank Materials: Bare Steel	No
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	Yes
Tank Materials: Fiberglass	No
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	No
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No

BLUE RIDGE GROCERY (Continued) **U003693059**

Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	Yes
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	Yes
Tank Release Detection: Overfill Install	Not reported
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	No
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	Not reported
Pipe Release Detection: Autoleak	Yes
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	No
Pipe Release Det: Interior Double Walled	No
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported

Pipe Type:	PRESSURE
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	No
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	Yes
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	Yes
Pipe Materials: Sec Containment	No
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported

Facility ID:	6000511
Federally Regulated:	Yes
Tank Number:	R5
Tank Capacity:	550
Tank Contents:	KEROSENE
Tank Status:	**REM FROM GRD**
Tank Type:	UST

Tank Material:

Install Date:	2/9/1980
Tank Materials: Bare Steel	Yes
Tank Materials: Cath Protect Steel	No
Tank Materials: Epoxy Steel	No
Tank Materials: Fiberglass	No
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	No
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No

BLUE RIDGE GROCERY (Continued) **U003693059**

Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	No
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	No
Tank Release Detection: Overfill Install	No
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	No
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	Not reported
Pipe Release Detection: Autoleak	Not reported
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	No
Pipe Release Det: Interior Double Walled	No
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported

Pipe Type:	NO VALVE SUCTION
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	Yes
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	No
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	No
Pipe Materials: Sec Containment	No
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported

Facility ID:	6000511
Federally Regulated:	Yes
Tank Number:	R6
Tank Capacity:	1000
Tank Contents:	DIESEL OFF-ROAD
Tank Status:	**REM FROM GRD**
Tank Type:	UST

Tank Material:

Install Date:	1/20/1999
Tank Materials: Bare Steel	No
Tank Materials: Cath Protect Steel	No

BLUE RIDGE GROCERY (Continued) **U003693059**

Tank Materials: Epoxy Steel	Yes
Tank Materials: Fiberglass	No
Tank Materials: Concrete	Not reported
Tank Materials: Composite	No
Tank Materials: Double Walled	No
Tank Materials: Lined Interior	No
Tank Materials: Excav Liner	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Repaired	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported

Release Detection:

Tank Release Detection: Leak Deferred	No
Tank Release Detection: Manual Gauge	No
Tank Release Detection: Auto Gauge	Yes
Tank Release Detection:Tank Tightness	No
Tank Release Detection: Vapor Monitor	No
Tank Release Detection: Inventory	No
Tank Release Detection: Stat Invent Recon	No
Tank Release Detection: Spill Install	Yes
Tank Release Detection: Overfill Install	Not reported
Tank Release Detection: Groundwater	No
Tank Release Detection: Int Sec Containment	No
Tank Release Detection: Int Double Walled	No
Tank Release Detection: Other Method	No
Tank Release Detection: Other Note	Not reported
Pipe Release Detection: Leak Deferred	Yes
Pipe Release Detection: Autoleak	Not reported
Pipe Release Detection: Line Tightness	No
Pipe Release Detection: Stat Invent Recon	No
Pipe Release Detection: Groundwater	No
Pipe Release Detection: Int Sec Containment	No
Pipe Release Det: Interior Double Walled	No
Pipe Release Detection: Other Method	No
Pipe Release Detection: Other Note	Not reported

Pipe Type:	NO VALVE SUCTION
Pipe Materials: Bare Steel	No
Pipe Materials: Galvanized Steel	No
Pipe Materials: Copper	No
Pipe Materials: Fiberglass	Yes
Pipe Materials: Cath Protect	No
Pipe Materials: Double Walled	Yes
Pipe Materials: Sec Containment	No
Pipe Materials: Repaired	No
Pipe Materials: Unknown	No
Pipe Materials: Other	No
Pipe Materials: Other Note	Not reported

VA Financial Assurance 1:

Name:	BLUE RIDGE GROCERY
Address:	19624 SPOTSWOOD TRL
Address 2:	Not reported

BLUE RIDGE GROCERY (Continued) **U003693059**

City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Certificate of Deposit
Gallonage: Not reported
Per Occurence: 50000
Third Party: 150000
Annual Aggregate: 200000
In Compliance: Not reported
Total Capacity: 8,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported
City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Certificate of Deposit
Gallonage: 304728
Per Occurence: 5000
Third Party: 15000
Annual Aggregate: 20000
In Compliance: Not reported
Total Capacity: 8,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported
City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Guarantee
Gallonage: Not reported
Per Occurence: 50000
Third Party: 150000
Annual Aggregate: 200000
In Compliance: Not reported
Total Capacity: 8,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported

BLUE RIDGE GROCERY (Continued) **U003693059**

City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Guarantee
Gallonage: 304728
Per Occurence: 5000
Third Party: 15000
Annual Aggregate: 20000
In Compliance: Not reported
Total Capacity: 8,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported
City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Certificate of Deposit
Gallonage: Not reported
Per Occurence: 50000
Third Party: 150000
Annual Aggregate: 200000
In Compliance: Not reported
Total Capacity: 6,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported
City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Certificate of Deposit
Gallonage: 304728
Per Occurence: 5000
Third Party: 15000
Annual Aggregate: 20000
In Compliance: Not reported
Total Capacity: 6,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported

BLUE RIDGE GROCERY (Continued) **U003693059**

City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Guarantee
Gallonage: Not reported
Per Occurence: 50000
Third Party: 150000
Annual Aggregate: 200000
In Compliance: Not reported
Total Capacity: 6,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported
City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Guarantee
Gallonage: 304728
Per Occurence: 5000
Third Party: 15000
Annual Aggregate: 20000
In Compliance: Not reported
Total Capacity: 6,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported
City,State,Zip: ELKTON, VA
Facility ID: 6000511
Owner Name: Bear Grocery Tanks 304 LLC
ROF Own Id: 44331
Tank Type: UST
Mechanism: Certificate of Deposit
Gallonage: Not reported
Per Occurence: 50000
Third Party: 150000
Annual Aggregate: 200000
In Compliance: Not reported
Total Capacity: 6,000
CEDS Facility Name: Bear Grocery & Gun
Tank Status: CURR IN USE
Active Federally Regualted UST: Yes

Name: BLUE RIDGE GROCERY
Address: 19624 SPOTSWOOD TRL
Address 2: Not reported

BLUE RIDGE GROCERY (Continued) **U003693059**

City,State,Zip:	ELKTON, VA
Facility ID:	6000511
Owner Name:	Bear Grocery Tanks 304 LLC
ROF Own Id:	44331
Tank Type:	UST
Mechanism:	Certificate of Deposit
Gallonage:	304728
Per Occurence:	5000
Third Party:	15000
Annual Aggregate:	20000
In Compliance:	Not reported
Total Capacity:	6,000
CEDS Facility Name:	Bear Grocery & Gun
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Yes

Name:	BLUE RIDGE GROCERY
Address:	19624 SPOTSWOOD TRL
Address 2:	Not reported
City,State,Zip:	ELKTON, VA
Facility ID:	6000511
Owner Name:	Bear Grocery Tanks 304 LLC
ROF Own Id:	44331
Tank Type:	UST
Mechanism:	Guarantee
Gallonage:	Not reported
Per Occurence:	50000
Third Party:	150000
Annual Aggregate:	200000
In Compliance:	Not reported
Total Capacity:	6,000
CEDS Facility Name:	Bear Grocery & Gun
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Yes

Name:	BLUE RIDGE GROCERY
Address:	19624 SPOTSWOOD TRL
Address 2:	Not reported
City,State,Zip:	ELKTON, VA
Facility ID:	6000511
Owner Name:	Bear Grocery Tanks 304 LLC
ROF Own Id:	44331
Tank Type:	UST
Mechanism:	Guarantee
Gallonage:	304728
Per Occurence:	5000
Third Party:	15000
Annual Aggregate:	20000
In Compliance:	Not reported
Total Capacity:	6,000
CEDS Facility Name:	Bear Grocery & Gun
Tank Status:	CURR IN USE
Active Federally Regualted UST:	Yes

4
ENE
1/4-1/2
0.357 mi.
1885 ft.

115 BEAR MOUNTAIN LANE
ELKTON, VA 22827

SPILLS **S130520625**
N/A

Relative:
Lower

Actual:
1308 ft.

SPILLS:

Name:	Not reported
Address:	115 BEAR MOUNTAIN LANE
City,State,Zip:	ELKTON, VA 22827
City,State,Zip:	ELKTON, VA 22827
Fips City/County:	165/Rockingham County
Status:	Closed
Reference Id:	309843
IR Number:	Not reported
Associated IR:	Not reported
Incident Date:	07/05/2023
Call Received Date:	07/05/2023
Closure Comments:	No compliance issue observed. None of the alleged issues in the complaint were observed at the property.
Threat To:	Unknown
Terrorism (Y/N):	Not reported
Characterize Incident:	Petroleum
Incident Type:	Pollutant Discharge to Land(PDL)
Incident Subtype:	Not reported
Materials:	Vehicle fluids
Effect To Receptor:	Not reported
Water Body:	Not reported
Low Quantity To Water:	Not reported
High Quantity To Water:	Not reported
Quantity Units:	Not reported
Other Receptors:	Not reported
RP Company:	Not reported
RP Name:	ChristopherSeal
Property Owner:	ChristopherSeal
Property Company:	Swift Run Building & Excavating, LLC
Duration Of Event (Hrs):	Not reported
Impacts:	Not reported
Other Impacts:	Not reported
Steps Taken:	Not reported
Steps Taken Description:	Not reported
System Components:	Not reported
Other System Components:	Not reported
Cause Of Event:	Not reported
Corrective Action Taken:	Not reported
Weather Status:	No
Precipitation (Wet):	Not reported
Discharge Type:	Not reported
Discharge Volume:	Not reported
Unknown Discharge (Y/N):	Not reported
Site Name:	Petroleum And Sewage Dumping - Swift Run Building And Excavating
Closure Date:	07/06/2023
Orig. Call Incident Description:	- An anonymous caller reported to the NRC that a company is dumping diesel fuel, unknown oils, grease and raw sewage into a hold in the ground on the top of a mountain. The location of the incident is at 132 Bear Mountain Ln, Elkton, VA 22827 and was discovered at 1000 hrs on today's date. The material is coming from equipment at the location and the material runs down the hill into an unknown creek. This is an ongoing incident for over a year.

(Continued) **S130520625**

Original Call Material Description:	Not reported
Original Call Location Description:	132 Bear Mountain Lane
Incident Ongoing at time of Call:	No
Agencies Notified (Y/N):	Not reported
Other Agencies:	National Response Center (NRC), VA Department of Emergency Management (VDEM)
Permitted (Y/N):	No
Call Reported By Company Name:	Swift Run Building & Excavating, LLC
Call Property Owner Company Name:	Not reported
Call Property Owner Name:	Not reported
Site Summary:	An Anonymous Caller Reported To The Nrc That A Company Is Dumping Diesel Fuel, Unknown Oils, Grease And Raw Sewage Into A Hold In The Ground On The Top Of A Mountain. The Location Of The Incident Is At 132 Bear Mountain Ln, Elkton, Va 22827 And Was Discovered At 1000 Hrs On Today'S Date. The Material Is Coming From Equipment At The Location And The Material Runs Down The Hill Into An Unknown Creek. This Is An Ongoing Incident For Over A Year.

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 2

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/20/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/03/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 13

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 04/30/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/29/2025
Date Data Arrived at EDR: 02/18/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/29/2025
Date Data Arrived at EDR: 02/18/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/10/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 4

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: Department of Environmental Quality
Telephone: 804-698-4236
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Management Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/17/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 14

Source: Department of Environmental Quality
Telephone: 804-698-4238
Last EDR Contact: 05/16/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LUST REG PD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locaitons. Includes: counties of Amelia, Brunswick, Charles City, Chesterfield, Dinwiddie, Essex, Gloucester, Goochland, Greensville, Hanover, Henrico, King and Queen, King William, Lancaster, Mathews, Middlesex, New Kent, Northumberland, Powhatan, Prince George, Richmond, Surry, Sussex, Westmoreland; cities of Colonial Heights, Emporia, Hopewell, Petersburg.

Date of Government Version: 12/02/2014
Date Data Arrived at EDR: 12/04/2014
Date Made Active in Reports: 01/16/2015
Number of Days to Update: 43

Source: Department of Environmental Quality Piedmont Regional Office
Telephone: 804-527-5020
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: Quarterly

LUST REG SC: Leaking Underground Storage Tanks

Leaking underground storage tank site locations. Includes: counties of Amherst, Appomattox, Buckingham, Campbell, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, Pittsylvania, Prince Deward; cities of Danville, Lynchburg.

Date of Government Version: 09/06/2013
Date Data Arrived at EDR: 09/06/2013
Date Made Active in Reports: 09/17/2013
Number of Days to Update: 11

Source: Department of Environmental Quality, South Central Region
Telephone: 434-582-5120
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: Semi-Annually

LUST REG SW: Leaking Underground Storage Tank Database

Leaking underground storage tank site locations. Includes: counties of Bland, Buchanan, Carroll, Dickenson, Grayson, Lee, Russell, Scott, Smyth, Tazewell, Washington, Wise, Wythe; cities of Bristol, Galax, Norton.

Date of Government Version: 07/15/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 09/16/2013
Number of Days to Update: 60

Source: Department of Environmental Quality Southwest Regional Office
Telephone: 276-676-4800
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: No Update Planned

LUST REG TD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locations. Includes: counties of Accomack, Isle of Wight, James City, Northampton, Southampton, York; cities of Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach, Williamsburg.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 09/16/2013
Number of Days to Update: 73

Source: Department of Environmental Quality Tidewater Regional Office
Telephone: trofoia@deq.vir
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

LUST REG VA: Leaking Underground Storage Tank List

Leaking underground storage tank site locations. Includes: counties of Albemarle, Augusta, Bath, Clarke, Fluvanna, Frederick, Greene, Highland, Nelson, Page, Rockbridge, Rockingham, Shenandoah, Warren; cities of Buena Vista, Charlottesville, Harrisonburg, Lexington, Staunton, Waynesboro, Winchester.

Date of Government Version: 12/06/2011
Date Data Arrived at EDR: 12/08/2011
Date Made Active in Reports: 01/16/2012
Number of Days to Update: 39

Source: Department of Environmental Quality Valley Regional Office
Telephone: 540-574-7800
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: No Update Planned

LUST REG WC: Leaking Underground Storage Tank List

Leaking underground storage tank site locations. Includes: counties of Alleghany, Bedford, Botetourt, Craig, Floyd, Franklin, Giles, Henry, Montgomery, Patrick, Pulaski, Roanoke; cities of Bedford, Clifton Forge, Covington, Martinsville, Radford, Roanoke, Salem.

Date of Government Version: 06/04/2015
Date Data Arrived at EDR: 06/05/2015
Date Made Active in Reports: 07/07/2015
Number of Days to Update: 32

Source: Department of Environmental Quality West Central Regional Office
Telephone: 540-562-6700
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: No Update Planned

LUST REG NO: Leaking Underground Storage Tank Tracking Database

Leaking underground storage tank site locations. Includes: counties of Arlington, Caroline, Culpeper, Fairfax, Fauquier, King George, Loudoun, Louisa, Madison, Orange, Prince William, Rappahannock, Spotsylvania, Stafford; cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park.

Date of Government Version: 05/18/2004
Date Data Arrived at EDR: 05/22/2004
Date Made Active in Reports: 07/09/2004
Number of Days to Update: 48

Source: Department of Environmental Quality Northern Regional Office
Telephone: 703-583-3800
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

LTANKS: Leaking Petroleum Storage Tanks
Includes releases of petroleum from underground storage tanks and aboveground storage tanks.

Date of Government Version: 02/05/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 77
Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 04/23/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 1
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/24/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

UST: Registered Petroleum Storage Tanks
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/03/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/19/2025
Number of Days to Update: 28
Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

AST: Registered Petroleum Storage Tanks
Registered Aboveground Storage Tanks.

Date of Government Version: 01/03/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/19/2025
Number of Days to Update: 28
Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Controls Sites Listing

A listing of sites with Engineering Controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/20/2025
Date Data Arrived at EDR: 03/20/2025
Date Made Active in Reports: 06/12/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 804-698-4228
Last EDR Contact: 06/18/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

INST CONTROL: Voluntary Remediation Program Database

Sites included in the Voluntary Remediation Program database that have deed restrictions.

Date of Government Version: 03/20/2025
Date Data Arrived at EDR: 03/20/2025
Date Made Active in Reports: 06/12/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 804-698-4228
Last EDR Contact: 06/18/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/10/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VRP: Voluntary Remediation Program

The Voluntary Cleanup Program encourages owners of elected contaminated sites to take the initiative and conduct voluntary cleanups that meet state environmental standards.

Date of Government Version: 03/20/2025
Date Data Arrived at EDR: 03/20/2025
Date Made Active in Reports: 06/12/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 804-698-4228
Last EDR Contact: 06/18/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Site Specific Assessments

To qualify for Brownfields Assessment, the site must meet the Federal definition of a Brownfields and should have contaminant issues that need to be addressed and a redevelopment plan supported by the local government and community. Virginia's Department of Environmental Quality performs brownfields assessments under a cooperative agreement with the U.S. Environmental Protection Agency at no cost to communities, property owners or, prospective purchasers. The assessment is an evaluation of environmental impacts caused by previous site uses similar to a Phase II Environmental Assessment.

Date of Government Version: 02/25/2025
Date Data Arrived at EDR: 04/15/2025
Date Made Active in Reports: 07/08/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 804-698-4207
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/10/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/15/2025
Next Scheduled EDR Contact: 11/03/2025
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/08/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/17/2025
Next Scheduled EDR Contact: 11/03/2025
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 02/20/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 68

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 02/20/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 68

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

TANKS: TANKSStorage Tank Facilities Listing

This list of storage tank facilities where tank details are not available, such as tank type not distinguished as aboveground or underground, is provided by the Virginia Department of Environmental Quality.

Date of Government Version: 01/03/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/17/2025
Number of Days to Update: 26

Source: Department of Environmental Quality
Telephone: 804-659-2670
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/11/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 4

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

SPILLS BRL: Prep/Spills Database Listing

A listing of spills locations located in the Blue Ridge Regional area, Lynchburg.

Date of Government Version: 09/18/2009
Date Data Arrived at EDR: 09/18/2009
Date Made Active in Reports: 10/06/2009
Number of Days to Update: 18

Source: DEQ, Blue Ridge Regional Office
Telephone: 434-582-6218
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Varies

SPILLS PD: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 10/20/2009
Date Data Arrived at EDR: 10/29/2009
Date Made Active in Reports: 12/03/2009
Number of Days to Update: 35

Source: Department of Environmental Quality, Piedmont Region
Telephone: 804-527-5020
Last EDR Contact: 02/06/2012
Next Scheduled EDR Contact: 05/21/2012
Data Release Frequency: Quarterly

SPILLS WC: Prep Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/21/2009
Date Data Arrived at EDR: 09/29/2009
Date Made Active in Reports: 10/30/2009
Number of Days to Update: 31

Source: Department of Environmental Quality, West Central Region
Telephone: 540-562-6700
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

SPILLS PC: Pollution Complaint Database

Pollution Complaints Database. The pollution reports contained in the PC database include the initial release reporting of Leaking Underground Storage Tanks and all other releases of petroleum to the environment as well as releases to state waters. The database is current through 12/1/93. Since that time, all spill and pollution reporting information has been collected and tracked through the DEQ regional offices.

Date of Government Version: 06/01/1996
Date Data Arrived at EDR: 10/22/1996
Date Made Active in Reports: 11/21/1996
Number of Days to Update: 30

Source: Department of Environmental Quality
Telephone: 804-698-4287
Last EDR Contact: 03/08/2010
Next Scheduled EDR Contact: 06/21/2010
Data Release Frequency: No Update Planned

SPILLS NO: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/29/2009
Date Made Active in Reports: 10/30/2009
Number of Days to Update: 31

Source: Department of Environmental Quality, Northern Region
Telephone: 703-583-3864
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

SPILLS: Prep/Spills Database Listing

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

Date of Government Version: 02/18/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 804-698-4287
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

SPILLS VA: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 08/08/2012
Date Data Arrived at EDR: 08/09/2012
Date Made Active in Reports: 10/05/2012
Number of Days to Update: 57

Source: Department of Environmental Quality, Valley Regional Office
Telephone: 540-574-7800
Last EDR Contact: 05/06/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Quarterly

SPILLS TD: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/17/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/06/2009
Number of Days to Update: 13

Source: Department of Environmental Quality, Tidewater Region
Telephone: trofoia@deq.vir
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: Quarterly

SPILLS SW: Reportable Spills

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 01/21/2010
Date Data Arrived at EDR: 01/22/2010
Date Made Active in Reports: 02/16/2010
Number of Days to Update: 25

Source: Department of Environmental Quality, Southwest Region
Telephone: 276-676-4839
Last EDR Contact: 07/13/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/30/2025
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 72

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/13/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/07/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 06/25/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/08/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/03/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/28/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/01/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/15/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 04/14/2025
Date Data Arrived at EDR: 04/15/2025
Date Made Active in Reports: 07/08/2025
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/14/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/25/2025
Date Data Arrived at EDR: 05/01/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/05/2025
Date Data Arrived at EDR: 04/11/2025
Date Made Active in Reports: 07/08/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/09/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 02/26/2025
Date Data Arrived at EDR: 03/03/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/02/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 05/07/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 27
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 07/08/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 05/22/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/22/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/01/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/17/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 03/31/2025
Date Data Arrived at EDR: 04/22/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 86
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/17/2025
Next Scheduled EDR Contact: 11/03/2025
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2025
Date Data Arrived at EDR: 05/02/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 76
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/24/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 06/25/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/01/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 02/12/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 15

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/15/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 04/01/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/03/2025
Date Data Arrived at EDR: 02/18/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 30

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/02/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 50

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/22/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/22/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 05/28/2025
Date Data Arrived at EDR: 05/28/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 6

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 05/28/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/22/2025
Date Data Arrived at EDR: 05/05/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 16

Source: EPA
Telephone: (215) 814-5000
Last EDR Contact: 05/05/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 03/23/2025
Date Data Arrived at EDR: 03/27/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/25/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 02/14/2025
Date Data Arrived at EDR: 03/11/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 84

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/02/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/13/2025
Date Data Arrived at EDR: 02/13/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 75

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/13/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 03/31/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 03/31/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 03/07/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 03/31/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 03/23/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 07/16/2025
Next Scheduled EDR Contact: 11/03/2025
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/15/2024
Date Data Arrived at EDR: 03/06/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 89

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 06/05/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: No Update Planned

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29
Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data
The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 04/13/2025
Date Data Arrived at EDR: 04/15/2025
Date Made Active in Reports: 07/08/2025
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 07/10/2025
Next Scheduled EDR Contact: 10/27/2025
Data Release Frequency: Varies

UST FINDER: UST Finder Database
EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106
Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 05/08/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database
US EPA’s UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA’s Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79
Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 05/08/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Semi-Annually

E MANIFEST: Hazardous Waste Electronic Manifest System
EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/14/2025
Number of Days to Update: 23
Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Varies

PFAS: Per- and Polyfluoroalkyl Substances
PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 03/27/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/18/2025
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 804-698-4336
Last EDR Contact: 06/24/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

AIRS: Permitted Airs Facility List
A listing of permitted Airs facilities.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 03/12/2025
Date Made Active in Reports: 05/29/2025
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 804-698-4000
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Annually

CEDS: Comprehensive Environmental Data System
Virginia Water Protection Permits, Virginia Pollution Discharge System (point discharge) permits and Virginia Pollution Abatement (no point discharge) permits.

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 05/22/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 8

Source: Department of Environmental Quality
Telephone: 804-698-4077
Last EDR Contact: 05/21/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Quarterly

COAL ASH: Coal Ash Disposal Sites
A listing of facilities with coal ash impoundments.

Date of Government Version: 02/21/2025
Date Data Arrived at EDR: 02/27/2025
Date Made Active in Reports: 05/16/2025
Number of Days to Update: 78

Source: Department of Environmental Protection
Telephone: 804-698-4285
Last EDR Contact: 05/21/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner List
A listing of registered drycleaners.

Date of Government Version: 04/01/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/17/2025
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 804-698-4407
Last EDR Contact: 06/24/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

ENFORCEMENT: Enforcement Actions Data
A listing of enforcement actions.

Date of Government Version: 03/20/2025
Date Data Arrived at EDR: 03/26/2025
Date Made Active in Reports: 06/17/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 804-698-4031
Last EDR Contact: 06/18/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

FIN ASSURANCE 1: Financial Assurance Information Listing
A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 04/17/2025
Date Data Arrived at EDR: 04/17/2025
Date Made Active in Reports: 04/25/2025
Number of Days to Update: 8

Source: Department of Environmental Quality
Telephone: 804-698-4205
Last EDR Contact: 07/16/2025
Next Scheduled EDR Contact: 11/03/2025
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information listing
Solid waste financial assurance information.

Date of Government Version: 04/24/2025
Date Data Arrived at EDR: 04/24/2025
Date Made Active in Reports: 07/16/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 804-698-4123
Last EDR Contact: 07/16/2025
Next Scheduled EDR Contact: 11/03/2025
Data Release Frequency: Varies

TIER 2: Tier 2 Information Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 12/09/2024
Date Made Active in Reports: 03/04/2025
Number of Days to Update: 85

Source: Department of Environmental Quality
Telephone: 804-698-4159
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells
A listing of underground injection controls wells.

Date of Government Version: 04/10/2025
Date Data Arrived at EDR: 04/11/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 13

Source: Department of Mines, Minerals and Energy
Telephone: 276-415-9700
Last EDR Contact: 07/21/2025
Next Scheduled EDR Contact: 11/03/2025
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virgina.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/20/2014
Number of Days to Update: 203

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virgina and at the Regional VA Levels.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/04/2025
Date Data Arrived at EDR: 05/06/2025
Date Made Active in Reports: 07/21/2025
Number of Days to Update: 76

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/06/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/17/2025
Next Scheduled EDR Contact: 11/03/2025
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 05/28/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 804-692-1900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX E

INTERVIEW DOCUMENTATION

Phase I ESA Owner Interview/Questionnaire

Property Owner Information

Date	2/10/26
Name of Person Interviewed/Filling Questionnaire & Affiliation with Property	Shannon Dean
Phone Number/Email	540-442-0424
Current Property Owner Name	Shannon Dean
Length of Ownership	11 years
Previous Owner	Unknown

Subject Property Information

Please answer the following questions to the best of your knowledge. If any of the answers to the questions below are "Yes", please provide further information to that question in the comments section below.

Questions	Answer		
What is the current use of the property?	No use		
What was/were the historic use(s) of the property?	Unknown		
Are there building(s) on the subject property?	Yes ☐	No ☑	Unknown ☐
If yes, please provide details of structure, construction date(s), and location			
What is the potable water supply for the property?	Public	Private Well	Unknown
What is the sewer system for the property?	Public ☐	Septic ☐	Unknown ☑
What is the heating source for the property? Electric ☐	Propane	Heating Oil ☐	Unknown ☑
If propane and/or heating oil is used, where is it stored?			
Do you know of specific petroleum products and/or hazardous substances that have been or currently are stored, handled, or used on the property (i.e. pesticides/herbicides, solvents, automotive/ industrial batteries, paints, hydraulic fluid, etc.)?	Yes ☐	No ☑	Unknown ☐
If yes, please provide details of the materials used, how they are used, where stored, any prior releases/spills, etc.			
Are there currently, or have there ever been, any storage tanks (aboveground or underground) on the property?	Yes ☐	No ☑	Unknown ☐
Are you aware of any evidence of dumping or waste disposal activities on the property?	Yes ☐	No ☑	Unknown ☐
Are there any oil/water separators or other features designed to minimize pollution sources on the property?	Yes ☐	No ☑	Unknown ☐
Are there currently, or have there been, any pits, ponds, or lagoons located on the property with waste treatment or disposal?	Yes ☐	No ☑	Unknown ☐
Does the property discharge wastewater (other than storm water) directly to a ditch or stream on or adjacent to the property?	Yes ☐	No ☑	Unknown ☐
Does the property discharge wastewater to a municipal sewer system?	Yes ☐	No ☑	Unknown ☐

Does the property have a separate storm water sewer that is not connected to the municipal system? If so, is there a permit involved?	Yes ☐	No ☑	Unknown ☐
Do you know of any environmental cleanups that have taken place at the property?	Yes ☐	No ☑	Unknown ☐
Are you aware of any environmental cleanup liens against the property, governmental notifications relating to violations of environmental laws, or threatened, pending, or past lawsuits or administrative proceedings concerning a release or threatened release at the property?	Yes ☐	No ☑	Unknown ☐
Are there any environmental permits for the property (for example, solid waste disposal, hazardous waste generation, wastewater permits, NPDES permits, tank permits)?	Yes ☐	No ☑	Unknown ☐
Are there any controls in place at the property to control or reduce contamination or exposure to contamination? For example, land use restrictions, caps, engineered barriers?	Yes ☐	No ☑	Unknown ☐
Are there any existing or former wells (potable, monitoring, dry, etc.) on the property?	Yes	No	Unknown

Adjoining Property Information

Are there any environmental concerns related to neighboring properties (e.g., tanks, leaks, spills, etc.)?	

Other relevant information concerning environmental issues that you would like to share.

Please indicate if any of the following documents have been previously conducted for the property. If available, please provide to ECA.

Document	Answer		
Previous Environmental Site Assessment Reports	Yes	No	Unknown
Site Plans and/or Surveys/Geotechnical Reports	Yes ☐	No ☐	Unknown ☑
Title Records	Yes ☐	No ☐	Unknown ☑
Environmental Compliance/Audit Reports/Risk Assessments	Yes ☐	No ☐	Unknown ☑
Environmental Permits (i.e. NPDES, Solid Waste Disposal, Wastewater, etc.)	Yes ☐	No ☐	Unknown ☑
Registrations/inspection reports for storage tanks	Yes ☐	No ☐	Unknown ☑
Tier II/Community Right-to-Know Plans	Yes ☐	No ☐	Unknown ☑
Recorded Activity and Use Limitations (AULs)	Yes ☐	No ☐	Unknown ☑
Environmental Violation Notices	Yes ☐	No ☐	Unknown ☑
Hazardous Waste Generator Notices or Reports	Yes ☐	No ☐	Unknown ☑
Lead and/or Asbestos Reports	Yes ☐	No ☐	Unknown ☑

E1527-21 Phase I ESA User Questionnaire

Site Name:	VA-T23.27 Saddleback Mountain
MDG Code:	5000114213
FUZE ID:	17094053
Site Address:	US Highway 33 Elkton, VA 22827

1) Are you aware of any environmental cleanup liens against the *subject property* that are filed or recorded under federal, tribal, state or local law? **NO**

2) Are you aware of any activity and use limitations (AULs), such as engineering controls, or land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **NO**

3) Do you have any specialized knowledge of the Property and environmental conditions at the *subject property*? Do you have any specialized knowledge or experience related to the *subject property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *subject property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? **NO**

4) Does the purchase price being paid for this *subject property* reasonably reflect the fair market value of the *subject property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *subject property*? **NA**

5) Are you aware of commonly known or *reasonably ascertainable* information about the *subject property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example:

   (a.) Do you know the past uses of the *subject property*? **NO**

   (b.) Do you know of specific chemicals that are present/once were present at the *subject property*? **NO**

   (c.) Do you know of spills or other chemical releases that have taken place at the *subject property*? **NO**

   (d.) Do you know of any environmental cleanups that have taken place at the *subject property?* **NO**

6) Based on your knowledge and experience related to the *subject property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *subject property*? **NO**

Helpful Documents – Please Provide if Available

- Previous Environmental Site Assessment Reports (Phase I, Phase II, Asbestos, Lead, etc.)
- Environmental compliance audit reports
- Storage tank registrations (aboveground or underground)
- Hazardous materials compliance documents (Tier II, Local or State Registry)
- Geotechnical Investigations
- Environmental permits/plans, solid waste permits, hazardous waste disposal permits, wastewater permits, NPDES Permits, underground injection permits, Spill Plans (SPCC)
- Notices or correspondence from any government agency relating to past or current violations of environmental laws or environmental liens affecting the subject property

Steven Fanshaw	Network RE and Regulatory Manager
Name (Authorized User Representative)	Title
	7/7/25
Signature	Date

APPENDIX F

TITLE REPORT DOCUMENTATION

SADDLEBACK MOUNTAIN
SPOTSWOOD TRAIL
ELKTON, VA 22827

Inquiry Number: 8053795.5S
JULY 24, 2025

EDR Environmental Lien and AUL Search

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address and/or parcel information to:

- search for parcel information and/or legal description
- search for ownership information
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc
- search for publicly available environmental encumbering instrument(s) filed on or after the recording of the current deed; between the recording of the current deed and present
- provide a copy of any environmental encumbrance(s)
- provide a copy of the current deed when available

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

SADDLEBACK MOUNTAIN
SPOTSWOOD TRAIL
ELKTON, VA 22827

RESEARCH SOURCE

Source 1: ROCKINGHAM COUNTY RECORDER'S OFFICE

Source 2: VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Source 4: JUDICIAL RECORDS

PROPERTY INFORMATION

Legal Description:	AS RECORDED IN THE DEED ATTACHED.
Current Owner:	SUN VALLEY VIEW, LLC
Property Identifiers:	145-A-51
	R7075
Comments:	NA

Deed 1

Type of Deed:	WARRANTY DEED
Title is vested in:	SUN VALLEY VIEW, LLC
Title received from:	GERALD M STEVENS, JOHN F STEVENS, RICHARD G STEVENS, SUZANNE C LEWIS AND MARY PAMELA WALLACE
Date Executed:	08/26/2015
Date Recorded:	09/04/2015
Book:	4620
Page:	474
Instrument#:	NA
Land Record Comments:	NA
Miscellaneous Comments:	NA

EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

Comments: NONE IDENTIFIED.

OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Other AUL's: Found ☐ Not Found ☒

Comments: NONE IDENTIFIED.

EDR Environmental Lien and AUL Search

MISCELLANEOUS

Comments: NONE IDENTIFIED.

ROCKINGHAM COUNTY
Chaz W. Evans-Haywood
CLERK OF COURT
Harrisonburg, VA 22801

60 2015 00022072

Instrument Number: 2015- 00022072
As
Deed of Bargain & Sale

Recorded On: September 04, 2015

Parties: STEVENS GERALD M
To
SUN VALLEY VIEW LLC

Recorded By: KENNETH MORAN LLC

Num Of Pages: 9

Comment: PARCEL STONEWALL

**** Examined and Charged as Follows: ****

Deed of Bargain & Sale	6.50	10 or Fewer Pages	14.50	Deed Processing Fee	20.00
Open Air Preservation	1.00	Transfer Fee County	1.00		
Recording Charge:	**43.00**				

	Tax Amount	Consideration Amount	RS#/CS#				
Transfer Tax Grantee	333.33	100,000.00		State Grantor Tax	0.00	214 Grantee City Tax	0.00
				State Grantee Tax	250.00	220 Grantor County	0.00
				213 Grantee County Ta	83.33	223 Grantor City	0.00
Transfer Tax Grantor	100.00	100,000.00		State Grantor Tax	50.00	214 Grantee City Tax	0.00
				State Grantee Tax	0.00	220 Grantor County	50.00
				213 Grantee County Ta	0.00	223 Grantor City	0.00
Tax Charge:	**433.33**						

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

File Information:

Document Number: 2015- 00022072
Receipt Number: 326289
Recorded Date/Time: September 04, 2015 01:05:12P
Book-Vol/Pg: Bk-OR Vl-4620 Pg-474
Cashier / Station: A Wolverton / Cash Station 3

Record and Return To:

KENNETH MORAN LLC
6072 SPOTSWOOD TRAIL
PENN LAIRD VA 22846

ROCKINGHAM COUNTY, VA CIRCUIT COURT

THE STATE OF VIRGINIA}
COUNTY OF ROCKINGHAM}

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.

CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

Recorded On-2015-Sep-04 As-22072

VE&%

Doc	Bk	Vol	Pg	#ofPgs
00022072	OR	4620	474	9

Sep 04,2015

The existence of title insurance is unknown to the preparer.

Consideration: $100,000 **Actual Value: $100,000**

Tax Map No. 145-(A)-51

THIS DEED, made this 26th day of August, 2015, by and between GERALD M. STEVENS, JOHN F. STEVENS, RICHARD G. STEVENS, SUZANNE C. LEWIS and MARY PAMELA WALLACE, Grantors, and SUN VALLEY VIEW, LLC, a Virginia limited liability company, Grantee,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee to the Grantors, before the execution and delivery hereof and of other good and valuable consideration given, the receipt of all of which is hereby acknowledged, the Grantors do hereby grant and convey with General Warranty and English Covenants of Title, unto Sun Valley View, LLC, a Virginia limited liability company, Grantee, all that certain tract or parcel of land containing 57.280 acres, more or less, together with all improvements thereon, and all rights, privileges, easements, appurtenances, and rights of way, thereunto belonging or in anywise appertaining, located in the Stonewall District, Rockingham County, Virginia, and more particularly described according to a survey plat made by Randall K. Newman, L.S., dated October 12, 2005, which is attached hereto as Exhibit A.

TOGETHER WITH a non-exclusive perpetual fifty foot (50') easement of right-of-way for the purposes of ingress and egress, as more fully described in a Deed of Easement

dated May 12, 2007, which is of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 3101, page 32.

The real estate herein conveyed is Parcel Second of the property acquired by Jetson J. Crider by Deed dated December 1, 1913, from Kate W. Crider, in which said deed Kate W. Crider reserved a life estate, said Deed is duly of record in the aforesaid Clerk's Office in Deed Book 129, page 260. Kate W. Crider conveyed her life estate reserved above to the said Jetson J. Crider by deed dated January 6, 1928, which said deed is of record in the aforesaid Clerk's Office in Deed Book 140, page 106. Jetson J. Crider (a/k/a J.J. Crider) conveyed all of his interest in the real estate herein conveyed to himself and his wife, Iva C. Crider, as joint tenants with survivorship, by deed dated March 19, 1954, which said deed is of record in the aforesaid Clerk's Office in Deed Book 242, page 445. Jetson J. Crider died in 1955, thereby vesting fee simple title in Iva C. Crider. Iva C. Crider died on August 4, 1959, and according to Article Fifth of her Last Will and Testament which is of record in the aforesaid Clerk's Office in Will File No. 15-376, she conveyed the residue of her Estate to her daughter, Marguerite C. Stevens. Marguerite C. Stevens died in June, 1989, and according to Article Fourth of her Last Will and Testament, which is of record in the aforesaid Clerk's Office in Will Book 51, page 13, she conveyed the reside of her Estate to her children, who are all the Grantors herein.

This conveyance is made subject to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

Reference is hereby made to the aforesaid deed and survey plat for further description and derivation of title to the property described herein.

This deed was prepared without benefit of a title examination by its preparer.

WITNESS the following signatures and seals:

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

_____(SEAL)
GERALD M. STEVENS

COMMONWEALTH OF ~~VIRGINIA~~ West Virginia,
CITY/COUNTY OF Greenbrier, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 2nd day of September, 2015, by GERALD M. STEVENS.

My commission expires: February 26, 2017.

Notary registration no.: _____

_____
Notary Public

OFFICIAL SEAL
AMY CRIDDLE
NOTARY PUBLIC
STATE OF WEST VIRGINIA
200 Ravenview Lane
Lewisburg, WV 24901
My Commission Expires Feb. 26, 2017

Recorded On-2015-Sep-04 As-22072

John F. Stevens (SEAL)
JOHN F. STEVENS

STATE OF MARYLAND)
~~COMMONWEALTH OF VIRGINIA~~,
CITY/~~COUNTY~~ OF BALTIMORE, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 2 day of September, 2015, by JOHN F. STEVENS.

My commission expires: 04-18-2017.

Notary registration no.: N/A.

Mark Davis
Notary Public

MARK M DAVIS
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES APRIL 18, 2017

Recorded On-2015-Sep-04 As-22072

(SEAL)
RICHARD G. STEVENS

STATE FLORIDA
COMMONWEALTH OF ~~VIRGINIA~~,
CITY/COUNTY OF BREVARD, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 2nd day of September, 2015, by RICHARD G. STEVENS.

My commission expires: May 30, 2018.

Notary registration no.: FF113228.

Notary Public

BART BRINK
MY COMMISSION # FF 113228
EXPIRES: May 30, 2018
Bonded Thru Notary Public Underwriters

Recorded On-2015-Sep-04 As-22072

Suzanne C. Lewis (SEAL)
SUZANNE C. LEWIS

State of Maryland
~~COMMONWEALTH OF VIRGINIA~~,
~~CITY~~/COUNTY OF Baltimore, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 2 day of September, 2015, by SUZANNE C. LEWIS.

My commission expires: 04-18-2017.

Notary registration no.: N/A.

Mark Davis
Notary Public

MARK M DAVIS
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES APRIL 18, 2017

Mary Pamela Wallace (SEAL)
MARY PAMELA WALLACE

State of MD
~~COMMONWEALTH OF VIRGINIA~~,
CITY/COUNTY OF Baltimore, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 2 day of September, 2015, by MARY PAMELA WALLACE.

My commission expires: 04-18-2017.

Notary registration no.: N/A.

Mark Davis
Notary Public

MARK M DAVIS
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES APRIL 18, 2017

Grantee's Address:

2188 Lough Road
Elkton VA 22827

C:\CLIENT.DEED\STEVENS HEIRS TO DEAN DEED

APPENDIX G

RESUMES

Eric Johnson

Vice President of Operations/Principal Scientist
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 303
eric.johnson@eca-usa.com

EDUCATION

Florida State University Tallahassee, FL
Bachelors of Science, Environmental Studies & Sociology, 2008, *Cum Laude*

PROFESSIONAL EXPERIENCE

January 2009 – Present **Environmental Corporation of America** Alpharetta, GA
Position: Vice President of Operations/Principal Scientist
Responsibilities:

- Oversee day to day operations of ECA
- Principal review of Phase I Environmental Site Assessments
- Principal Review of NEPA Environmental Checklists/Documentation
- Regulatory Compliance for EPA/GA EPD Regulations involving hazardous air pollutants and volatile organic compounds

REPRESENTATIVE PROJECT EXPERIENCE - managed over 1,500 projects

T-Mobile Cell Towers **Various locations throughout the U.S.**
Principal Reviewer/Project Manager for Phase I Environmental Assessments, NEPA Checklists, and Section 106 compliance including archaeological surveys of the proposed tower site and access roads.

AT&T Cell Towers **Various locations through the Southeast and Midwest**
Principal Reviewer/Project Manager for Phase I Environmental Assessments, NEPA Checklists, and Section 106 compliance including archaeological surveys of the proposed tower site and access roads.

American Tower Cell Towers **Various locations in throughout Southeast, Midwestern, and Northwestern US**
Principal Reviewer/Project Manager for Phase I Environmental Assessments, NEPA Checklists, and Section 106 compliance including archaeological surveys of the proposed tower site.

SBA Network Cell Towers **Various locations throughout the MW, SE, and NE US**
Principal Reviewer/Project Manager for Phase I Environmental Assessments, NEPA Checklists, and Section 106 compliance including archaeological surveys of the proposed tower site.

Cell Tower Antenna Collocations/Acquisition Portfolios **Various locations in GA, IL, IN, KY, MO, PA, TX, and VA**
Project Manager for over a hundred Phase I Environmental Assessments for collocations on existing towers and buildings and acquisition portfolios.

Georgia Board of Regents **Various Locations in Georgia**
Conducted multiple GEPA and Phase I Environmental Assessments according to BOR Guidelines

Horton Homes, Inc. **Eatonton, GA**
Conducted annual and semi-annual reporting for compliance with EPA and Georgia EPD regulations related to hazardous air pollutants and volatile organic compound emissions and storm water pollution protection measures.

FEMA Grant Projects **AR, IL, IO, NE, MO, TN**
Compiled documentation and reports for NEPA screens for FEMA grant projects and completed FEMA Environmental Assessments where determined necessary.

Phase I Environmental Assessments **AL, FL, GA, SC, NC, TN**
Compilation and Principal review of Phase I Environmental Assessments for commercial real estate transactions across the southeast U.S. in accordance with ASTM E1527-13.

Summer Shives, MA, RPA
Archaeologist
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
770 667 2040
summer shives eca usa com

EDUCATION

New Me ico Highlands University **Las Vegas, NM**
A, Cultural Resource anagement, 2023

North Carolina State University **Raleigh, NC**
A, Anthropology, 201

PROFESSIONAL CERTIFICATIONS

Secretary of the Interior's 36CFR61 Professional Qualification Standards archaeology
Register of Professional Archaeologists

PROFESSIONAL EXPERIENCE

anuary 2024 – Present **Environmental Corporation of America** **Alpharetta, GA**
Position: I ualified Archaeologist
Responsibilities:
Conducting archaeological and historical background research and site assessments for ection 106 compliance throughout Tennessee, Alabama, ississippi, Georgia, North Carolina, and klahoma

August 2022 – anuary 2024 **All Phases Archaeology** **Mobile, AL**
Position: Report Writer and Field irector
Responsibilities:
Analyzed historic maps, documents and photographs for relevant information related to current pro ects researched county history, soil survey information and state specific databases for archaeological and historical records pertaining to cultural resources within the pro ect area wrote reports based on company, state, and client standards with all cultural resource information and pro ect results concisely detailed and in compliance with ection 106 conducted shovel testing for Phase I and II pro ects throughout ississippi, Alabama, and Florida supervised crews of up to 10 people during those pro ects

ay 2022 – uly 2022 **Makounta-Voules Archaeological Project** **Makounta, Cyprus**
Position: Field chool upervisor
Responsibilities:
upervised students at the field school taught students how to properly e cavate unit style e cavations at a prehistoric site educated students on proper identification of artifacts and collection techni ues supervised post e cavation lab work analyzed and catalogued faunal remains and taught a lecture on the importance and significance of faunal remains

ctober 2021 – ay 2022 **Tennessee Valley Archaeological Research** **Huntsville, AL**
Position: Crew Chief
Responsibilities:
Conducted shovel testing for Phase I and II pro ects throughout ississippi, Alabama, and Tennessee

for □ection 106 compliance□recorded data from shovel tests using Arc□ ap and ArcPad□photographed landscapes and site locations□supervised crews of over 10 people for large□scale pro□ects lasting several months□

□uly 2021 – □ctober 2021 **TerraXcavations** **Mobile, AL**
Position: Archaeological Field Technician
Responsibilities:
Conducted shovel testing for Phase I pro□ects throughout □ ississippi, Alabama, and Florida for □ection 106 compliance□

□ecember 2020 **Commonwealth Heritage Group** **Tarboro, NC**
Position: Archaeological Field Technician
Responsibilities:
Conducted unit e□cavation for a Phase III pro□ect in North Carolina for □ection 106 compliance□

August 2020□November 2020 **University of Nevada, Las Vegas** **Las Vegas, NV**
Position: Paleoethnobotany Lab Technician
Responsibilities:
□ieved botanical samples that were previously collected during flotation□sorted botanical remains into categories based on type□photographed macroscopic botanical remains for use in publications using microscopes and computer software□

February 2020 **Central Timna Valley Project** **Timna, Israel**
Position: Archaeological Field Technician
Responsibilities:
Conducted unit e□cavation and kept detailed records□was trained on using drones for photography□ pedestrian surveyed a large portion of the valley area□

□une 201□ – □uly 201□ **Makounta-Voules Archaeological Project** **Makounta, Cyprus**
Position: Field □chool □upervisor
Responsibilities:
□upervised students at the field school□taught students how to properly e□cavate unit style e□cavations at a prehistoric site□educated students on proper identification of artifacts and collection techni□ues□ supervised post□e□cavation lab work□analyzed and catalogued faunal remains and used the data for Bachelor's thesis project.

□ay 2018 – □une 2018 **Makounta-Voules Archaeological Project** **Makounta, Cyprus**
Position: Field □chool □tudent

Romalie C. Valdes
Environmental Scientist
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Romalie.valdes@eca-usa.com
(386)848-9800

EDUCATION

University of South Florida **Tampa, FL**
Bachelor of Arts(BA) Anthropology, May 2008

Washington State University **Richland, WA**
Master of Science Coursework, 2010-2015

PROFESSIONAL EXPERIENCE

October 2020 – Present **Environmental Corporation of America** Alpharetta, GA

Position: Environmental Scientist - Field Technician

Responsibilities:

- Preparation of FCC National Environmental Policy Act (NEPA) Checklist and Environmental Assessment (EA) evaluations for proposed telecommunications facilities
- Preparation of Wetlands/Waters Determination/Delineations reports and Wetland Impact Permit Applications – Delineate and characterize waters and wetlands that may be located within a project area in accordance with accepted United States Army Corps of Engineers guidance throughout the United States
- Preparation of USFWS requests for technical assistance, Informal Biological Assessments (IBA), and species-specific surveys – Identify potential habitat that may or may not be located within a project area for species listed by the USFWS as "Threatened" or "Endangered"
- Osprey/Bald Eagle Nest Investigations to determine activity status of reported osprey or bald eagle nests on telecommunications towers
- Preparation of Phase I Environmental Site Assessments (ESAs) to determine whether or not a "recognized environmental condition" (REC) is present in connection with the Property in accordance with ASTM E1527-13

July 2017 – September 2020 **Town Consulting** Deland, FL

Position: Network Compliance Manager

Responsibilities:

- Review construction Statements of Work and apply FCC NEPA regulations to provide construction approvals.
- Provide guidance to vendors regarding compliance requirements and implementations of NEPA
- Conduct regulatory analysis to resolve any issues and actively engage in communication with all stakeholders

APPENDIX H

VERIZON WIRELESS SCOPE OF WORK #2

EXHIBIT A

SCOPE OF SERVICES

Upon receipt and execution of an Order from an authorized Verizon representative, Supplier shall perform the following services described in Exhibits A1 to A-10 (as below).

- EXHIBIT A-1 - ENVIRONMENTAL REGULATORY CONSULTING AND MANAGING SERVICES
- EXHIBIT A-2 - NEPA_NPA NETWORK PROCEDURES
- EXHIBIT A-3 - SITE ASSESSMENTS FOR IN-BUILDING INSTALLATIONS
- EXHIBIT A-4 - SITE ASSESSMENTS AT EXISTING LOCATIONS
- EXHIBIT A-5 - ASBESTOS SURVEY, LBP SURVEY _ ABATEMENT OVERSIGHT SERVICES
- EXHIBIT A-6 - ENVIRONMENTAL SAFETY OVERSIGHT SERVICES
- EXHIBIT A-7 - OTHER ENVIRONMENTAL SERVICES
- EXHIBIT A-8 - WETLAND SURVEYING SERVICES
- EXHIBIT A-9 - LIMITED ENVIRONMENTAL SITE ASSESSMENTS
- EXHIBIT A-10 - GEO TECHNICAL SERVICES

Work under this Agreement shall be awarded as the result of a competitive bid (RFP) or through a firm price quote (FPQ) requested by Verizon.

Rates:

Rates for work performed under this Agreement shall be as stated in a firm price quote or as received in a competitive bid.

EXHIBIT A1-ATTACHMENT 6

ENVIRONMENTAL DUE DILIGENCE SERVICES – AAI
PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR VERIZON REAL ESTATE ACQUISITION PROJECTS ONLY

Supplier shall conduct a Phase I Environmental Site Assessment (Phase I) of the site location indicated in the Authorization Letter. The assessment shall be conducted in accordance with, but not limited to, the requirements set forth in *40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI), herein referred to as the Environmental Protection Agency's (EPA's) AAI Rule and* ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E1527-13 or the most recent version.

In accordance with the EPA AAI rule, Supplier representative performing the assessment shall be an EPA-defined environmental professional. Verizon requires that the environmental professional meet one of these qualifications:

- Hold a current Professional Engineer's or Professional Geologist's license, or a license or certification from a government agency or tribe to perform environmental inquiries, with three (3) years of relevant full-time experience;
- Hold a bachelor's degree in engineering, environmental science, or earth science with five (5) years of relevant full-time experience; or
- Hold a bachelor's degree in a field other than engineering, environmental science, or earth science with ten (10) years of relevant full time experience.

As appropriate and as specified in the Authorization Letter, activities to be performed by Supplier shall include, but not be limited to, the tasks described herein.

A. SITE RECONNAISSANCE

In accordance with but not limited to the requirements set forth in *40 CFR Part 312*, Supplier shall visually and physically observe and note the uses and conditions of the property and the surrounding area as part of the site reconnaissance. Identify and describe:

1. Based on an area reconnaissance, current and past uses likely to indicate or known to have recognized environmental conditions (RECs) on the property; on adjoining properties; and in the surrounding area.
2. Degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination.
3. Geologic, hydro-geologic, hydrologic and topographic conditions of the property; and of the surrounding area.
4. Structures on the property (number, size and age).

5. Roads on or adjoining the property.
6. Source of potable water on the property.
7. Sewage disposal system on the property (type and age).
8. Based on interior and exterior observations of the structures, current and past uses of the subject property. Identify general uses and any that may involve hazardous materials or petroleum products. If current uses involve hazardous materials or petroleum products identify the type, quantity and storage conditions of those substances.
9. All aboveground and underground storage tanks, including contents, capacity and age. Identify visible vent pipes, fill pipes, and access ways.
10. Sources of any noxious odors, any pools of liquid, and note any standing surface water.
11. Pools or any pits, cisterns, cesspools or similar receptacles where liquids drain, collect or are stored (sumps) that are likely to contain hazardous substances or petroleum products.
12. Contents of any drums and other containers.
13. Electrical or hydraulic equipment likely to contain Polychlorinated biphenyls (PCBs).
14. The type of Heating Ventilation Air Conditioning (HVAC) system and fuel source.
15. Any visible stains and/or corrosion on floors, walls or ceilings.
16. All drains and any pits, cisterns, cesspools or similar receptacles where liquids drain, collect or are stored (e.g., sumps).
17. Pits, ponds and lagoons (open pools likely to contain hazardous substance or petroleum products, particularly if used in connection with waste disposal or waste treatment on the property and on adjoining properties.
18. Stained soil or pavement.
19. Stressed vegetation.
20. Any solid waste disposal on site.
21. Any unnatural fill or grading, particularly fill of unknown origin.
22. Trash or other evidence of solid waste disposal.
23. Any wastewater (including stormwater) discharges into a drain, ditch or stream on the property and on adjacent property.
24. Any dry wells, irrigation wells, injection wells, abandoned wells, monitoring wells, supply wells, or other wells.
25. Any on-site septic system or cesspool.
26. Any areas likely to be considered wetlands, coastal zones, and state open waters, within a 300-foot radius or greater radius if required by authorities having jurisdiction.
27. The location and condition of suspected asbestos-containing materials (ACM) in proximity to the proposed facility (including the building rooftop and/or within interior building spaces and common areas or areas likely to be disturbed by Verizon Wireless' construction and installation activities). In the event disturbance or removal of suspected ACM is likely, Supplier shall supplement visual reconnaissance and conduct asbestos inspections. Supplier shall ensure the asbestos survey complies with the following statutes and regulations in the performance of the work: asbestos as regulated under the Clean Air Act (CAA), the Occupational Safety and Health Act (OSHA), the Toxic Substances Control Act (TSCA), and the Asbestos Hazard Emergency Response Act (AHERA), as well as any local applicable requirements. Supplier shall perform all activities necessary and reasonably achievable in light of the specific facility circumstances to identify and document the presence or absence of asbestos-containing material (ACM) within the

proposed facility. Supplier's asbestos inspection shall include as much of the following as possible in light of the specific facility circumstances: assess exposure hazards, quantify of the identified ACM, and make site-specific recommendations for ACM removal, encapsulation or enclosure. Supplier shall use well-trained and accredited asbestos inspectors to conduct visual surveys for the presence of ACM and, where reasonably possible, obtain bulk samples of materials suspected of containing asbestos. Suspect ACM include such items as boiler and pipe insulation, acoustical insulation, fire proofing, roofing materials, floor tile, and transite sheet and cement-asbestos siding. Supplier shall analyze the samples using Polarized Light Microscopy (PLM) methods, and also recommend prioritized abatement actions based on the associated health hazard. Procedures and Protocols shall follow EPA and National Institute for Occupational Safety and Health (NIOSH) recommendations. The Laboratory Services shall be provided by Laboratories that are American Industrial Hygiene Association (AIHA) – Accredited and National Institute of Standards and Technology (NVLAP) – Accredited.

28. The location and condition of suspected lead based-paint (LBP) in or in close proximity to the proposed facility or areas likely to be disturbed by construction and installation activities. In the event disturbance or removal of suspected LBP is likely, Supplier shall supplement visual reconnaissance and conduct LBP inspections in such areas. Supplier shall conduct a comprehensive LBP survey of the proposed facility, using accredited persons meeting the inspector training requirements of EPA and all other Federal, State, and local requirements. Supplier shall perform a thorough review of building records to include painting histories and renovation histories, drawings, specifications, past removal actions (when information is available), inspection reports, industrial hygiene data, maintenance records, and reports/findings previously performed surveys and assessments. If based on visual inspections, conditions dictate chip samples be taken, Supplier shall collect the samples necessary and reasonably obtainable in light of the specific facility circumstances, in accordance with EPA and OSHA regulations preventing airborne fiber. All bulk sample analysis shall be conducted by laboratories that are accredited under the National Lead laboratory Accreditation Program (NLLAP) and all applicable State Certifications and Licenses. Bulk samples resulting from the survey shall be managed or disposed of by Supplier in accordance with established federal and state rules and regulations.
29. Any other unusual conditions that may be of environmental, indoor air quality, industrial hygiene, or worker safety concern.
30. With respect to potential mold conditions, any evidence of the following:
    - suspected microbial growth on observed components
    - signs of water intrusion or water damage on observed components
    - Conditions on observed components conducive to mold growth.

31. High voltage power lines.

32. Evidence of burning or fires.

B. INTERVIEWS

Supplier shall interview with the owner(s), occupants of neighboring properties who might have information concerning previous uses of the subject property, key site manager(s), as well as occupants of the site to obtain information and documents reflecting uses and conditions of the site. These interviews shall result in the collection of information necessary to achieve the objectives and performance factors of the AAI regulations. The interview process shall include, but not be limited to including the following:

1. All items identified in the Site Reconnaissance section hereinabove, Items 1 through 32 of this Scope of Services, including past and current history for each.

2. All documents in connection with the property, including but not limited to:

    - prior environmental site assessment reports
    - environmental audit reports
    - environmental permits
    - registrations for underground and above-ground storage tanks
    - material safety data sheets
    - community right-to-know plans
    - environmental safety plans
    - geological or hydro-geologic reports
    - notices of violation from government agencies
    - notifications and reports regarding hazardous waste generation any proceedings against the property, including but not limited to:
    - Pending, threatened or past litigation regarding hazardous substances or petroleum products in, on or from the property.
    - Any pending, threatened or past administrative proceedings regarding hazardous substances or petroleum products in, on, or from the property.
    - Any notices from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances.

Supplier shall note whether the interviewee was forthcoming with information.

C. RECORD SEARCH

Supplier shall review historical documents and records, such as aerial photographs, fire insurance maps, title documents and land use records. The review must extend as far back in history as it can be shown that the property contained structures or from the time the property was first used for residential, agricultural, commercial, and industrial or government purposes.

1. Supplier shall review the building, zoning, planning, sewer, water, fire, environmental and other department records that would have information on or have interest in the property and/or neighboring sites in accordance with the most current AAI regulations.

2. Applicable to transactions involving the purchase of real property: In accordance with 40 CFR 312.28, Supplier shall research and consider the relationship of the purchase price to the value of the property, if the property was not contaminated. Supplier shall review federal, state, tribal and local government records whose actions may affect the subject property and neighboring properties in accordance with the most current AAI regulations.

3. Supplier shall review national, state and local (where applicable) Wetlands Inventory Map(s) to determine whether the proposed siting of the facility may impact wetlands, including freshwater, coastal and tidal wetlands and wetland buffer areas or transition areas. For subject properties where potential wetlands or fill activities are suspect, Supplier may supplement research with review of historical aerial photographs for evidence of previous wetlands or fill activities, and development permits of existing structures (when the structure or building is the subject of a proposed purchase

transaction) to determine whether wetlands were previously located on the site and if non-permitted fill activities may have occurred.

4. Supplier shall review The National Radon Database developed by the U.S. Environmental Protection Agency (EPA) and any published materials (generally by the state environmental regulatory authority or the state health authority) to identify average radon concentrations for the locale or area and determine the potential for elevated indoor radon levels.

5. Supplier shall conduct a search of registries or publicly available lists of engineering controls and institutional controls within one-half mile of the subject property.

6. Supplier shall utilize the Verizon -provided information pertaining to the title search of the property (if User provided title information is available).

7. Supplier shall conduct a search of standard environmental record sources in accordance with the most current AAI regulations and ASTM E 1527-13 or the most recent version. The following standard environmental federal, state and tribal record sources shall be reviewed; and additional environmental records sources to enhance and supplement the standard environmental record sources shall be checked in the reasonable judgment of the environmental professional in accordance with ASTM E 1527-13 Section 8.2.2. or the most recent version.

   Relevant standard environmental state and tribal database references under AAI:

   Space intentionally left blank.

DATABASE	NAME / DESCRIPTION	RADIUS mi.
CERCLIS / SEMS	CERCLIS contains data on potentially hazardous waste sites That have been reported to the USEPA by states, municipalities, Private companies and private persons, pursuant to Section 103 Of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). State- and tribal-equivalent CERCLIS. (No longer updated. Replaced by SEMS.)	0.5
CERCLIS-NFRAP / SEMS Archive	CERCLA Sites with No Further Remedial Action Planned. (No longer updated. Replaced by SEMS Archive)	0.25
CORRACTS:	Hazardous waste handlers with RCRA corrective action activity.	1.0
ERNS:	Emergency Response Notification System	0.25
FINDS:	Facility Index System	0.25
FTTS	FTTS tracks administrative cases and pesticide enforcement actions and compliance activities under FIFRA and TSCA over the previous five years.	0.25
GW Classification	State's Classification of Groundwater (if available)	Target Property
LUST/LAST	State and tribal Leaking Underground & Aboveground Storage Tank lists	0.5
MLTS	Sites with radioactive materials or subject to NRC licensing requirements	0.25
NPL	National Priorities List (Superfund)	1.0
PWS	Public Water Supply Wells	0.5
RCRIS	Resource Conservation And Recovery Act Information System	0.5
RCRIS- LQG	RCRIS Large Quantity Generator	0.25
RCRIS- SQG	RCRIS Small Quantity Generator	0.25
RCRIS-TSDF	RCRIS Transporters, Storage and Disposal Facilities	0.5
SHWS	State and tribal lists of Hazardous Waste Sites identified for investigation or remediation s	1.0
SPILLS	State Spill Cases	0.5
SPL	State- and tribal-equivalent Priority List	1.0
SWF/LF	State and tribal Landfill Facilities and/or Solid Waste disposal site lists	0.5
TRIS	Toxic Release Inventory System.	0.25
TSCA	Toxic Substances Control Act.	0.25
UST/AST	State and tribal registered Underground & Aboveground Storage Tank lists	0.25

State and tribal institutional control/engineering control registries	0.5
State and tribal voluntary cleanup sites	0.5

Additional Environmental Records Sources:
Types of Records:

- Local Brownfield Lists
- Local Lists of Landfill/Solid Waste Disposal Sites
- Local Lists of Hazardous waste/Contaminated Sites
- Local Lists of Registered Storage Tanks
- Local Land Records (for AULs)
- Records of Emergency Release Reports (42 U.S.C 11004)
- Sources:
- Department of Health/Environmental Division
- Fire Department
- Planning Department
- Building Permit/Inspection Department
- Local/Regional Pollution Control Agency
- Local/Regional Water Quality Agency
- Local Electric Utility Companies (for records relating to PCBs)

D. REPORT CONTENT

In accordance with *EPA's AAI Rule and* ASTM Standard E 1527-13 or the most recent version, Supplier shall prepare a written report that documents the results of the inquiry and provides the environmental professional's opinion "whether the inquiry has identified conditions indicative of releases or threatened releases." The report must also identify any data gaps in the inquiry, and the environmental professional must comment on the significance of the data gaps with respect to their ability to provide the required opinion.
The report shall document each source used, even if a source revealed no findings. Sources shall be sufficiently documented, including name, date request for information was filled, date information provided was last updated by source, the date information was last updated by original source (if provided other than by original source) so as to facilitate reconstruction of the research at a later date.

The format of the report shall follow the standard report format as specified in Attachment 1 to this Exhibit, hereto attached.
The content of the Phase I report shall comply with the standards of ASTM E 1527-13 or the most recent version and shall include the following:

1. Supplier shall include Supplier's statement of qualifications.

2. Supplier shall include the scope of work and resumes of the assessors as exhibits or attachments to the individual report.

3. Supplier shall list and document all (factual) findings from the site reconnaissance and the interview process as outlined in this scope of services and in accordance with (ASTM E 1527-13 or the most recent version).

4. Supplier shall describe all deviations from the practices specified in ASTM E 1527-13 or the most recent version.

5. Supplier shall identify methodology for walk over, and describe any limitations to site visit (e.g., physical obstructions and/or access restrictions).

6. Supplier shall identify all additional services provided beyond those specified in ASTM E 1527-13 or the most recent version, if any. Supplier shall include conclusion regarding identification of any BERs (Business Environmental Risks) associated with non-scope considerations specified in ASTM E 1527-13, Section 13, or the most recent version.

7. Supplier shall include one of the following paragraphs as the conclusion regarding RECs:

   "We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 (or the most recent version) of [insert address or legal description], the property. Any exceptions to, or deletions from, this practice are described in Section [ ] of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property."
   OR
   "We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 (or the most recent version) of [insert address or legal description], the property. Any exceptions to, or deletions from, this practice are described in Section [ ] of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following: [list]

8. Supplier shall provide the environmental professional's opinion "whether the inquiry has identified conditions indicative of releases or threatened releases."

9. Supplier shall provide a written certification statement, signed by the environmental professional, certifying the accuracy and completeness of the environmental site assessment and the Phase I report.

E. REPORT SUBMISSION

Supplier shall submit an electronic copy of the draft report for review by Verizon or Verizon's agent. After receipt of Verizon's or Verizon's agent's comments, Supplier shall incorporate the comments and submit within the time specified in the Authorization Letter, an electronic copy of the finalized Phase I report, and upload the final report to Verizon's database system according to Verizon's applicable process Upon Supplier's acceptance of an Authorization Letter, Supplier shall also perform the following:

F. PHASE II ENVIRONMENTAL SITE ASSESSMENT

If authorized by Verizon Wireless, Supplier shall conduct a Phase II Environmental Site Assessment of the site identified in the written Authorization Letter. All work shall follow the standards outlined in ASTM Standard E 1903-19 or the most recent version, "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process".
The Phase II assessment shall address the conditions described in the Phase I report, which depicts the results of the Phase I Environmental Site Assessment performed in accordance with ASTM Standard E 1527-13 or the most recent version.
As appropriate and as specified in the Authorization Letter, activities to be performed by Supplier shall include, but not be limited to including the tasks described herein. Work to be performed during the Phase II investigation shall include, but not be limited to including the following:
Prior to conducting any fieldwork, Supplier shall develop a work plan to establish the tasks, standards, and methodologies for completing the Phase II objectives. At a minimum, the work plan shall incorporate the following:

- Known or anticipated distribution of contaminants in soils or groundwater as indicated in the Phase I report
- Proposed assessment activities and methods
- Field sampling plan and laboratory analysis
- Health and safety plan, as required for Verizon Wireless employees
- Work objectives
- Quality assurance/quality control procedures
- Estimated total work cost and fee schedule
- Work schedule
- Project organization including qualifications/resumes of key project personnel
- Site plan showing proposed sampling locations in proximity to RECs and proposed Verizon Wireless improvements

Supplier shall confirm a formal entry and testing agreement is in place with client and shall agree to abide by such agreement by formal acknowledgement.
Supplier shall address responsibility for public and private utilities marking clearance services as part of the Phase II work plan.
Supplier shall submit an electronic copy of the proposed work plan for review by Verizon or Verizon's agents. After receipt of Verizon's or Verizon agent's comments, Supplier shall incorporate the comments and submit within the time specified in the Authorization Letter, an electronic copy of the finalized work plan.
Supplier shall perform the assessment activities in the approved work plan. The method or methods used by Supplier to perform the assessment shall be based on the environmental professional expertise of Supplier.
Assessment activities will include collecting and evaluating data, followed by professionally interpreting the results. The results of the Phase II sampling and testing will be interpreted to determine the significance of the data as it relates to the work plan objective. The data will also be evaluated to determine whether other sources of contamination or more highly contaminated media may exist at the site that was not previously addressed. Using this process, Supplier will "eliminate" or "confirm" RECs.
Supplier will prepare a complete Phase II Report including findings and observations with recommendations and conclusions. Supplier will submit an electronic copy of the draft report to Verizon for review by Verizon or Verizon's agents. After receipt of Verizon's or Verizon's agent's comments, Supplier will incorporate the comments and submit within the time specified in the Work Order an electronic copy of the finalized report.

G. QUARTERLY REPORTS

On the following dates, Supplier shall submit a quarterly summary of all environmental due diligence services provided to Verizon Wireless (either through Verizon's agent, counsel, or directly) for the applicable reporting period.

Due Date	**Reporting Period**
April 10th	January through March
July 10th	April through June
October 10th	July through September
January 10th	October through December

Each report shall provide the following information in electronic spreadsheet format:
- Verizon Wireless Submarket (Region)
- Verizon Wireless Contact Person
- Date of Final Phase I Report
- Authorized Representative of Supplier Certifying Phase I Report
- Phase 1 Authorization Date (when authorized by Verizon)
- Site Name
- Site Address

- Purchase or Lease
- Primary Lease or Co-locate
- Identify Verizon Wireless Standard Scope Of \Work Followed (Yes/No)
  If No, explain why.
- ASTM version followed
- Date of Onsite Visit (Site Reconnaissance)
- Date of Final Report
- List of RECs / BERs
- Cost of Phase 1
- Cost of Phase 2
- Description of Phase II Work Performed, if any

Only those environmental site assessments that have been submitted to the submarket (region) in final format should be included in the quarterly report. Quarterly Reports shall be submitted electronically to the following email address:
VZ.EDD.Notifications@Verizon.com

Phase I Environmental Site Assessment Report Format of Work Product Deliverable

The format of all Phase I reports shall adhere to the following:
Section 1: Executive Summary

Section 2: Introduction
- Reference to Performance of Detailed Scope-of-Work and ASTM Standard Practice E 1527-13 (most current version)
- Significant assumptions
- Deviations
- Limitations and exceptions (Environmental Services Agreement shall be incorporated by reference to Verizon Wireless' identifying contract number.)
- Special Terms and Conditions (Environmental Services Agreement shall be incorporated by reference to Verizon Wireless' identifying contract number.)
- Statement of User Reliance

Section 3: Site Description

- Property location and legal description
- Site and vicinity general characteristics
- Current and past uses of the property
- Descriptions of structures, roads, other improvements on the site (including heating/cooling system, sewage disposal, source of potable water)
- Current and past uses of adjoining/surrounding properties
- Geologic, hydrogeologic, hydrologic, and topographic conditions

Section 4: User provided information (if applicable)
Title Records and environmental Liens or Activity and Use Limitations

- Specialized knowledge
- Owner, property manager, and occupant information
- Proposed site design drawings
- Proposed structure information, including proposed height and foundation depth
- Other

Section 5: Site Reconnaissance

- Methodology and limiting conditions
- General site setting
- Exterior observations
- Interior observations (if applicable to the Project)
- Asbestos
- Lead-based paint
- Mold

Section 6: Interviews

- Interview with owner(s)
- Interview with neighbors
- Interview with site manager
- Interview with occupants
- Interviews with local government officials
- Interviews with others

Section 7: Records Review

- Environmental records sources per Scope of Work
- Deviations
- Additional environmental record sources
- Radon
- Wetlands
- Physical setting sources
- Historical use information on the property
- Historical use information on adjoining properties

Section 8: Findings of any RECs and/or BERs

Section 9: Conclusions
Section 10: Opinion and recommendations
Section 11: Certification Statement. Signatures of Environmental Professional *(Any changes to key personnel must be pre-approved by Verizon's EHS department).*
References

Appendices

- Site plan (showing locations of proposed site/leasehold premises/improvements/utilities on the subject property)
- Site photographs
- Site (vicinity) map
- Historical research documentation (aerial photographs, fire insurance maps, historical topographical maps, etc.)
- Regulatory records documentation
- Interview documentation
- Copy of Supplier's General Services Agreement / Applicable Scope(s) of Work

NB+C™ TOTALLY COMMITTED.

Oscar Posada
Network Towers II, LLC
3095 Marshalee Drive, Suite 300
Elkridge, MD 21075

October 15, 2025

Subject: Certification of Code Compliance for Proposed Telecommunications Tower
NB+C Project No. 100772

Dear Oscar Posada,

NB+C Engineering Services, LLC (NB+C) is pleased to submit this certification letter outlining the approximate geometry and design parameters for a proposed telecommunications structure. It is our understanding that Network Towers II, LLC intends to build a new wireless telecommunications facility at the below-mentioned site to include a new monopole tower and fenced compound as defined in the zoning drawings by NB+C dated October 7, 2025.

This letter certifies that the tower will be designed and manufactured to meet all structural requirements and safety specifications outlined in the codes and standards listed below as well as local code requirements. Please see below for tower site information, approximate geometry, design parameters, and design loading summary:

Tower Site Information

Tower Owner:	Network Towers II
Site Name:	Saddleback Mountain
Site ID:	VA-T23.27
Lat:	38° 22’ 21.54” N
Long:	78° 35’ 34.55” W
Address:	Spotswood Trail, Elkton, VA, 22827, Rockingham County

Approximate Monopole Tower Geometry

Tower Height:	195 ft
Base Diameter:	6 ft
Anchor Rod Diameter:	2-1/4”
Foundation Type:	Drilled Shaft or Pad-Pier/Single Mat
# of Design Carriers:	4

Tower Site Design Parameters

Building Code:	2021 Virginia Construction Code (2021 IBC)
TIA-222 Revision:	TIA-222-H
Risk Category:	II
Wind Speed:	110 mph
Exposure Category:	C
Topographic Cat:	1
Ice Thickness:	1.0 in
Wind Speed w/ Ice:	30 mph
Service Wind Speed:	60 mph
Serviceability:	Must meet serviceability requirements outlined in TIA-222-H Section 2.8 applicable to the specified tower type
Fall Zone:	The fall zone shall not exceed a radius of 100', by employing breakpoint design methodology.

Tower Design Loading

Antenna Centerline Elevation (ft)	Appurtenance Loading	Feed Lines	Carrier	Effective Projected Area (EPA)	Weight
190.0	Total Design EPA	(4) 1-5/8	Verizon	25,000 in^2	4,500 lbs
178.0	Total Design EPA	(4) 1-5/8	-	34,000 in^2	5,000 lbs
168.0	Total Design EPA	(4) 1-5/8	-	10,000 in^2	3,000 lbs
158.0	Total Design EPA	(4) 1-5/8	-	10,000 in^2	3,000 lbs

Note:
1) Feedlines to be installed inside the pole shaft.

Should you have any questions or require additional information, please feel free to contact us.

Respectfully Prepared by: Ross Alexander, PE

NB&C ENGINEERING SERVICES, LLC

Krupakaran Kolandaivelu, PE
Vice President - Engineering
VA PE License No. 49792



10/15/2025

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates	
Latitude	38-22-25.0 north
Longitude	078-35-35.0 west
Measurements (Meters)	
Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	454.2
Structure Type	
MTOWER - Monopole	

Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

verizon

Daniel Barnett
Deputy Zoning Administrator
Rockingham County
20 E. Gay Street
Harrisonburg, VA 22802

Re: Letter of Intent to Collocate on Proposed Telecommunications Tower – Site Name: Saddleback Mountain / Spotswood Trail, Elkton, VA 22827 / Parcel # 145-(A)-L51

To Whom It May Concern,

Verizon Wireless ("Verizon") hereby expresses its intent to collocate its wireless communications equipment on the proposed telecommunications tower to be constructed by Network Towers II, LLC ("Network Towers") located off Spotswood Trail, Elkton, VA 22827; Parcel # 145-(A)-L51 (the "Site").

It is Verizon's intent to enter into a lease agreement with Network Towers to install and operate Verizon's antennas, radios, and related equipment on the proposed tower and within the associated equipment compound once the structure is completed and available for occupancy.

Upon approval of the proposed communication site by Rockingham County, Verizon plans to lease space on the communication site from Network Towers and deploy its communication equipment on the communications site.

Sincerely,

Steven Fanshaw
Network Real Estate Manager
Verizon - Virginia

County of Rockingham

Rachel A. Salatin
Director

Department of Community Development

Special Use Permit Case Report: SUP25-1532

Applicant	Valley Solar Farm, LLC
Address	2494 Kratzer Road, Harrisonburg, VA 22802
Comprehensive Plan	Industrial within the Urban Growth Boundary (UGB)
Tax Map #	94-A-99B
Present Zoning	A-2 (General Agricultural District)
Requested Use	Large-Scale Solar Energy Facility
Acreage in Parcel	112.968
Acres in Request	50
Election District	2
Board of Supervisors	Scheduled for February 11, 2026

Overview and Background

The applicant is requesting 50 acres of an approximately 113 acre parcel for a large-scale solar energy facility. The buildable area within the project would occupy approximately 21.4 acres. This area would include, but is not limited to, stormwater basins, solar panels, project infrastructure, and perimeter fencing. To the north of the buildable area, approximately 19.3 acres that is included in the land lease, would be designated as a "tree reserve area". This area would not be developed, clear cut, or heavily timbered at any time during the project. The remaining approximately 10 acres, included with the land lease, would not be utilized for the project.

The applicant has indicated that a new electrical substation or battery storage system would not be required for the project at this time. The facility would connect to the Dominion Energy distribution system.

Conditions

The applicant for a special use permit may voluntarily offer particular conditions related to the proposed use, which can be adopted by the board of supervisors to accompany the application. In approving a special use, the Board of Supervisors may also impose conditions relating to the use as it may deem necessary, including limiting the duration of a permit (Sec. 17-1003.02.(c)).

The applicant has proposed the following conditions:

1. Inverters will be set back a distance of three hundred (300) feet from all exterior property lines.
2. All solar panels shall be "BloombergNEF" Tier I rated and have passed the Toxicity Characteristic Leaching Procedure (TCLP) test, as administered by the United States Environmental Protection Agency.
3. Planting of the vegetative buffer shall commence within three (3) months of completion of the fencing installation.
4. During construction, the Project will minimize grading and cut/fill for roads and structures when leveling or reducing slope grade changes for panel arrays, wherever possible. The Project will retain topsoil on site, minimize topsoil removal wherever possible, and maintain temporary topsoil stockpiles in an aerated condition, covered with deep-rooted vegetation and kept away from wet areas. The Project will return topsoil to disturbed areas from stockpiles as quickly as site closure conditions allow.
5. The Erosion and Sediment Control plan shall comply with the most recent version of the Virginia Erosion and Sediment Control Handbook at the time of Erosion and Sediment Control plan application.
6. The "Tree Reserve Area", as indicated on Exhibit 8.3 Preliminary Site Exhibit, will not be developed, clear cut, or heavily timbered at any time during the project, and not prior to decommissioning.

Staff notes:

1. *Proposed condition one (1):* This condition increases the required setback for inverters from 150 feet from property lines to 300 feet from property lines.
2. *Proposed condition five (5):* On March 29, 2022, VDEQ issued a technical memorandum that implemented a stronger post-development stormwater management policy for solar projects subject to VSMP requirements. A subsequent memo was released on April 14, 2022, stating that any solar project that does not obtain an interconnection approval by a regional transmission organization or electric utility by December 31, 2024, must comply with the requirements detailed in the Department's March 29, 2022, memorandum. The Valley project did obtain an interconnection approval by a regional transmission organization or electric utility before December 31, 2024, and therefore would not have to comply with the new VDEQ requirements. This proposed condition would require the project to comply with the stronger post-development requirements set forth in the March 22, 2022, VDEQ technical memorandum.

If the Board of Supervisors decides to approve this request, staff recommends the following condition:

1. In accordance with Section 15.2-2232(H) of the Code of Virginia, the Board of Supervisors hereby finds this special use permit request to be in substantial accordance with the County Comprehensive Plan.

All approved special use permits include the following conditions:

1. The use shall be in substantial accordance with the preliminary site plan approved by the Rockingham County Board of Supervisors.
2. The use and structure must comply with all applicable federal, state, and local regulations.

Staff and Agency Analysis

Building Services

If the special use permit request is approved, the building plans must be submitted for review and approval before construction may begin. Building plans may be submitted after the approval of a site plan.

Engineering

If the special use permit request is approved, the proposed project will require a fully engineered site plan to be submitted for review and approval prior to issuance of building permit. Please contact the County Engineer (Ross Morland rmorland@rockinghamcountyva.gov) to discuss further.

Environmental

If the special use permit request is approved, the proposed project will require engineered Erosion & Sediment Control and Stormwater Management plans. Contact the Environmental Manager (Adam Hancock (ahancock@rockinghamcountyva.gov) to discuss further.

Fire

This request is located within the North Valley Pike Emergency Response Station's response area. The Fire Marshal's Office does not have any notable concerns with the project as proposed, however, the Rockingham County Fire Prevention Code will require a twenty-foot fire department access roadway around the perimeter of the site. The internal roadway, shown on the preliminary site layout, will need to be twenty feet wide with an adequate turnaround for fire department apparatus. These requirements can be addressed during the site plan review phase.

Planning

Comprehensive Plan

The Comprehensive Plan designates approximately 40 acres of the southernmost portion of the parcel along Kratzer Road as Industrial, while approximately 73 acres of the northern portion of the parcel is designated as Agricultural Reserve. Manufacturers, both large and small, are to be located in industrial areas that are or will be served by public water and sewer systems and offer good access to primary roads and Interstate 81. Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a way of life and economic enterprise. The conceptual site layout depicts solar arrays predominantly on the industrially designated portion of the parcel.

Solar facilities may impact the environment and community character by the removal of native vegetation and trees, removal of cropland and pasture, the addition of impervious surfaces, and the alteration of scenic vistas. To address these impacts, Rockingham County updated its solar ordinance in 2021, establishing per-site and aggregate acreage caps, setbacks, vegetation requirements, restrictions near historic sites, and requiring decommissioning plans. A policy was also adopted to protect prime soils, soils of statewide significance, and wooded areas. The County encourages solar development on existing impervious surfaces.

Future Roadway Connectivity

This area of the County, generally located between US 11 and VA 42, is planned for industrial development in the Comprehensive Plan. As this area continues to develop, consideration should be given to future roadway connectivity between US 11 and Kratzer Road, as identified in the 2025 VDOT Gravels Road Alternative Routing Analysis. This analysis estimated the travel demand effects associated with the construction of a new connector roadway to bypass Gravels Road between Kratzer Road and US 11 and serve the current and future industrial access needs of the area. Additionally, in Rockingham County's Capital Improvement Program (CIP) there is a US 11 Comprehensive Corridor Study scheduled for FY 2026-27 to further evaluate needed roadway improvements and connectivity in this area.

Public Works

The submitted preliminary site layout must show the water line located on the southwest corner of the proposed project which runs along Kratzer Road and Peaceful Lane. This water line should not interfere with or be affected by the proposed solar array as shown, but must be noted on any future submittal.

Virginia Department of Transportation (VDOT)

If the special use permit request is approved, VDOT will review the site plan to ensure the entrance is designed to all pertinent state standards. A VDOT Land Use Permit will be required for the work to be completed within the VDOT right of way.

Similar projects in Rockingham County with this expected large amount of heavy construction and delivery truck traffic resulted in damage to the adjacent state roads. Because of this, VDOT has concerns. An additional surety amount will be required at the permit phase to allow for the expected damage to the state road during the construction process. Once construction is complete, VDOT does not expect a significant impact to the adjacent state road.

Virginia Department of Health Environmental (VDH)

If a private well or sewage disposal system is desired, Health Department approval is required.

Rockingham County
Special Use Permit Application

Application Procedure

The time it takes to process a special use permit varies depending on the application submission date in connection to scheduled public hearings. Additional information may be required to complete your application once staff and agencies have performed an initial two-week review. Public hearing dates will be provided once all required materials are submitted.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 578-1120 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Special use permit sign placed on property in public view and drone video of property taken.
6. Public hearing advertisement placed in the local paper.
7. Board of Supervisors public hearing, review, and final special use permit determination. The decision to approve or deny the special use permit request is ultimately determined by the Rockingham County Board of Supervisors. (The applicant, or representative, is encouraged to attend related public hearing.)

Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete special use permit application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or emailed to the Rockingham County Zoning Administrator.

☑ A completed and signed application (digital PDF preferred).

☑ A boundary map of the property, showing what is described in the "Guide: Proposed Use Layout for Special Use Permit Application" section of this application. The submitted map cannot be larger than 11" x 17".

☑ Required **$550 fee**

☑ Please answer the following questions and where required, attach additional information to this application. The information provided will be reviewed by the staff in their analysis of your request.

An application for a special use permit shall be considered incomplete when an applicant fails to provide the following required information. Based upon the size, scale, complexity and impact of the proposed use, the zoning administrator may waive or modify certain requirements of this application. Any waivers or modifications shall be expressed in writing by the zoning administrator and shall be provided, by the applicant, as part of this application.

Special Use Permit Application Form

Property Owner: Shergill, LLC
Address: 43107 Baron Street Chantilly, VA 20152
Telephone: 703-302-0574 Email: gursimran.shergill@gmail.com

Other Applicant Party (such as a contract purchaser) if applicable: Valley Solar Farm, LLC
Address: 2201 W Broad St # 200, Richmond, VA 23220
Telephone: 804-789-4040 ext 715 Email: paul.cozens@cepsolar.com

Other Contact Person (such as a law or engineering firm) if applicable: _____
Address: _____
Telephone: _____ Email: _____

Application Contact: Paul Cozens

Property Address: 2494 KRATZER RD

Property Location: (N S E W) of (Road Name) _____ (Route #) _____
approximately _____ miles/feet (N S E W) of (Road Name) _____
(Route #) _____. **Election District #:** 2

Property Tax Map Number(s): 94/ A/ / 99/ B

Use Applied For: Solar Energy Facility, Large

Acreage in Parcel: 112.9 **Acreage to be used:** About 20 **Current Zoning:** A2

Size And Height Of Existing And/Or Proposed Building Or Structure if applicable: See Site Plan

Size and Height of Signage if applicable: N/A

Indicate Method of:

Water Supply
- ☐ County Water
- ☐ City Water *
- ☐ Community System
- ☐ Well
- ☐ Cistern

Sewage Disposal
- ☐ County Sewer
- ☐ City Sewer *
- ☐ Community System
- ☐ Septic System
- ☐ Alternative: _____

**** If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.***

Are there any historical features, listed on a national or state registry, located on the property? If so, please provide documentation. No

Are there any wetlands or sinkholes, as delineated by a professional engineer, located on the property? If so, please provide documentation. See site plan and project narrative

Are there any known cemeteries located on the property? No

Is the property located in the Cross Keys and Port Republic Battlefield Study Area, Core Area, or Field of Fire? No

Is the property currently in an Agricultural and Forestal District? If so, please indicate which District.
No

Explain in detail your proposal, hours of operation, number of employees, customer trips expected, etc.

Please see site plan and project narrative

Signature of Landowner | **Signature of Applicant or Agent**

Guide: Proposed Use Layout for Special Use Permit Application *(required)*

The Rockingham County Zoning Ordinance requires Special Use Permit applications to include an accurately scaled proposed use layout. The scaled proposed use layout and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the special use permit is approved by the Board of Supervisors.

The accurately scaled proposed use layout shall include the following information as a minimum:

1. Size and shape of parcel of land where use or building is to be located.
2. Location of use of proposed and/or existing buildings---distance from public highways, from adjoining property.
3. Size and shape of proposed and/or existing buildings.
4. Access to and from property.
5. Relation to street and highway intersections.
6. Any planned screening or landscaping.
7. Number and location of off-street parking spaces.
8. Specify proposed use of area (if not contained in building).

Reference Section 17-1003.01 of the Zoning Ordinance located on the County's website for more information and requirements.

CEP SOLAR
COMMONWEALTH ENERGY PARTNERS

Rockingham County
Department of Community Development
20 E. Gay Street
Harrisonburg, VA 22802

Valley Solar Farm, LLC
2201 W. Broad St, Suite 200
Richmond, VA 23220

To: Rockingham County Department of Community Development
From: CEP Solar

CEP Solar is pleased to present the following Special Use Permit (SUP) application, on behalf of Valley Solar Farm, LLC (the "Applicant"), for Valley Solar (the "Project"). The application is for a distribution-scale solar energy facility located on one parcel in the District 2 of Rockingham County. The Project will be capable of generating up to 5-megawatts alternating current (MWac) of clean energy delivered to the local distribution system within Dominion Energy's service territory. This is enough power to meet the energy needs of about 560 Virginia homes, based on U.S. Energy Information Administration (EIA) data. The Project will not require the construction of a new substation or a battery storage system.

The Project will be developed on land that is currently used for cattle grazing. The land intended for development is designated for industrial land use in the 2024-2044 Rockingham County Comprehensive plan. Adjoining and neighboring land uses include concrete production, manufacturing, poultry houses, poultry production, cattle grazing, and residential. The project will be located over six hundred (600) feet from any nearby residence. There will be no trees cleared as part of the project development, and the project is not sited on land designated as prime farmland. The Project will utilize approximately 18 percent of the total acreage of the property, allowing The Project to greatly exceed the county's setback standards.

The Project will provide a substantial increase in economic benefit to Rockingham County compared to the current revenues generated by the project parcels. It will also not place a burden on public services or infrastructure, while generating environmental and economic benefits to the community through emission-free and affordable energy generation.

We look forward to working with Rockingham County on this project and developing Valley Solar in a manner that benefits the County's citizens and preserves land use options for future generations. If you have questions or require additional information, please do not hesitate to contact me.

Paul Cozens

Paul Cozens
paul.cozens@cepsolar.com
804-789-4040 ext.715

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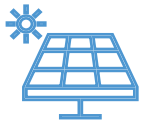
1. Project Details

Valley Solar Farm, LLC (the "Applicant") is seeking approval of a Special Use Permit ("SUP") to enable it to construct and operate a large solar energy facility with a maximum nameplate capacity up to five (5) Megawatts alternating current (MWac). Valley Solar (the "Project") will be situated on a portion of a parcel owned by Shergill, LLC identified as Tax Map ID No. 94-A-99-B (the "Parcel"). The Parcel is currently used for pasture and timberland. The Project is located on Kratzer Road and is approximately 0.7 miles north of the Harrisonburg City line.

The Parcel is 112.97 acres in size, The Applicant is leasing approximately 50 acres of the Parcel and approximately 21.4 acres will be used as buildable area for the Project. Within the buildable area about 12 acres will be used for solar panels and Project infrastructure such as racking, pilings, and inverters. An additional 19.3 acres of forested area within the leased area will be maintained as a "tree reserve area". The remaining 63 acres of the Parcel will not be a part of the Project and will be retained and used by the property owner.



Total parcel size is approximately 113 acres



Approximately 12 acres for the solar facility and associated equipment



Approximately 84 acres are reserved for setbacks, buffers and use by the landowners.

The Project site is located in District 2 of Rockingham County. Site control has been secured through an option to lease agreement as demonstrated in Exhibit 8.8 - Site Control. The Project will deliver clean and cost-competitive energy through a distribution circuit that runs along Kratzer Road next to the project site and connects to Dominion Energy's Harrisonburg substation.

The Project developer is CEP Solar, a Virginia-based renewable energy development company focused on providing sustainable energy solutions in the Commonwealth of Virginia. CEP Solar is submitting this Application, on behalf of the Applicant in compliance with Rockingham County's Zoning Ordinance (the "Ordinance") requirements for a "large solar energy facility". CEP Solar shares the County's commitment to ensure that the best practices in solar development are implemented in Rockingham County and we are committed to demonstrating this commitment as part of this Project.

The Project's final site plan will be completed after field studies and advanced engineering have been conducted, and it will be submitted to the County along with construction plans at the time of final site plan approval.

2.0 Planning Considerations

2.1 Current Use and Proposed Use

In its current use, approximately 40.4 acres of the parcel are used for agricultural / grazing along with a single-family residence. About 71.9 acres are forested. The proposed land use is a large solar energy facility consisting of photovoltaic (PV) panels and associated equipment. The proposed use would utilize roughly 21.4 acres of the parcel, and all forested land on the parcel will remain intact. The facility will produce clean and affordable energy that flows into the local grid, powering homes and businesses.

2.2 Conformity with Comprehensive Plan

Va. Code § 15.2-2232 provides that the County's Comprehensive Plan controls "the general or approximate location, character and extent of each feature shown on the plan." Any "public utility facility" proposed after the adoption of the Comprehensive Plan may be constructed "unless or until the *general location or approximate location, character and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof." [Emphasis added]*. Further § 15.2-2232.H allows a locality to allow for the substantial accord review for solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process." Because the Application requires an SUP approved by the Board of Supervisors, a separate review by the County's Planning Commission is not required.

3.0 General Development Considerations

3.1 Compatibility with the Community and Adjacent Properties

Due to the passive nature of solar energy facilities, there are no anticipated adverse impacts to the public health, safety, or welfare of the citizens of Rockingham County. During operation and maintenance, the facility produces no vibration, emissions, odor, or fumes. During construction, there will be limited noise and equipment emissions, which will be mitigated as required by the Ordinance, including limiting the hours of operation of post-driving and other construction equipment from sunrise to sunset. Because the Project does not use any public utilities, there is no impact on public infrastructure. The Project will be set back a minimum of 100 feet from public rights of way and 200 feet from residences.

Solar projects also make good neighbors – they generate minimal sound during operation and are screened effectively with vegetative buffers and existing vegetation given their minimal height. Solar is a low-impact land use, providing benefits to the County and the community with minimal-to-no impact on the County's resources. Other forms of development (commercial,

residential housing, etc.) require additional services such as roads, utilities, schools, and law enforcement.

The Project is compatible with the existing use of the Parcel and the adjoining parcels. There are no residences within at least 600 feet of the Project area. This greatly exceeds the required setbacks from existing dwellings. Other adjoining and nearby land uses include a concrete production facility, a rock quarry, large scale poultry houses, large manufacturing facilities, and a poultry processing facility. The proposed development area is designated as a future industrial land use in the 2024-2044 Rockingham County Comprehensive Plan.

3.2 Glint and Glare

The Ordinance sets out provisions for glare and appearance of a solar energy facility. The Project will be designed to maximize absorption and minimize glare toward adjoining properties and upward toward aircraft. The design of support buildings, if required, and related structures shall use materials, colors, textures, and landscaping that will camouflage the facility from surrounding residences.

3.3 Sound

During operation, the Project will not produce sound outside of the Project boundaries. Components that produce sound, such as inverters, will be set back from the Project boundary so they will not be heard from adjacent properties. Additionally, the Project will only be operating during the day, so there will be no sound produced at night. During construction, there will be a temporary increase in sound levels due to the operation of construction equipment. The construction period is expected to last about 6 months, during which construction activities will be limited in accordance with SUP conditions and applicable sections of the Ordinance.

3.4 Fire Safety

While electrical fires are an extremely rare occurrence at solar facilities, they may occur in the event of an improper connection. These concerns are addressed by testing and safety standards required of solar panels, inverters, and associated equipment. In addition, the Project will follow safety standards set in the National Electric Code (NEC) and National Fire Protection Association (NFPA) code to ensure safe design, construction, and operation of the facility.

The Project owner or operator will, in coordination with the Rockingham County Department of Fire and Rescue, provide education and training on how to respond in the event of a fire or other emergency on the premises.

4.0 Economic Impacts

The Project will provide a substantial increase in economic benefit to Rockingham County compared to the current revenues generated by the Parcel. The Project will also generate environmental and economic benefits to the community through emission-free and affordable energy generation.

Unlike other forms of development, the Project will not place a burden on the County's public services or infrastructure, limiting costs so that the revenues generated are added directly to Rockingham County's bottom line for the benefit of the community.

Many corporations are beginning to require access to renewable energy when deciding where to locate their facilities. The adoption of this growing field can lead to direct economic boosts during construction, long-term economic gains by the local economy, and serve to attract further business development to the region. Funds raised from Project tax revenue will reduce the burden of the County to raise taxes on its citizens and support the County in making capital investments today.

5.0 Environmental and Cultural Considerations

Solar facilities are temporary uses that maintain land use flexibility for the future. Unlike a subdivision or industrial facility, if the solar facility is permanently discontinued, it will be decommissioned, and the land returned to its previous state or transitioned to another use – residential, agricultural, industrial, or otherwise. This impermanence effectively banks the land for up to 40 years, at which point the land use needs of County may be different than today. During the land banking period, the County will benefit from the revenues produced by the Project while retaining long range land use flexibility.

Solar facilities conform to the physical characteristics of the land, including wetlands and topography. The Project will minimize impact to the County's environmental resources – including wetlands and steep slopes.

5.1 Environmental Preservation

Compared to other forms of development, such as residential or commercial, solar is a low impact and temporary use of land. The footprint of the facility is limited to steel pilings in the ground to support the panels, limited instances of concrete pads for mounting inverters and substation equipment, fencing, and gravel access roads. Upon discontinuance of the use of the land for solar, these improvements will be removed, and the land can be returned to silvicultural or agricultural uses.

5.2 Considerations of Air Quality

Clean and renewable energy sources like solar facilities produce emissions-free electricity and reduce dependence on carbon-based fuel sources. The reduction of airborne pollutants acts to preserve and improve the regional air quality. Additionally, as a passive solar generation facility, the Project will reduce land disturbance activities such as tree thinning and discing. Reducing these activities acts to regenerate the soil and the land overall.

5.3 Surface and Groundwater Quality

To protect Rockingham County's water and soil resources, the Applicant will comply with all applicable erosion and sediment control laws and regulations. Temporary and permanent best management practices on site will be designed to prevent the discharge of sediment and other pollutants into nearby waterways during construction and once the project is in operation. The Applicant will coordinate with the Rockingham County Erosion and Sediment Control program ("VESCP") Authority for submission and review of the Project's erosion and sediment control plans.

As shown in Exhibit 8.3 - Preliminary Site Exhibits, there are potential karst / sinkhole features adjacent to the proposed project area. These locations were determined by data from the Virginia Department of Mines, Minerals and Energy (Now Virginia Department of Energy). The Project footprint is designed to avoid and buffer from these features. The Applicant will follow the proper identification, design, mitigation, and construction methods as required in Appendix E (Site Assessment and Design Guidelines for Stormwater Management in Karst, Virginia) of the Virginia Stormwater Management Handbook.

The Project will avoid impacts to wetlands and surface waters and will provide the required buffers for onsite wetlands and intermittent streams. The site will not require water during operation and no new wells or water connections will be required. There is no anticipated impact on groundwater recharge. The operation of the Project does not produce wastewater, nor is it expected to degrade the quantity or quality of surface water from sedimentation.

5.4 Wildlife Resources

A desktop analysis of wildlife and wildlife habitats was conducted for the Project by the Timmons Group, an industry expert. A threatened and endangered species review was conducted to gain insight regarding the potential presence of Endangered Species Act (ESA) listed species as well as State listed species onsite or in the vicinity of the Site. According to the desktop analysis, there are no endangered species identified on the Parcel. If state or federal permits are necessary, the Applicant will coordinate with agencies to ensure the protection and avoidance of T&E species.

This report can be seen in Exhibit 8.9 Valley Solar Environmental Resource Impact Analysis

5.5 Cultural and Historical Resource Analysis

The Timmons Group has also conducted a Virginia Department of Historic Resources (VDHR) database search that encompasses the Project site and one-half mile buffer surrounding the Project site. There are no previously recorded architectural or archaeological resources within the Parcel. One resource, VDHR ID # 082-0051, is listed on the National Register of Historic Places (NRHP) and the Virginia Landmark Register (VLR). This resource is adjacent to the southern boundary of the Project Parcel. The Applicant will coordinate with state and federal agencies as necessary to ensure the protection and avoidance of cultural and historical resources.

This report can be seen in Exhibit 8.9 Valley Solar Environmental Resource Impact Analysis.

6.0 Preliminary Site Plan and Project Design

6.1 Project Interconnection

The Applicant has submitted an application for interconnection to Dominion Energy's electrical grid and the Project has been assigned a queue position. The Project will supply power to the existing Harrisonburg substation and will flow to Dominion Energy's electrical grid via distribution lines adjacent to the Parcel. The Project will add up to 5 MWac of renewable energy to the grid, enough to meet the energy needs of about 560 Virginia homes, based on U.S. Energy Information Administration (EIA) data.

There will be one Point of Interconnection (the "POI"), as indicated on Exhibit 8.3 Preliminary Site Exhibit. The POI for the Project will not require the construction of a new electrical substation as is the case with larger-scale transmission interconnected projects. The Project is a smaller-scale distribution project and will be integrated into existing infrastructure and will require few modifications. Distribution projects interconnect at the distribution level which directly benefits the local grid by improving grid stability and reducing transmission losses.

6.2 Facility Construction

The Applicant estimates that construction could start as soon as 2027 and the Project may commence operations as early as 2027 or 2028. It is estimated that construction of the Project will require between 6-12 months, though the timing of the Project's construction may need to be adjusted to align with the utility grid interconnection process. Construction and operational activities will conform to Ordinance requirements and SUP conditions. The Project is expected to be in operation for at least 40 years and the electric solar system components will be Underwriters Laboratory (UL), listed or equivalent.

The solar panel area is approximately 20 Acres. The current proposed equipment will be 540-watt photovoltaic (PV) modules or equivalent, but depending on advancements in technology, the panel rating may exceed 540 watts. The PV panels are anticipated to be secured to single axis trackers on a racking system. The axis of rotation is horizontal, usually orientated North-South with the modules facing toward the East in the morning and the West in the afternoon.

6.3 Panel Materials and Construction

Solar photovoltaic (PV) panels typically consist of glass, polymer, aluminum, copper, and semiconductor materials that can be recovered and recycled at the end of their useful life. There are two PV technologies used in PV panels at utility-scale solar facilities; silicon, and thin film. Most panels used in Virginia use silicon technology. While there are differences in the components and manufacturing processes of these two types of solar technologies, many aspects of their PV panel construction are very similar. PV cells in PV panels are encapsulated from air and moisture between two layers of plastic. The encapsulation layers are protected on the top with a layer of tempered glass and on the backside with a polymer sheet.

6.4 Lighting

Lighting for the project will be limited to the minimum reasonably necessary for security purposes and will be designed to minimize off-site effects. All lighting on Project site will be dark sky compliant.

6.5 Setbacks and Buffers

A preliminary site plan is shown in Exhibit 8.3 - Preliminary Site Exhibit. The preliminary site plan design shows perimeter setbacks, buffers, and avoidance of wetlands. While the panel layouts in the development envelope are preliminary and may change based on further technical analysis and refinement, the development envelope in the site plan shows approximate boundaries for the solar facility installations. Additional development may be required outside of the development envelope for ingress and egress.

Setbacks will comply with the County's requirements for large solar energy facilities that occupy less than thirty (30) acres of land as outlined in Ordinance. The facility area shall be set back a distance of at least a minimum 100 feet from all property lines and no less than two hundred (200) feet from existing dwellings.

6.6 Traffic and Site Access

A study was performed for the Project based on anticipated site entrance locations and can be found in Exhibit 8.4 - Traffic & Route Evaluation Study. The study identifies preferred routes to the Project and concludes that they have sufficient capacity to accommodate the period of increased traffic during the construction period. Once the Project is in operation, site visits will be limited to a few times per month, resulting in a negligible impact on traffic in the area.

If it is determined during final site plan review that alternate points of ingress and egress are needed, the design will comply with applicable VDOT regulations. Moreover, a parking area for vehicles, construction equipment, staging, and other needs will be placed near the access point of the Project. The Project owner will be responsible for maintaining the Project's access roads.

6.7 Decommissioning

A preliminary Decommissioning Plan has been developed to outline the decommissioning processes that will be used for the Project. The plan details the process for removing the solar energy facility equipment and restoring the land to its previous use and has been designed to comply with applicable state regulations and the Ordinance. The gross costs of decommissioning shall be secured by an adequate surety in a form agreed to by the county attorney. The cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner, or operator, and provided to the county.

The preliminary Decommissioning Plan can be found in Exhibit 8.5. The final Decommissioning Plan will be submitted for review with the final site plan of the Project.

6.8 Landscaping and Screening Plan

Timmons Group has prepared a landscape and screening plan for the Project. This plan can be found in Exhibit 8.3 - Preliminary Site Exhibits. The plan includes the location, size, and type of planting yards including the use of existing and newly installed vegetation to screen the facility. A Solar Farm Seed Mix of low-growing clover and grasses and a Native Pollinator mix will be used beneath solar panels. Seasonal maintenance will maintain healthy growth and weed control. Wetlands and stream corridors will remain preserved, ensuring continued benefits for wildlife and pollinators. The landscape design aligns with county Ordinance and prioritizes environmental sustainability. A detailed landscaping and screening plan with plant species, size, number, spacing, and height will be submitted at the time of Site Plan review.

7.0 Community Engagement

The Applicant has conducted community outreach and engagement in several ways. Mailers were sent out fourteen (14) days prior to the community meeting to all parcel owners withing a one (1) mile radius of the Parcel. Mailers included an invitation to the community meeting, an overview of the proposed project, and contact information for the project manager.

The required community meeting was held at the Horizons Edge Sports Facility on September 29th, 2025, from 6:00 to 8:00 PM. Sign-in cards with contact information were encouraged to be filled out upon entrance of the community meeting. The sign-in cards offered attendees an opportunity to request follow-up meetings with CEP. During the community meeting, the Applicant provided posterboards to be viewed by attendees. The posterboards included a preliminary site plan map, a county map depicting the location of the Project in Rockingham County, and an existing buildings map. Take away informational sheets regarding the project, CEP, and project FAQs were also available at the community meeting along with a one pager describing the difference between distribution and transmission level projects.

The Applicant continues community outreach efforts post community meeting and encourages community members to reach out with any questions. A Summary of the community meeting, the sign in sheet, and the mailed invitation can be seen in Exhibit 8.7 Community Meeting Summary.

8.0 Exhibits

8.1 Project Parcel

Parcel Id	Owner Name	Acreage	Zoning
P50334	SHERGILL LLC	112.9	A2

8.2 List of Adjacent Parcels

Parcel Id	Owner	Address	Zoning
P8016	LOHR JUNIOR LEE & SHIRLEY M LIFE ESTATE	4313 LAUREL RD ALEXANDRIA, VA 22309	A2
P33761	CONTENTMENT INC	2811 PEACEFUL LN ROCKINGHAM, VA 22802	A2
P40154	RHODES EILEEN R	557 SHIRTTAIL ALLEY ROCKINGHAM, VA 22802	A2
P43902	COFFMAN POULTRY FARM INC	2881 KRATZER RD ROCKINGHAM, VA 22802	A2
P44054	COFFMAN JANE F LIFE ESTATE	2988 KRATZER RD ROCKINGHAM, VA 22802	A2
P44129	STAT JV I LLC	8377 E HARTFORD DR SUITE 100 SCOTTSDALE, VA 85255	I1
P44053	COFFMAN FARMS INC	2988 KRATZER RD ROCKINGHAM, VA 22802	A2
P44052	COFFMAN POULTRY FARM INC	2881 KRATZER RD ROCKINGHAM, VA 22802	A2
P44604	POFF MARGARET S	2894 PEACEFUL LN ROCKINGHAM, VA 22802	A2
P43875	LAM GARY E & CINTHIA A	14145 LAM HOLLOW DR ELKTON, VA 22827	A2
P44663	CONMAT PROPERTIES LC	PO BOX 1347 HARRISONBURG, VA 22803	A2
P46875	BEAM JONATHAN	2854 KRATZER RD ROCKINGHAM, VA 22802	A2
P50333	STONE HILL FARMS INC	3705 MT CLINTON PIKE ROCKINGHAM, VA 22802	A2

8.3 Preliminary Site Exhibits

VALLEY SOLAR

5 MWac SOLAR ELECTRIC POWER GENERATION FACILITY
SPECIAL USE PERMIT
ROCKINGHAM COUNTY, VIRGINIA

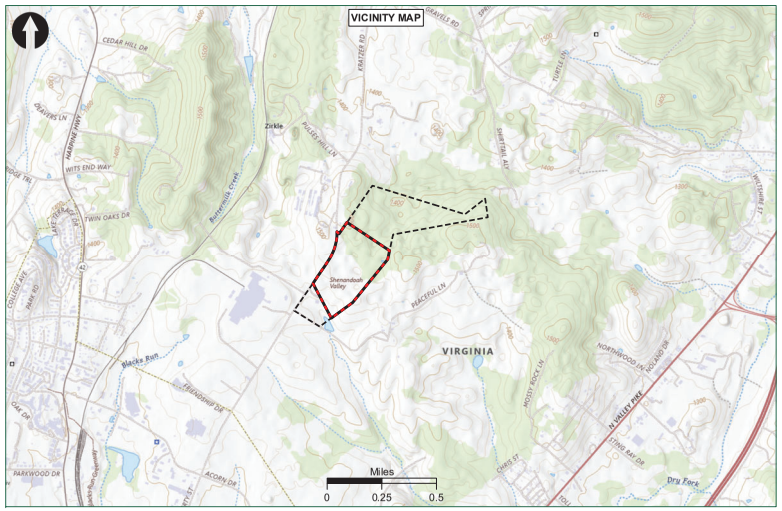


TABLE OF CONTENTS	
SHEET	DESCRIPTION
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C2.0	PARCEL AND ZONING MAP
C2.1	PARCEL INFORMATION SHEET
C3.0	CONCEPTUAL SITE PLAN
C3.1	CONCEPTUAL SITE PLAN NOTES AND DETAILS
C4.0	PROPOSED LANDSCAPING MAP
C4.1	PROPOSED LANDSCAPING NOTES AND DETAILS
C4.2	PROPOSED LANDSCAPING NOTES AND DETAILS
C5.0	EXISTING BUILDINGS MAP
C6.0	EXISTING LAND USE MAP
C7.0	CONTEXT MAP

CEP SOLAR, LLC

DEVELOPER

2201 W BROAD STREET, SUITE 200
RICHMOND, VA 23220
TEL 804.789.4040
WWW.CEPSOLAR.COM

TIMMONS GROUP

ENGINEER

7053 CELEBRATION PARK AVENUE, SUITE 300
RICHMOND, VA 23225
TEL 804.200.6500
WWW.TIMMONS.COM

CONCEPTUAL SITE PLANS PREPARED BY TIMMONS GROUP

DECEMBER 5, 2025

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TEL 804.200.6500
www.timmons.com

CEPSOLAR
COMMONWEALTH ENERGY PARTNERS
2201 W Broad St, Suite 200
Richmond, VA 23220

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE
12/05/2025

PROJECT NUMBER
47661.041

PROJECT NAME
VALLEY SOLAR

DESIGNED BY / DRAWN BY
M. HILL

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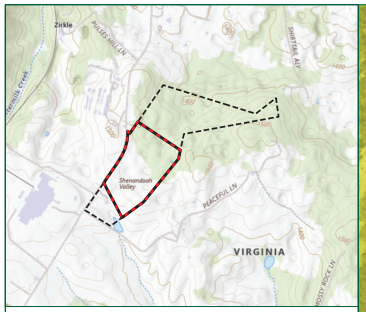
#	MM.DD.YY	DESCRIPTION

DRAWING DESCRIPTION
COVER SHEET

PLANS PRINTED AS 11X17 ARE HALF SCALE

SHEET NUMBER
C1.0

Y:\852\47661.041-Valley_Solar\GIS\47661.041-CUP\47661.041-CUP.aprx



Legend

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Rockingham County Tax Parcels
- Adjacent Parcels

Zoning Classifications

- A-2: General Agricultural District
- B-1: Neighborhood Business District
- I-1: Industrial District

NOTES:

1. PARCEL AND ZONING INFORMATION FROM ROCKINGHAM COUNTY GIS.
2. AERIAL IMAGERY FROM VGIN.

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Richmond, VA 23220

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE: 12/05/2025
PROJECT NUMBER: 47661.041
PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: M. HILL
NOTES:

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#	MM.DD.YY	DESCRIPTION

DRAWING DESCRIPTION
PARCEL AND ZONING MAP

SCALE (FEET)
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PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 300'	C2.0

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PROJECT PARCELS					
MAP IDENTIFIER	**PARCEL IDENTIFIER**	**OWNER**	**ADDRESS**	**CITY, STATE**	**ZIP CODE**
1	P50334	SHERGILL LLC	43107 BARON ST	CHANTILLY, VA	20152
ADJACENT PARCEL INFORMATION					
MAP IDENTIFIER	**PARCEL IDENTIFIER**	**OWNER**	**ADDRESS**	**CITY, STATE**	**ZIP CODE**
2	P8016	LOHR JUNIOR LEE & SHIRLEY M LIFE ESTATE	4313 LAUREL RD	ALEXANDRIA, VA	22309
3	P33761	CONTENTMENT INC	2811 PEACEFUL LN	ROCKINGHAM, VA	22802
4	P40154	RHODES EILEEN R	557 SHIRTTAIL ALLEY	ROCKINGHAM, VA	22802
5	P43902	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM, VA	22802
6	P44054	COFFMAN JANE F LIFE ESTATE	2988 KRATZER RD	ROCKINGHAM, VA	22802
7	P44129	STAT JV I LLC	8377 E HARTFORD DR SUITE 100	SCOTTSDALE, VA	85255
8	P44053	COFFMAN FARMS INC	2988 KRATZER RD	ROCKINGHAM, VA	22802
9	P44052	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM, VA	22802
10	P44604	POFF MARGARET S	2894 PEACEFUL LN	ROCKINGHAM, VA	22802
11	P43875	LAM GARY E & CINTHIA A	14145 LAM HOLLOW DR	ELKTON, VA	22827
12	P44663	CONMAT PROPERTIES LC	PO BOX 1347	HARRISONBURG, VA	22803
13	P46875	BEAM JONATHAN	2854 KRATZER RD	ROCKINGHAM, VA	22802
14	P50333	STONE HILL FARMS INC	3705 MT CLINTON PIKE	ROCKINGHAM, VA	22802

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COMMONWEALTH ENERGY PARTNERS
2201 W Broad St, Suite 200
Richmond, VA 23220

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE 12/05/2025
PROJECT NUMBER 47661.041
PROJECT NAME VALLEY SOLAR
DESIGNED BY / DRAWN BY M. HILL

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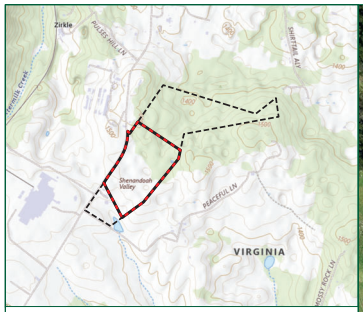
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#	MM.DD.YY	DESCRIPTION

DRAWING DESCRIPTION
PARCEL INFORMATION SHEET

PLANS PRINTED AS 11X17, ARE HALF SCALE
SHEET NUMBER C2.1

Y:\852\47661.041-Valley_Solar\GIS\47661.041-CUP\47661.041-CUP.aprx



Legend

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Property Setback - 100'
- Buildable Area - 21.4 Acres
- Entrance
- Inverters
- Electric Transmission Lines - Not Present
- 10' Topographic Contours
- Ditch
- Silt Fence
- Culvert
- Solar Panels - 12.0 Acres Under Panel
- Fence - 19.6 Acres
- Tree Reserve Area - 19.3 Acres
- Internal Road
- Laydown Yard
- Exclusion Area
- Basins
- Rip Rap
- Proposed Vegetative Buffer
- Retained Vegetative Buffer
- Delineated Wetlands
- FEMA Flood Zone - Not Present
- Wetland Buffer - 50'
- Existing Sinkholes
- Sinkhole Panel Setback - 50'
- Existing Dwellings
- Existing Dwellings Buffer - 200'



NOTES:

1. SITE LAYOUT IS FOR DESIGN PURPOSES ONLY. NOT FOR CONSTRUCTION. LAYOUT SUBJECT TO CHANGE.
2. THE LAYOUT IS BEING SUBMITTED FOR LAND USE APPROVAL PURPOSES ONLY. THE MATERIALS PROVIDED WITHIN ILLUSTRATE A GENERAL SITE LAYOUT AND FEASIBILITY OF THE SOLAR ENERGY FACILITY ON THE SUBJECT PROPERTY. NO ELECTRICAL DESIGN, ENGINEERING, OR TECHNICAL SPECIFICATIONS ARE PROVIDED OR IMPLIED AS PART OF THIS SUBMISSION. FINAL ELECTRICAL SYSTEM DESIGN WILL BE DEVELOPED BY QUALIFIED ENGINEERS.
3. SETBACKS ARE FROM ROCKINGHAM COUNTY ZONING ORDINANCE. SETBACKS ARE 100' FROM ADJACENT PROPERTY LINES AND 200' FROM EXISTING DWELLINGS.
4. VEGETATION ON THE PERIMETER OF ADJACENT RESIDENTIAL PARCELS WILL BE RETAINED AS BUFFER WHERE IT EXISTS.
5. BUILDING FOOTPRINTS ARE FROM VGIN.
6. WETLANDS HAVE BEEN DELINEATED BY TIMMONS GROUP AND ARE PENDING CONFIRMATION FROM THE ACOE.
7. FLOODPLAIN DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER.
8. SINKHOLE DATA FROM VDMME.
9. WETLANDS, STREAMS, AND SINKHOLES WILL HAVE A 50' SETBACK.
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Richmond, VA 23220

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE: 10/02/2025
PROJECT NUMBER: 47661.041
PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: J. STICKLEY
NOTES:

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NO.	DATE	DESCRIPTION
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1		TIMMONS GROUP SITE LAYOUT

DRAWING DESCRIPTION: CONCEPTUAL SITE PLAN

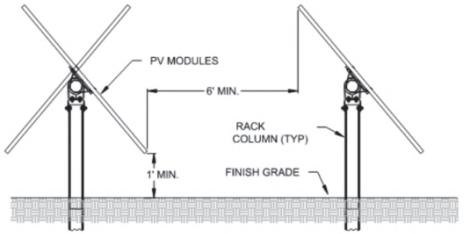
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PLANS PRINTED AS 11X17 ARE HALF SCALE

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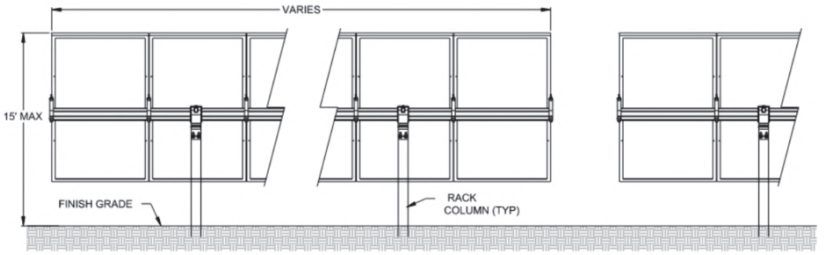
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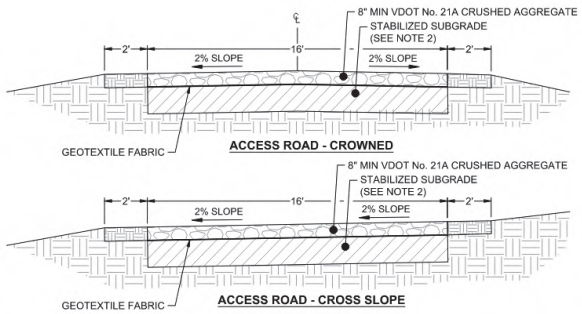
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3. SETBACKS ARE FROM ROCKINGHAM COUNTY ZONING ORDINANCE. SETBACKS ARE 100' FROM ADJACENT PROPERTY LINES AND 200' FROM EXISTING DWELLINGS.
4. VEGETATION ON THE PERIMETER OF ADJACENT RESIDENTIAL PARCELS WILL BE RETAINED AS BUFFER WHERE IT EXISTS.
5. BUILDING FOOTPRINTS ARE FROM VGIN.
6. WETLANDS AND STREAMS HAVE BEEN DELINEATED BY TIMMONS GROUP AND ARE PENDING CONFIRMATION FROM THE ACOE.
7. FLOODPLAIN DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER.
8. SINKHOLE DATA FROM VDMME.
9. WETLANDS, STREAMS, AND SINKHOLES WILL HAVE A 50' SETBACK.
10. TOPOGRAPHY GENERATED FROM USGS LiDAR.
11. AERIAL IMAGERY FROM VGIN.



TYPICAL RACK NORTH/SOUTH END ELEVATION
NOT TO SCALE

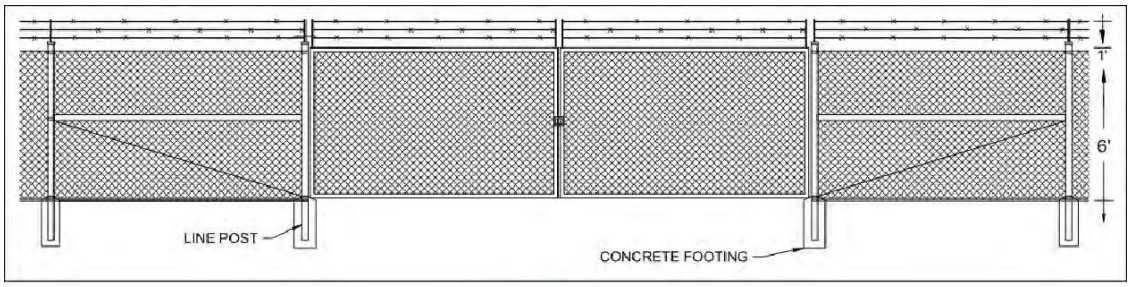


TYPICAL TRACKER RACK EAST/WEST SIDE ELEVATION
NOT TO SCALE



NOTES:
1. GEOTEXTILE FABRIC SHALL BE MIRIFI HP370 OR SIMILAR.
2. SUBGRADE MATERIALS SHALL CONFORM TO VDOT "ROAD AND BRIDGE SPECIFICATIONS". SUBGRADE SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. SOIL MOISTURE CONTENT DURING COMPACTION SHALL BE MAINTAINED WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
3. SHOULDERS SHALL BE COMPACTED NATIVE SOIL.

ACCESS ROAD TYPICAL SECTION
NTS



FENCE DETAIL

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Richmond, VA 23220

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE 12/05/2025
PROJECT NUMBER 47661.041
PROJECT NAME VALLEY SOLAR
DESIGNED BY / DRAWN BY M. HILL

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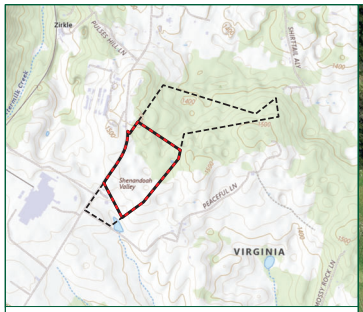
#	MM.DD.YY	DESCRIPTION

DRAWING DESCRIPTION
CONCEPTUAL SITE PLAN NOTES AND DETAILS

PLANS PRINTED AS 11X17 ARE HALF SCALE

SHEET NUMBER C3.1

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Legend

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Property Setback - 100'
- Wildlife Corridor
- Fence - 19.64 Acres
- Proposed Vegetative Buffer - 25'
- Retained Vegetative Buffer - 25'
- Native Solar Farm Seed Mix - 13.1 Acres
- Solar Pollinator Seed Mix - 4.6 Acres

NOTES:

1. SITE LAYOUT IS FOR DESIGN PURPOSES ONLY. NOT FOR CONSTRUCTION. LAYOUT SUBJECT TO CHANGE.
2. SEE SHEET 4.1 FOR DETAILS.
3. AERIAL IMAGERY FROM VGIN.

Keezletown Rd
Wildlife Corridor
Peaceful Ln

Y:\85247681.041-Valley_Solar\GIS\47661.041-CUP\47661.041-CUP.aprx

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2201 W Broad St, Suite 200
Richmond, VA 23220

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE: 12/05/2025
PROJECT NUMBER: 47661.041
PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: M. HILL

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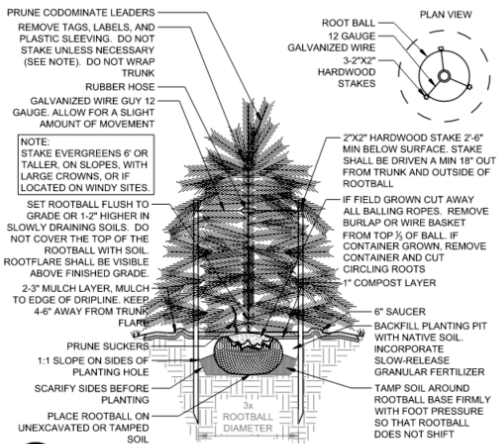
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PROPOSED LANDSCAPING MAP

SCALE (FEET)
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PLANS PRINTED AS 11X17 ARE HALF SCALE

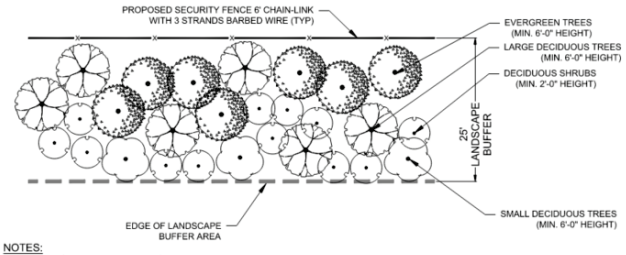
SCALE	SHEET NUMBER
H: 1" = 200'	C4.0

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY PROJECT ENGINEER OF CONFLICTS.
2. VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
3. PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE PROJECT ENGINEER, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
4. PROVIDE AND INSTALL ALL PLANTS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
5. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER WAYPOINT ANALYTICAL TEST RESULTS TO ENSURE PLANT HEALTH.
6. EVERGREEN TREES SHALL VARY WITH NO MORE THAN 40% OF PLANTED TREES BEING A SINGLE SPECIES.
7. NATIVE POLLINATOR SEED MIX SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO PURCHASE.
8. PROJECT ENGINEER RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
9. LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
10. INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
11. ANY EXISTING AREAS THAT ARE NOT FULLY VEGETATED WITHIN THE INDICATED NATURAL BUFFER WILL BE REPLANTED PER THESE DETAILS.
12. PLANTING TO BE PERFORMED ONLY IN FAVORABLE SEASONAL CONDITIONS (FALL AND/OR SPRING).
13. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.
14. UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE PROJECT ENGINEER.
15. THE OPERATOR WILL MAINTAIN LANDSCAPING IN GOOD CONDITION AND AT LEAST ANNUALLY WILL REPLACE ANY DISEASED OR DEAD TREES, WITH PRIOR WRITTEN NOTICE TO, AND CONSULTATION WITH, THE ZONING ADMINISTRATOR. HOWEVER, FOR THE FIRST FIVE (5) YEARS THE OPERATOR SHALL REPLACE ANY DISEASED OR DEAD TREES EVERY SIX (6) MONTHS. THE OPERATOR SHALL ENGAGE A LANDSCAPE ARCHITECT, LICENSED AND CERTIFIED IN ACCORDANCE WITH VIRGINIA CODE TITLE 54.1. TO DESIGN, AND OPERATOR SHALL INSTALL, SUCH SUPPLEMENTAL PLANTINGS CONSISTENT WITH THE REQUIREMENTS HEREIN.
16. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
17. REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.
18. PLANTING MUST BE IN COMPLIANCE WITH ROCKINGHAM COUNTY ZONING ORDINANCE SEC. 17-607, SOLAR ENERGY FACILITY, LARGE.

1 GENERAL NOTES
NTS



3 EVERGREEN TREE PLANTING DETAIL
NTS



NOTES:
1. PLANTING AREA WILL BE APPROXIMATELY 25'-0" WIDE
2. TWO OR THREE OF THE SAME SPECIES SHALL BE GROUPED TO ENSURE A NATURALIZED EFFECT. UNIFORM, STAGGERED ROWS OF PLANTINGS ARE NOT PERMITTED.
3. ALL PLANT MATERIALS SHALL BE INSTALLED ACCORDING TO STANDARD PLANTING PRACTICES AND PROCEDURES.
4. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION AND FREE FROM REFUSE AND DEBRIS. UNHEALTHY, DYING, OR DEAD PLANT MATERIALS SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
6. TREES TO BE INSTALLED IN THE LANDSCAPE BUFFER, AS DESCRIBED HERE, SHALL BE SELECTED FROM THE FOLLOWING LIST OF TREE SPECIES, TO BE INSTALLED IN APPROXIMATELY EQUAL QUANTITIES:
   - PINUS TAEDA - LOBLOLLY PINE (EVERGREEN TREE)
   - MORELLA CERIFERA - SOUTHERN WAX MYRTLE (SHRUB)
   - VIBURNUM DENTATUM - ARROWWOOD VIBURNUM (SHRUB)
   - JUNIPERUS VIRGINIANA - EASTERN RED CEDAR (EVERGREEN TREE)
   - QUERCUS ALBA - WHITE OAK (LARGE DECIDUOUS TREE)
   - NYSSA SYLVATICA - BLACK GUM (LARGE DECIDUOUS TREE)
   - LIRIODENDRON TULIPIFERA - TULIP POPLAR (LARGE DECIDUOUS TREE)
   - CORNUS FLORIDA - FLOWERING DOGWOOD (SMALL DECIDUOUS TREE)
8. WHERE IT ADEQUATELY SCREENS THE FACILITY FROM VIEW FROM ADJACENT PROPERTIES, EXISTING VEGETATION SHALL BE RETAINED IN LIEU OF PROPOSED BUFFER PLANTING WITHIN THE 25' BUFFER AREA.
9. EXISTING VEGETATION TO REMAIN WILL BE FIELD-VERIFIED TO CONFIRM THAT IT MEETS THE INTENT OF THE VISUAL BUFFER (I.E. VISUAL SCREENING FROM ADJACENT PROPERTIES).
10. EXISTING VEGETATION IN THE SETBACK AREA SHALL BE SUPPLEMENTED WITH NEW PLANTINGS, AND ALL EXISTING, INVASIVE SPECIES SHALL BE REMOVED PRIOR TO NEW PLANTINGS BEING INSTALLED.
11. INVASIVE SPECIES IDENTIFIED IN THE EXISTING VEGETATION WILL BE REMOVED PER THE INVASIVE PLANT SPECIES MANAGEMENT PLAN AND NOT USED TO SCREEN THE SITE.
12. TREES SHALL BE AT LEAST SIX (6) FEET IN HEIGHT ABOVE GROUND LEVEL AT TIME OF PLANTING AND REACH A MINIMUM OF 15' IN HEIGHT AT MATURITY.
13. NO MONOCULTURE SHALL BE PERMITTED; AT LEAST FIVE (5) DIFFERENT SPECIES OF SHRUBS AND SIX-FOOT-HIGH TREES SHALL BE INSTALLED, WITH PREFERENCE GIVEN TO INDIGENOUS TREES AND SHRUBS.

2 LANDSCAPE BUFFER DETAIL
NTS

RECOMMENDED GROUNDCOVER SEED MIXES

SOLAR POLLINATOR SEED MIX
FOR USE IN PANEL ZONE
ERNST NATIVE SOLAR FARM SEED MIX - ERNMX 186-1

ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: September 05, 2025

Ernst Solar Farm Seed Mix - ERNMX-186

	Botanical Name	Common Name	Price/Lb
45.50 %	*Festuca rubra*	Creeping Red Fescue	3.58
15.00 %	*Festuca longifolia, 'Sturgeon'*	Hard Fescue, 'Sturgeon'	5.53
15.00 %	*Festuca longifolia, 'Sword II'*	Hard Fescue, 'Sword II'	5.53
10.00 %	*Festuca rubra ssp. commutata*	Chewings Fescue	4.16
5.00 %	*Poa pratensis, 'Navy'*	Kentucky Bluegrass, 'Navy'	4.10
5.00 %	*Poa pratensis, 'Wildhorse'*	Kentucky Bluegrass, 'Wildhorse'	4.10
4.50 %	*Trifolium repens, Dutch*	White Clover, Dutch	9.10
100.00 %		**Mix Price/Lb Bulk:**	**$4.52**

Seeding Rate: 4 lb per 1,000 sq ft

Grasses & Grass-like Species - Herbaceous Perennial; Lawn & Turfgrass Sites; Solar Sites

Provide a 2' clearance between the ground and the solar panels. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadville, PA.
Please check our web site at www.ernstseed.com
for current pricing when placing orders.

RECOMMENDED COVER CROPS (TEMPORARY SEEDING)

BOTANICAL NAME	COMMON NAME	SEEDS RATE: POUNDS PER ACRE
AVENA SATIVA	GRAIN OATS	50-100
SETARIA ITALICA	GERMAN MILLET	50
SECALE CEREALE	GRAIN RYE	50-100

4 GROUNDCOVER SEED MIXES AND COVER CROPS
NTS

GROUNDCOVER PLANTING NOTES

- FOLLOWING INITIAL IMPLEMENTATION OF NOXIOUS WEED AND INVASIVE SPECIES MANAGEMENT PLAN, PREPARE SITE SOIL CONDITIONS FOR SEEDING.
- SEED DISTURBED AREAS WITHIN THE PROJECT AREA. DISTURBED AREAS WITHIN THE SETBACK WITH APPROPRIATE POLLINATOR-FRIENDLY NATIVE PLANTS, SHRUBS, GRASSES, FORBES, AND WILDFLOWERS.
- SEED DISTURBED AREAS WITH A TEMPORARY MIXTURE AS NEEDED TO MEET STATE REGULATIONS FOR EROSION AND SEDIMENT CONTROL.
- DURING THE NEXT SUITABLE SEEDING PERIOD (SPRING OR FALL), SOW GROUNDCOVER TO ESTABLISH PERMANENT VEGETATIVE COVER. OPTIMAL SEED GERMINATION OCCURS AFTER OCTOBER 15 AND BEFORE APRIL 15. IF SEEDING IS CONDUCTED OUTSIDE OF OPTIMAL SEED GERMINATION PERIODS, PAIR A SEASONALLY-APPROPRIATE COVER CROP WITH PERMANENT SEED MIXTURE TO SUPPORT SOIL STABILIZATION AND EROSION AND SEDIMENT CONTROL DURING SEED ESTABLISHMENT PERIOD.
- USE RECOMMENDED SEEDING RATES (SPECIFIC TO MIXTURE) AND PROPER SEED PACKING FOR OPTIMAL GERMINATION AND SEED ESTABLISHMENT.

NOXIOUS WEED AND INVASIVE PLANT SPECIES MANAGEMENT PLAN

GENERAL NOTES
- ONGOING MONITORING IS REQUIRED TO MANAGE WEEDS AND INVASIVE SPECIES.
- USE PROPER EQUIPMENT FOR ALL CONTROL MEASURES:
  - TRACTOR MOUNTED BRUSH HOG FOR HEAVY MOWING (MINIMUM PLANT HEIGHT ≥3"-4") AND HIGH MOWING (MINIMUM PLANT HEIGHT ≥6"-8")
  - TRACTOR-MOUNTED, TRUCK-MOUNTED, OR ATV- MOUNTED SPRAYER FOR BROADCAST APPLICATIONS
  - BACKPACK STYLE SPRAYER OR OTHER DEVICE FOR SPOT SPRAYING APPROPRIATE TO THE CLASS OF PESTICIDE
  - AREAS UNDER AND DIRECTLY ADJACENT TO SOLAR ARRAYS MAY REQUIRE USE OF HAND-HELD EQUIPMENT
  - GRAZING BY RUMINANTS (USUALLY GOATS OR SHEEP) WHERE PRACTICAL AND APPROPRIATE TO PLANT SPECIES PRESENT
- REMOVE SHRUBS AND WOODY VINES BY THEIR ROOT SYSTEMS. ALTERNATIVELY, PRUNE THESE PLANTS AT GROUND LEVEL.
- REMOVE PROBLEMATIC PLANTS WITH FLOWERS OR SEEDS MANUALLY, PLACE HEAD FIRST IN HEAVY PLASTIC BAG, AND TRANSPORT TO A DESIGNATED DISPOSAL SITE. DO NOT DISPOSE OF AT LOCAL TRANSFER STATION, UNLESS THERE IS A DESIGNATED AREA FOR INVASIVE PLANT SPECIES DISPOSAL.
- PERFORM ALL CHEMICAL CONTROL TREATMENTS UNDER THE DIRECT SUPERVISION OF A VIRGINIA CERTIFIED PESTICIDE APPLICATOR OR REGISTERED TECHNICIAN.
- DO NOT APPLY HERBICIDE WHEN RAINFALL IS EXPECTED WITHIN 48 HOURS OR WIND SPEEDS EXCEED 10 MPH.

IDENTIFICATION AND CONTROL MEASURES PRE-CONSTRUCTION AND DURING CONSTRUCTION
- COMPLETE SITE INVENTORY OF NOXIOUS WEED SPECIES AND INVASIVE SPECIES.
- DEVELOP A MANAGEMENT PLAN THAT PRIORITIZES CONTROL OBJECTIVES.
- IMPLEMENT REMOVAL AND CONTROL MEASURES ACCORDING TO MANAGEMENT PLAN.
- REMOVAL AND CONTROL STRATEGIES SHOULD BE IMPLEMENTED TO BEGIN MANAGEMENT PRIOR TO SEEDING.

ESTABLISHMENT AND ONGOING MAINTENANCE SCHEDULE
- WINTER
  - REVIEW AND REVISE MANAGEMENT PLANS FOR THE UPCOMING YEAR BASED ON OBSERVATIONS FROM THE PRIOR YEAR.
  - PRUNE AS NECESSARY AND SEASONALLY APPROPRIATE.
  - DURING THE ESTABLISHMENT PERIOD, YEARS 1, 2, AND 3: DURING LATE WINTER OR EARLY SPRING, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES. AFTER THE ESTABLISHMENT PERIOD, THIS SHOULD BECOME THE ONCE-A-YEAR MOWING OR AN AS NEEDED MOWING.
- SPRING
  - WEED MANUALLY OR SPOT SPRAY TO TREAT WEEDS, IDEALLY ONCE PER MONTH.
  - DURING THE ESTABLISHMENT PERIOD, YEARS 1, 2, AND 3: IF NOT DONE IN WINTER, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES.
  - WATER AS NEEDED, ESPECIALLY DURING PERIODS OF DROUGHT.
  - REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THOSE THAT CONTAIN OR COULD CONTAIN PESTS.
- SUMMER
  - WEED MANUALLY OR SPOT SPRAY TO TREAT WEEDS, IDEALLY ONCE PER MONTH.
  - WATER AS NEEDED, ESPECIALLY DURING PERIODS OF DROUGHT.
  - REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THOSE THAT CONTAIN OR COULD CONTAIN PESTS.
- FALL
  - DURING THE ESTABLISHMENT PERIOD, YEARS 1 AND 3: IF NOT DONE IN WINTER, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES. THE SECOND OR LAST MOWING SHOULD BE IN OCTOBER.
  - REMOVE AND DISPOSE OF DISEASED AND DAMAGE PLANT MATERIAL, PARTICULARLY THAT WHICH CONTAINS OR COULD CONTAIN PESTS.
  - LEAVE GROUNDCOVER ALONE FOR THE PURPOSE OF CREATING SEASONAL INTEREST IN THE LANDSCAPE AND WINTER HABITAT AND FOOD SOURCES FOR WILDLIFE. DO NOT DEADHEAD OR CUT DOWN STANDING VEGETATION, INCLUDING GRASSES AND FORBS. AN EXCEPTION IS ANY SPECIES THAT SEEDS AGGRESSIVELY; IN THAT CASE, DEADHEAD TO PREVENT THESE PLANTS FROM SELF-SOWING. IF A DECISION IS MADE TO CUT DOWN ANY VEGETATION, LAY THE CLIPPINGS ON THE GROUND TO SERVE AS MULCH (EXCEPT FOR AGGRESSIVE, NOXIOUS, OR INVASIVE PLANTS, WHICH SHOULD BE PROPERLY REMOVED FROM THE SITE).
  - IDENTIFY PROBLEM AREAS AND CHALLENGES FROM THE PRIOR GROWING SEASON TO INCORPORATE INTO MAINTENANCE AND MANAGEMENT PLANS FOR THE UPCOMING SEASON. PLAN OUT AND SCHEDULE SPECIFIC MAINTENANCE TASKS.

5 NOXIOUS WEED AND INVASIVE PLANT SPECIES NOTES
NTS



DEFINITIONS

Open Area: Any area beyond the panel zone, within the property boundary.

Panel Zone: The area underneath the solar arrays, including inter-row spacing.

Project Area: Open Area + Panel Zone + Screening Zone.

Screening Zone: A vegetated visual barrier.

SOURCE: VIRGINIA POLLINATOR-SMART COMPREHENSIVE PLAN

6 PROJECT AREA DIAGRAM
NTS

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2201 W Broad St, Suite 200
Richmond, VA 23220

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE 12/05/2025
PROJECT NUMBER 47661.041
PROJECT NAME VALLEY SOLAR
DESIGNED BY / DRAWN BY M. HILL

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REVISIONS

#	DATE	DESCRIPTION

DRAWING DESCRIPTION
PROPOSED LANDSCAPING NOTES AND DETAILS

PLANS PRINTED AS 11X17 ARE HALF SCALE

SHEET NUMBER C4.1

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RECOMMENDED GROUNDCOVER SEED MIXES

SOLAR POLLINATOR SEED MIX

FOR USE IN OPEN AREA INSIDE FENCE, STAGING AREA (POST CONSTRUCTION)

ERNST NATIVE LOW GROWING WILDFLOWER AND GRASS MIX - ERNMX 156-1

ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: September 05, 2025

Low-Growing Wildflower & Grass Mix - ERNMX-156

	Botanical Name	Common Name	Price/Lb
41.00 %	*Festuca ovina, Variety Not Stated*	Sheep Fescue, Variety Not Stated	5.98
27.00 %	*Lolium multiflorum*	Annual Ryegrass	1.30
10.00 %	*Rudbeckia curtipendula, Butte*	Sideoats Grama, Butte	31.39
6.30 %	*Linum perenne*	Perennial Blue Flax	52.00
5.00 %	*Centaurea cyanus*	Bachelor's Button - Blue	18.20
1.50 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	31.20
1.50 %	*Gaillardia aristata*	Perennial Gaillardia (Blanketflower)	41.60
1.50 %	*Rudbeckia hirta*	Blackeyed Susan	33.80
1.10 %	*Gaillardia pulchella*	Annual Gaillardia (Indian Blanket)	52.00
1.00 %	*Chrysanthemum maximum*	Shasta Daisy	52.00
1.00 %	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype	62.40
0.50 %	*Aster oblongifolius, PA Ecotype*	Aromatic Aster, PA Ecotype	286.00
0.40 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint	260.00
0.30 %	*Asclepias tuberosa, PA Ecotype*	Butterfly Milkweed, PA Ecotype	468.00
0.30 %	*Papaver rhoeas, Red*	Corn Poppy, Red	41.60
0.30 %	*Papaver rhoeas, Shirley Mix*	Corn Poppy/Shirley Mix	41.60
0.20 %	*Agastache foeniculum*	Anise (Lavender) Hyssop	182.00
0.20 %	*Penstemon hirsutus*	Hairy Beardtongue	520.00
0.10 %	*Achillea millefolium*	Common Yarrow	52.00

100.00 % **Mix Price/Lb Bulk: $19.03**

Seeding Rate: 25-40 lb per acre

Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Uplands & Meadows

Specifically designed to provide erosion and sediment control and color on low-fertility sites. After the establishment year, this meadow mix may be mowed annually. This would preferably be in the spring prior to onset of new growth, but it may be after the meadow ceases blooming in the fall. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadville, PA.
Please check our web site at www.ernstseed.com
for current pricing when placing orders.

RECOMMENDED COVER CROPS (TEMPORARY SEEDING)

BOTANICAL NAME	COMMON NAME	SEEDS RATE: POUNDS PER ACRE
AVENA SATIVA	GRAIN OATS	50-100
SETARIA ITALICA	GERMAN MILLET	50
SECALE CEREALE	GRAIN RYE	50-100

1 GROUNDCOVER SEED MIXES AND COVER CROPS

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Richmond, VA 23220

PROJECT NAME & LOCATION

VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE 12/05/2025

PROJECT NUMBER 47661.041

PROJECT NAME VALLEY SOLAR

DESIGNED BY / DRAWN BY M. HILL

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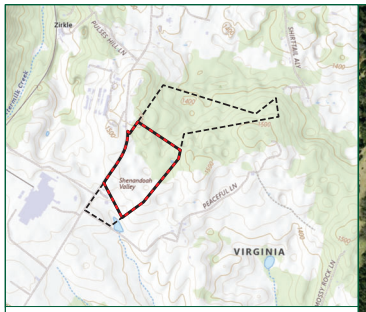
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PROPOSED LANDSCAPING NOTES AND DETAILS

PLANS PRINTED AS 11X17 ARE HALF SCALE

SHEET NUMBER C4.2

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Legend

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Existing Dwellings

Distance from Parcel Boundary

- 200'
- 400'
- 600'



NOTES:

1. BUILDING FOOTPRINTS FROM VGIN.
2. AERIAL IMAGERY FROM VGIN.

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PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE	12/05/2025
PROJECT NUMBER	47661.041
PROJECT NAME	VALLEY SOLAR
DESIGNED BY / DRAWN BY	M. HILL

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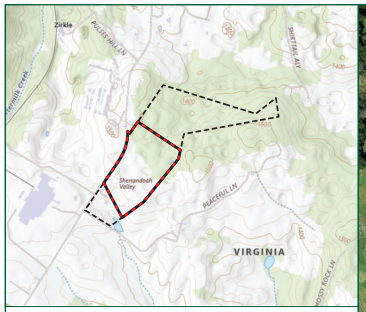
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DRAWING DESCRIPTION
EXISTING BUILDINGS MAP

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PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 300'	C5.0

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Legend

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres

Existing Land Use

- Agricultural Land - 40.4 Acres
- Forested - 71.9 Acres
- National Wetland Inventory - 0.1 Acres
- Pond - 0.5 Acres

NOTES:

1. EXISTING LAND USE GENERATED FROM AERIAL IMAGERY.
2. NATIONAL WETLANDS INVENTORY FROM USFWS.
3. AERIAL IMAGERY FROM VGIN.



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ROCKINGHAM COUNTY, VIRGINIA

DATE	12/05/2025
PROJECT NUMBER	47661.041
PROJECT NAME	VALLEY SOLAR
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EXISTING LAND USE MAP

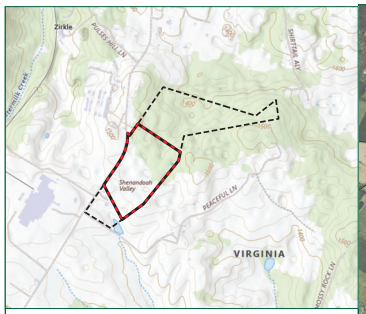
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Legend

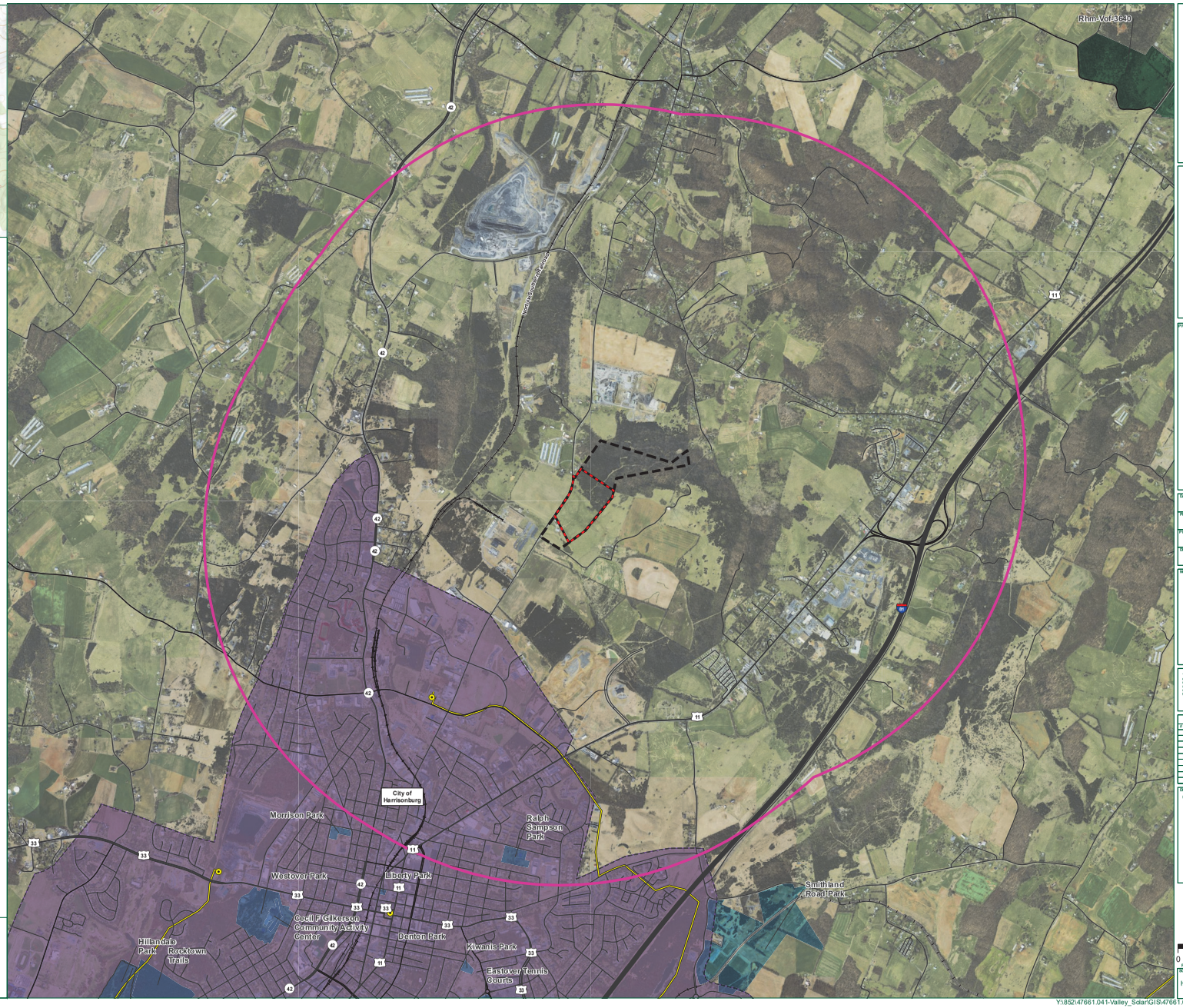
- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Two Mile Buffer
- Airports - Not Present
- Electric Substations
- Electric Transmission Line
- Cross Keys and Port Republic Battlefield Core Areas - Not Present
- City of Harrisonburg
- County Boundary

Local, State, Federal, and Other Protected Areas of the US

- State
- Local Government
- Private
- Federal - Not Present
- Non-Governmental Organization - Not Present
- Tribal Lands - Not Present
- Conservation Easement - Not Present
- State Natural Area Preserve - Not Present
- Coastal Avian Protection Zones - Not Present

NOTES:

1. PROTECTED LANDS DATA FROM USGS'S PAD-US DATABASE.
2. BATTLEFIELD DATA FROM NPS.
3. AIRPORT DATA FROM ESRI.
4. BOUNDARY DATA FROM VGIN.
5. TRANSMISSION LINE DATA FROM FERC.
6. AERIAL IMAGERY FROM VGIN.



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PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE: 12/05/2025
PROJECT NUMBER: 47661.041
PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: J. STICKLEY
NOTES:

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0 1,500 3,000
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SCALE: H: 1" = 1,500'
SHEET NUMBER: C7.0

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8.4 Traffic & Route Evaluation Study

Traffic & Route Evaluation Study
Valley Solar

Rockingham County, Virginia

September 2025

Prepared For:

CEP Solar

TIMMONS GROUP
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Contact: Scott Dunn, AICP, PTP

7053 Celebration Park Ave, Suite 300 • Richmond, VA 23225
(804) 200-6500 phone • (804) 560-1438 fax
www.timmons.com

Traffic & Route Evaluation Study

Valley Solar Project

Rockingham County, Virginia

Prepared For:

CEP Solar
2201 W Broad Street, Suite 200
Richmond, Virginia 23220
(804) 789-4040

Prepared By:

Timmons Group
7053 Celebration Park Avenue
Suite 300
Richmond, Virginia 23225
(804) 200-6500

September 2025

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FIGURE 13: SITE ENTRANCE #1 AND KRATZER ROAD

1 PROJECT OVERVIEW

Timmons Group, at the request of CEP Solar, completed a transportation assessment for the proposed Valley Solar Project, located in Rockingham County, Virginia. This work has been prepared in conjunction with the site's evaluation to identify any potential transportation issues and recommend solutions. The tasks associated with this assessment included:

- Review of data and documents provided by the Client relative to the project;
- Coordination with the Client on access, schedule, and other parameters that are reflected in the traffic assessment;
- Obtaining available geometric (roadway widths, intersection control, etc.) and speed limit data that is readily available via a review of available aerial imagery through Google Earth, Bing, or County GIS systems;
- Obtaining available VDOT traffic data for those roads adjacent to the site;
- Preparing a crash analysis history for the past five (5) years along the traffic route via available VDOT crash history; and
- Preparing a narrative summarizing existing intersection conditions, traffic along the adjacent roadway network, and anticipated impacts associated with the site-related traffic along with potential mitigation measures.

2 EXISTING CONDITIONS

Timmons Group compiled existing roadway conditions and crash data for facilities adjacent to the proposed Valley Solar Project located in Rockingham County, Virginia. The proposed site is located north of Peaceful Lane and east of Kratzer Road in Rockingham County, Virginia. Site traffic is anticipated to access the property from Interstate 81 (I-81) via US 11 (N Valley Pike), VA 765 (Gravels Road), and VA 753 (Kratzer Road).

The project location is shown in Figure 1 (all figures are located at the end of the report) and a preliminary site layout can be found in Figure 2.

For the purposes of this work, it was assumed that all vehicles will utilize the proposed haul route as shown in Figure 1.

EXISTING ROADWAYS

Interstate 81 (I-81) is a four-lane divided interstate highway, with a posted speed limit of 70 mph in the vicinity of US 11. According to 2023 VDOT ADT data, the US 11 on/off ramps (Exit 251) service approximately 4,800 vehicles per day.

US 11 (N Valley Pike) is a three-lane, two (2) travel lanes with a center two-way left turn lane (TLWT), undivided minor arterial roadway with a posted speed limit of 55 mph north of I-81 Exit 251. According to 2023 VDOT ADT data, US 11 services approximately 16,000 vehicles per day (vpd) south of Gravels Road in the vicinity of the I-81 interchange and 6,500 vpd north of Gravels Road.

VA 765 (Gravels Road) is a two-lane, undivided minor collector roadway with a posted speed limit of 35 mph. According to 2023 VDOT ADT data, Gravels Road services approximately 2,000 vpd.

VA 753 (Kratzer Road) is a two-lane, undivided minor collector roadway with no posted speed limit, assumed to be 55 mph. According to 2023 VDOT ADT data, Kratzer Road services approximately 5,000 vpd south of Pulses Hill Lane, 3,400 vpd north of Pulses Hill Lane, and 2,300 vpd north of Gravels Road.

VA 765 (Buttermilk Creek Road) is a two-lane, undivided non-VDOT classified roadway with no posted speed limit, assumed to be 55 mph. According to 2023 VDOT ADT data, Buttermilk Creek Road services approximately 1,500 vpd west of Kratzer Road.

A summary of the roadway characteristics including ADT, heavy vehicle percentages, and functional classifications can be found in Figure 3.

EXISTING STRUCTURES

According to the VDOT-maintained *Bridge and Culvert Database*, there are no bridges or culverts along the haul route in the vicinity of the site.

EXISTING INTERSECTIONS

The following three (3) key intersections are noted within the study area and shown on Figure 1:

1. I-81 (Interstate 81) Ramps and US 11 (N Valley Pike)
2. US 11 (N Valley Pike) and Gravels Road
3. Kratzer Road and Gravels Road/Buttermilk Creek Road

I-81 (Interstate 81) Ramps and US 11 (N Valley Pike)

The four-legged intersection of I-81 Ramps and US 11 is signalized. US 11 in the vicinity of the intersection is generally 70' wide. The northbound approach consists of two (2) through lanes, a left turn lane with 150' of taper and 175' of storage, and a right turn lane with 50' of taper and 500' of storage. The southbound approach consists of a through lane, a shared through-right turn lane, and a left turn lane with 75' of taper and 300' of storage. The westbound approach consists of an exclusive left-turn lane with 50' of taper and 300' of storage, a shared through-left turn lane, and an exclusive channelized right-turn lane. An Exxon gas station is across from this intersection, with a driveway representing the west leg of the intersection that accommodates all left-through-right turning movements. Near the intersection, the pavement on the I-81 Ramps is 28' wide.

Photos of the intersection can be found in Figure 4.

US 11 (N Valley Pike) and Gravels Road

At the unsignalized, stop-controlled intersection of US 11 and Gravels Road, US 11 has the right of way. The northbound approach consists of a through lane and a two-way left-turn lane striped out to have 50 feet of storage. The southbound approach consists of a single lane that accommodates through and right-turn movements. The eastbound approach consists of a right-turn lane and a left-turn lane with 100' of taper and 150' of storage. Near the intersection, the pavement on US 11 is approximately 33' wide and the pavement on Gravels Road is approximately 20' wide.

Photos of the intersection can be found in Figure 5.

Kratzer Road and Gravels Road/Buttermilk Creek Road

At the unsignalized, stop-controlled intersection of Kratzer Road and Gravels Road/Buttermilk Creek Road, Kratzer Road has the right of way. Both the north and southbound approaches of Kratzer Road consist of a single travel lane and a 100' right turn taper. The east- and westbound approaches of Gravels Road/Buttermilk Creek consist of a single lane that accommodates all left/through/right turn movements. Near the intersection, the pavement on Kratzer Road is approximately 22' wide, the pavement on Gravels Road is approximately 20' wide, and the pavement on Buttermilk Creek Road is approximately 24' wide.

Photos of the intersection can be found in Figure 6.

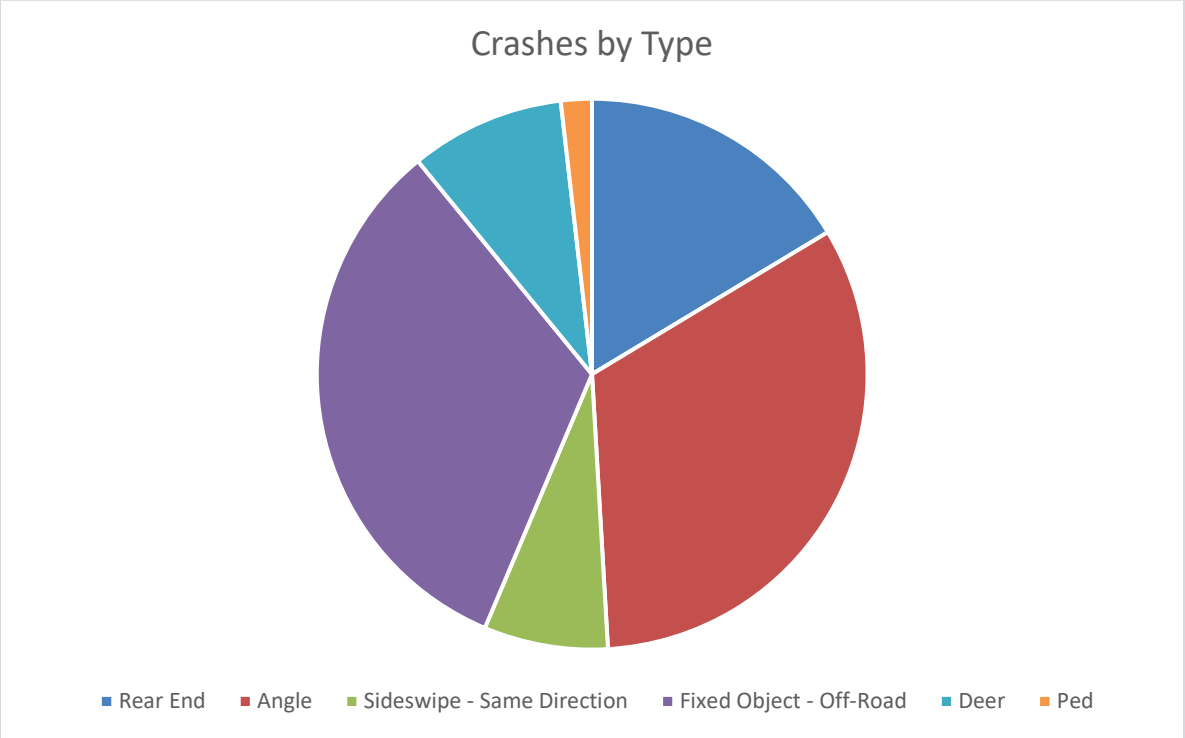
Crash Analysis

Based on crash data obtained from VDOT for the past five (5) years, there have been 55 crashes along the proposed haul route.

Thirty-nine (39) crashes resulted in property damage only, two (2) resulted in a nonvisible injury, seven (7) resulted in a visible injury, five (5) resulted in a severe injury, and two (2) resulted in a fatal injury.

The most common types of crashes were angle and fixed-object-off-road (18 crashes each). The next most common type of crash was rear end (9 occurrences).

A summary of the crashes by type can be found in the pie chart below.



Overall, the crash history in this area is typical for the roadway types and surrounding area.

Aerials depicting the locations of the recorded crashes, as well as the type and severity, can be found in Figures 7 through 12. Please note, crashes in the vicinity of the I-81 Ramps/US 11 and Kratzer Road/Gravels Road/Buttermilk Creek Road intersections are shown on Figures 7 & 10 and 8 & 11, respectively, since the individual crashes cannot be shown with accuracy on the larger map.

3 SITE ACCESS

SITE ENTRANCES

Access to the site will be provided via one (1) access point on Kratzer Road.

Site Access #1 is located on Kratzer Road, 1.4 miles south of the Gravels Road/Buttermilk Creek Road intersection. The site driveway is not yet constructed. Kratzer Road is approximately 22' wide at this location. Photos of the intersection can be found in Figure 13.

TRAFFIC MITIGATION

Throughout construction of the site, CEP Solar will coordinate with the representatives from Rockingham County and VDOT to determine appropriate transportation management procedures.

Based on the existing roadway conditions, the location of the proposed access point, and the available average daily traffic numbers for the agreed upon access roads, the anticipated construction traffic volumes should not significantly impact traffic operations. During operations and maintenance, the facility will not generate a significant volume of traffic with the anticipation of only a few vehicles each day.

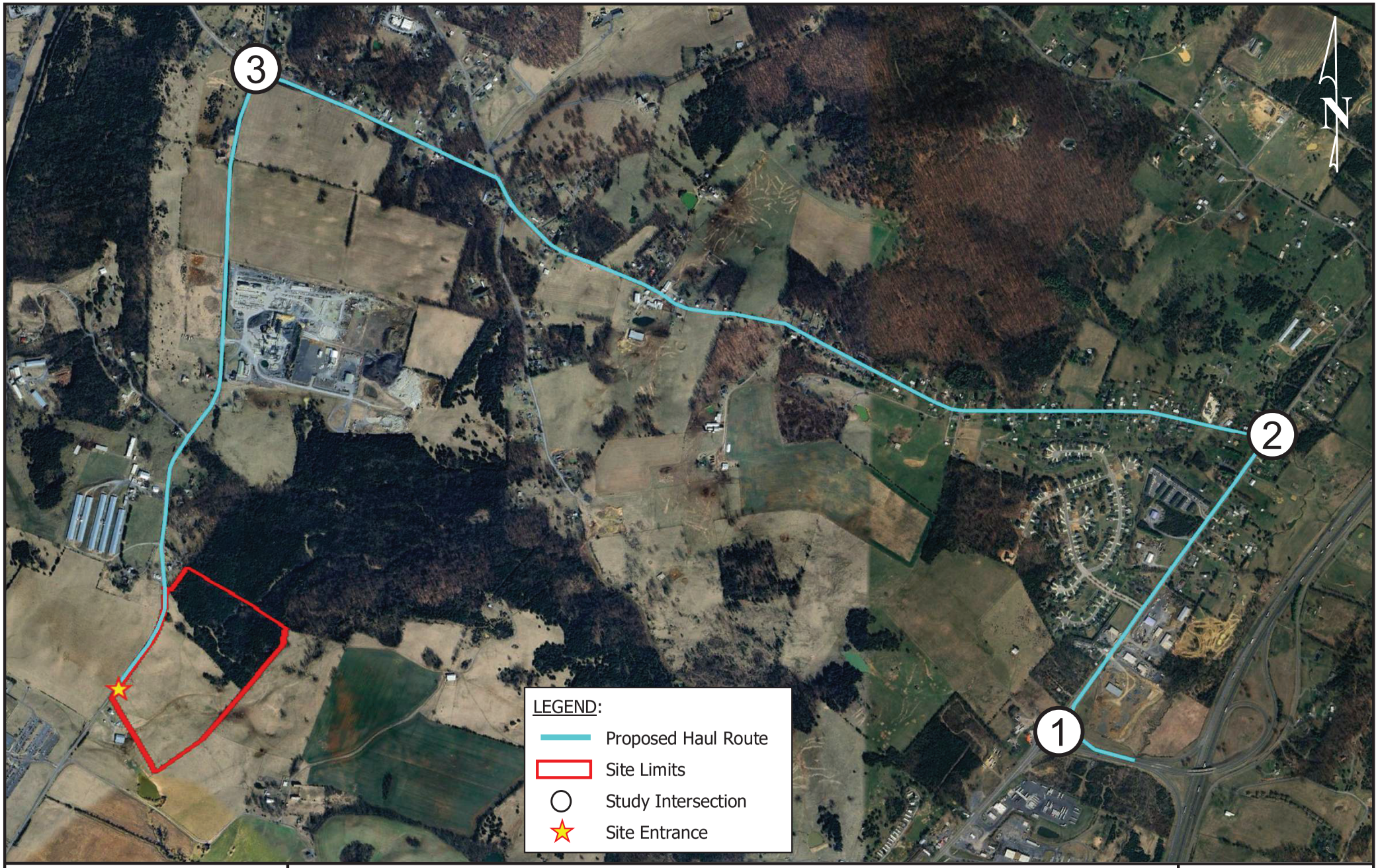
Construction-related traffic will access the Valley Solar Project via state-maintained roadways. Given the existing posted speeds and anticipated slower entering/exiting traffic, temporary traffic control (TTC) measures may be necessary. Pertinent signage should be installed prior to the site preparation work and removed when mechanical/electrical work/inspections begin. Limited peak hour operational impacts are anticipated.

Outside of the previously noted mitigation efforts, should a traffic issue arise during construction, CEP Solar will work the County and VDOT to appropriately address the specific concern.

4 CONCLUSIONS

Based on our review of the available data relating to the site, existing conditions, and estimated traffic, the following is offered:

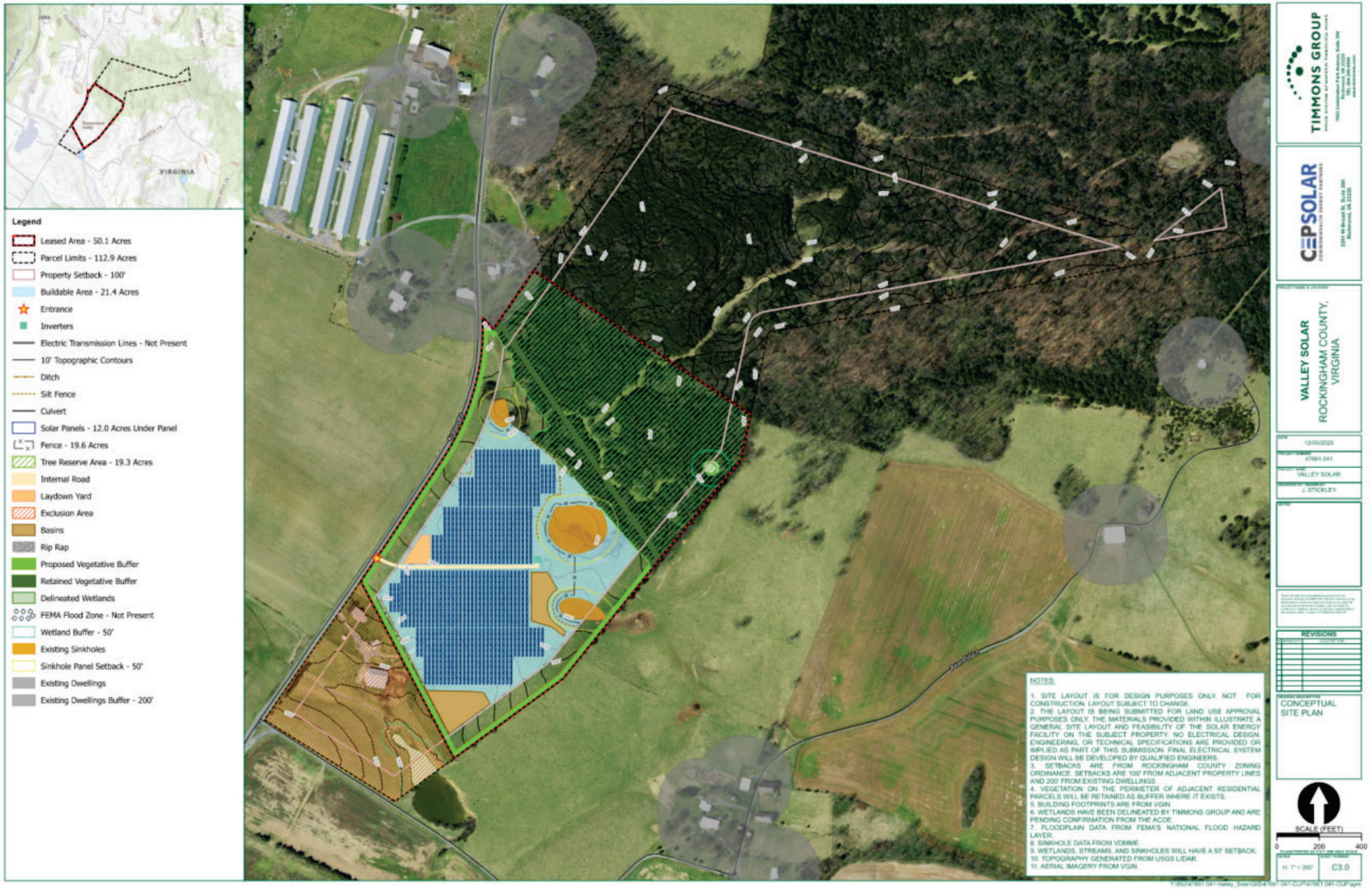
- The proposed Valley Solar Project is located north of Peaceful Lane and east of Kratzer Road in Rockingham County in Virginia. (see Figure 1).
- Access to the site will be provided via a single entrance with direct access to Kratzer Road.
- All study area roadways have the available capacity to accommodate site-generated traffic, both during construction and operations/maintenance activities, based on existing ADTs.
- There is typical crash history along the proposed haul route as is expected for the roadway types and existing volumes.
- Assuming site-traffic is focused along Kratzer Road, no improvements are anticipated to accommodate site-generated traffic. However, the potential exists for temporary traffic control measures to be implemented for the duration of the site preparation/construction phase.



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Surrounding Roadway Network and Site Location
Valley Solar
Rockingham County, Virginia

Figure
1



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Preliminary Site Layout
Valley Solar
Rockingham County, Virginia

Figure
2

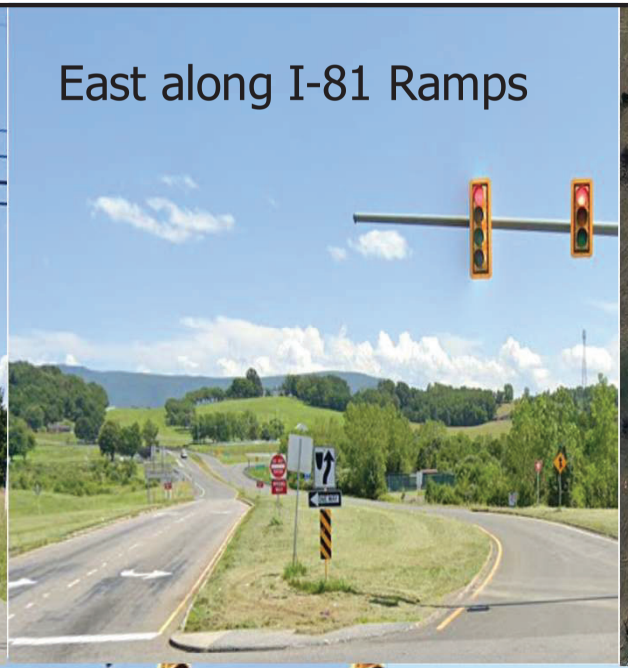


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Traffic Conditions and Roadway Classifications
Valley Solar
Rockingham County, Virginia

Figure
3









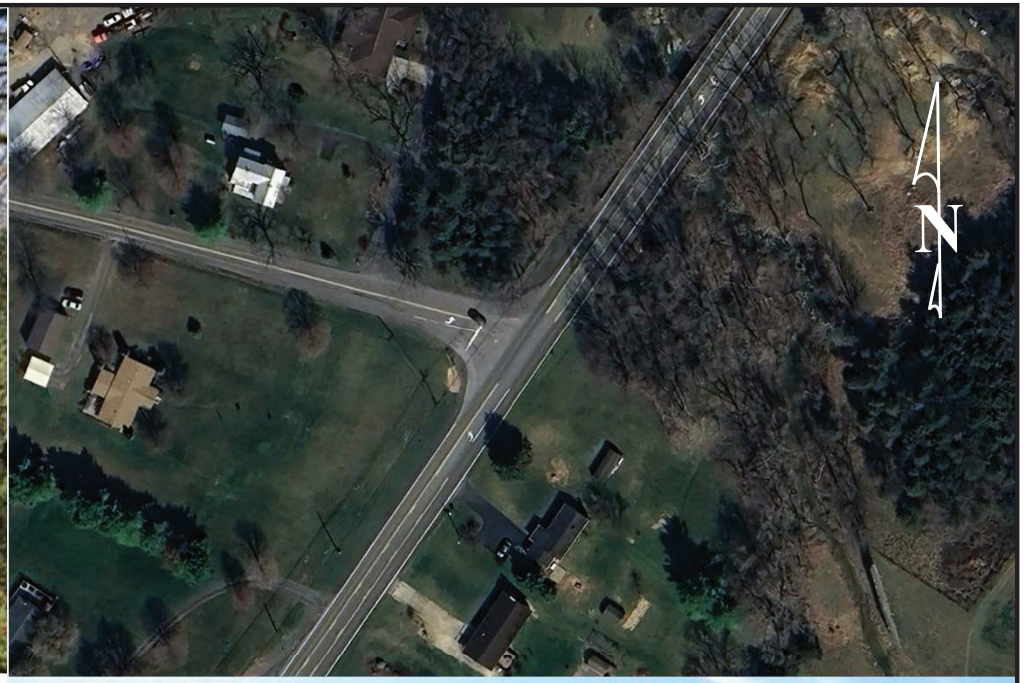


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Intersection of I-81 Ramps and US 11
Valley Solar
Rockingham County, Virginia

Figure
4





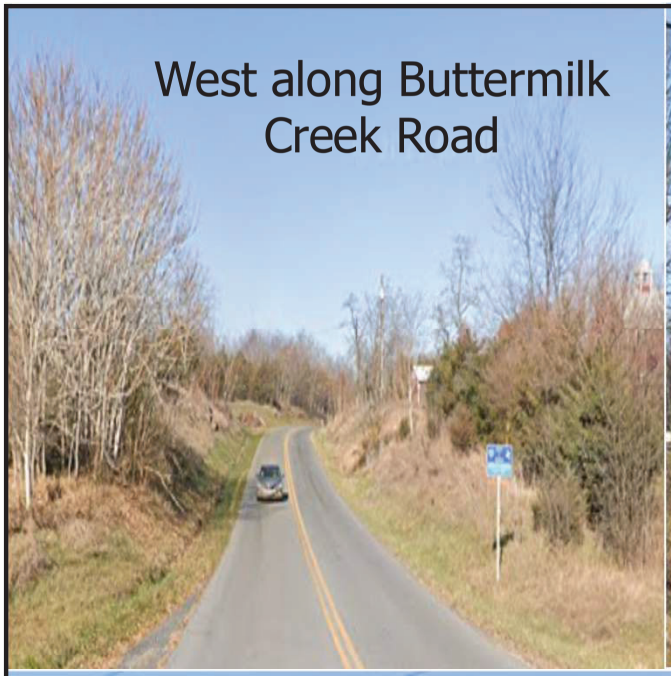


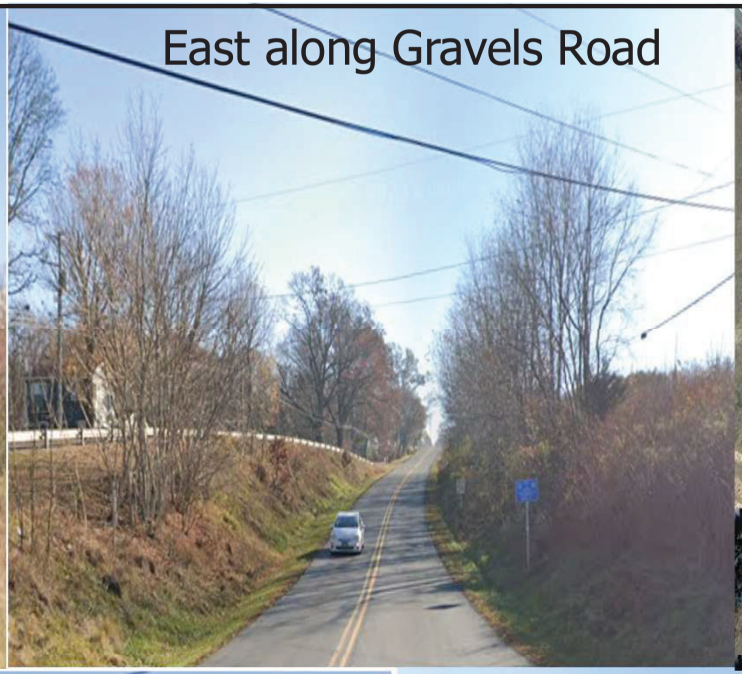


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Intersection of US 11 and Gravels Road
Valley Solar
Rockingham County, Virginia

Figure
5







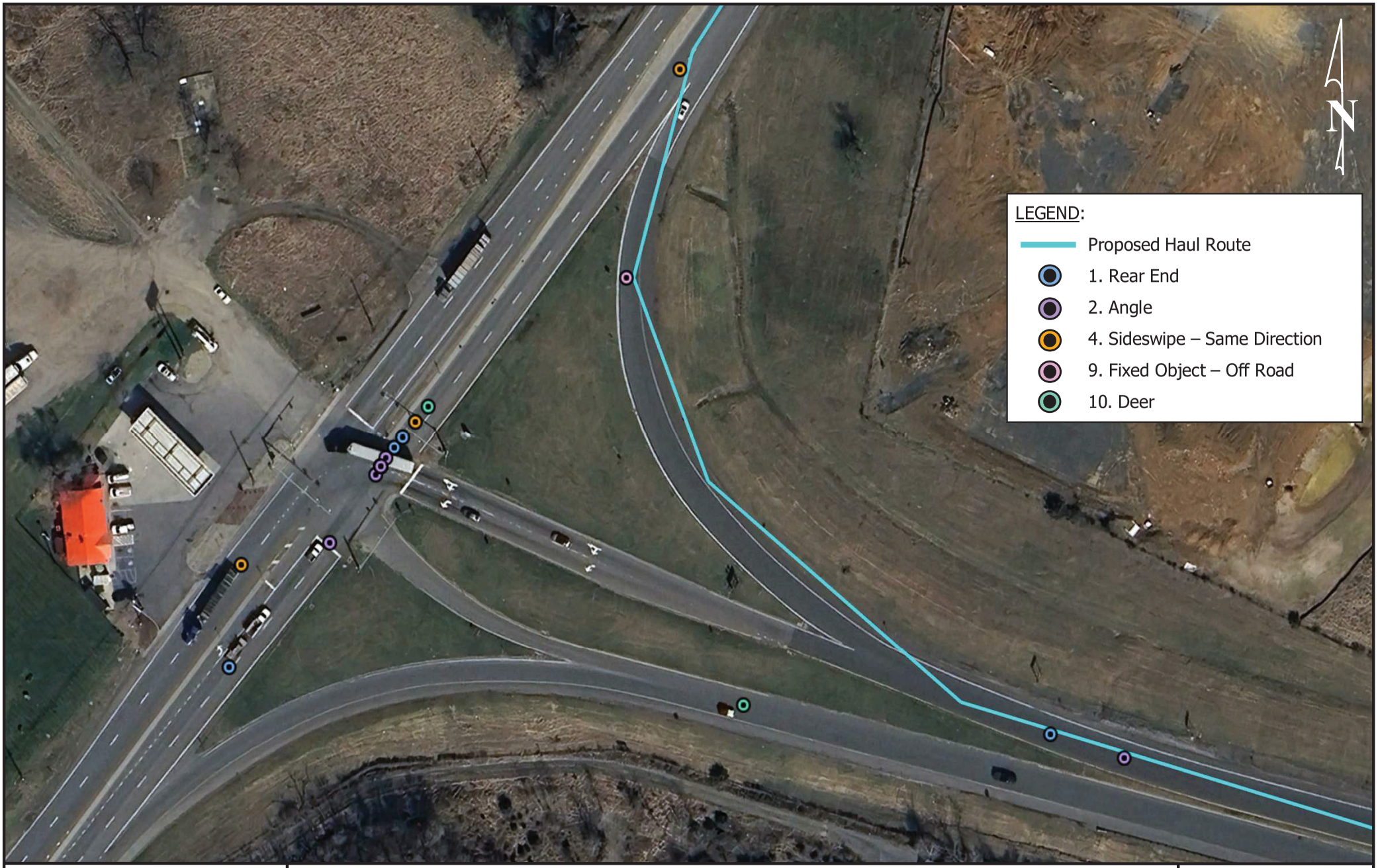




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Intersection of Kratzer Rd and Gravels Rd/Buttermilk Creek Rd
Valley Solar
Rockingham County, Virginia

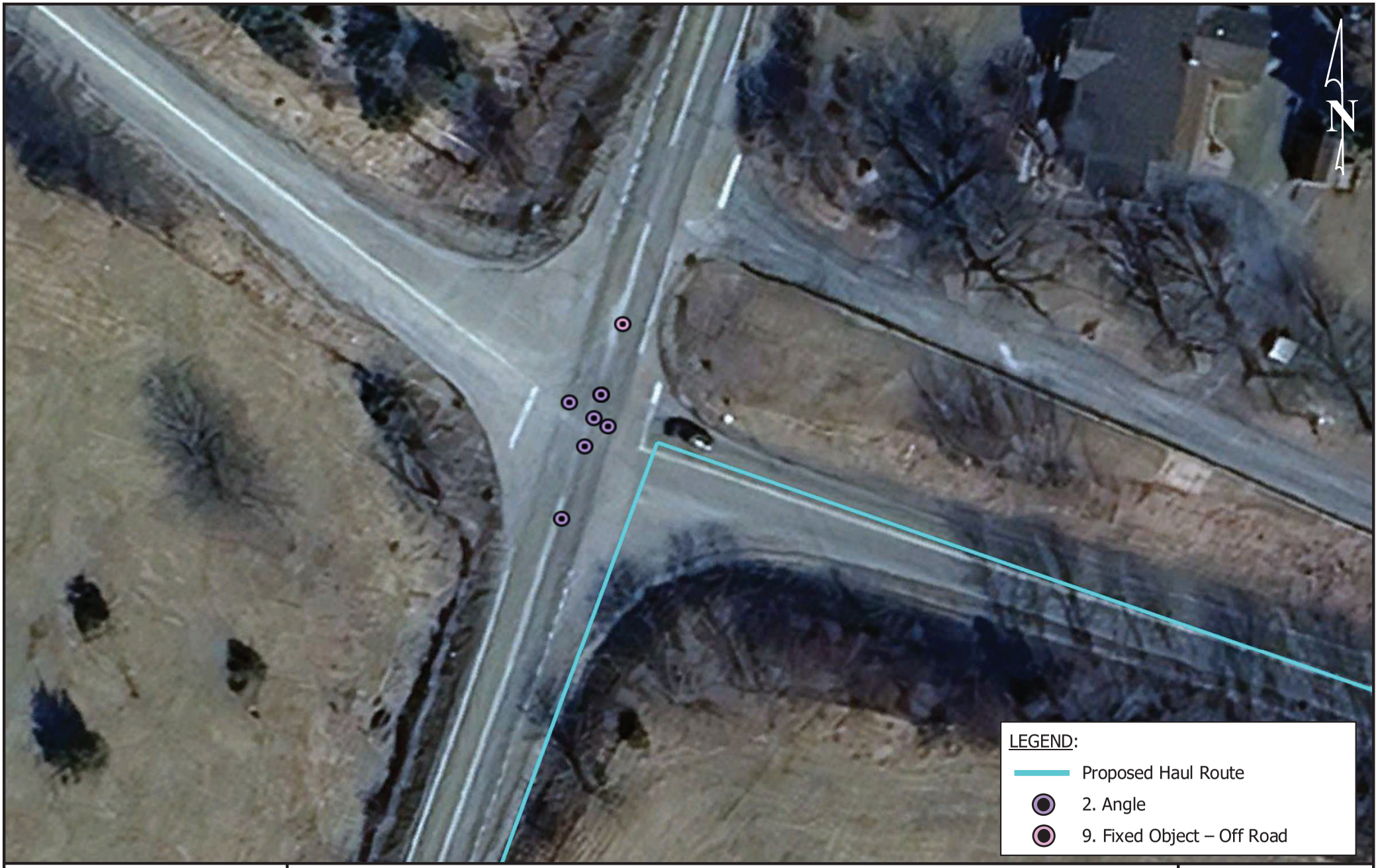
Figure
6



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Crashes by Type (US 11/I-81 Ramps Intersection)
Valley Solar
Rockingham County, Virginia

Figure
7



TIMMONS GROUP
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Crashes by Type (Kratzer Road/Gravels Rd Intersection)
Valley Solar
Rockingham County, Virginia

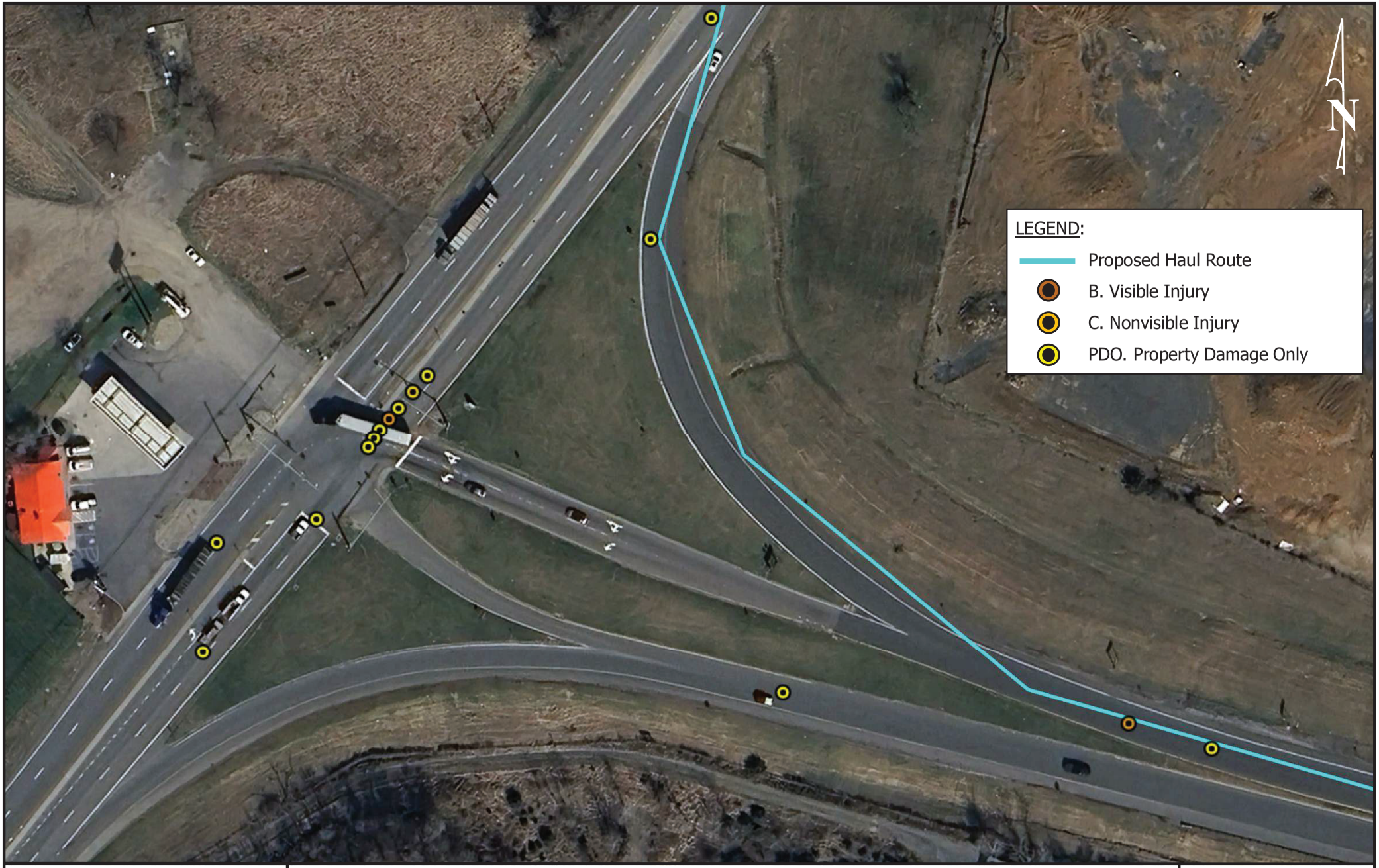
Figure
8



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Crashes by Type (Proposed Haul Route)
Valley Solar
Rockingham County, Virginia

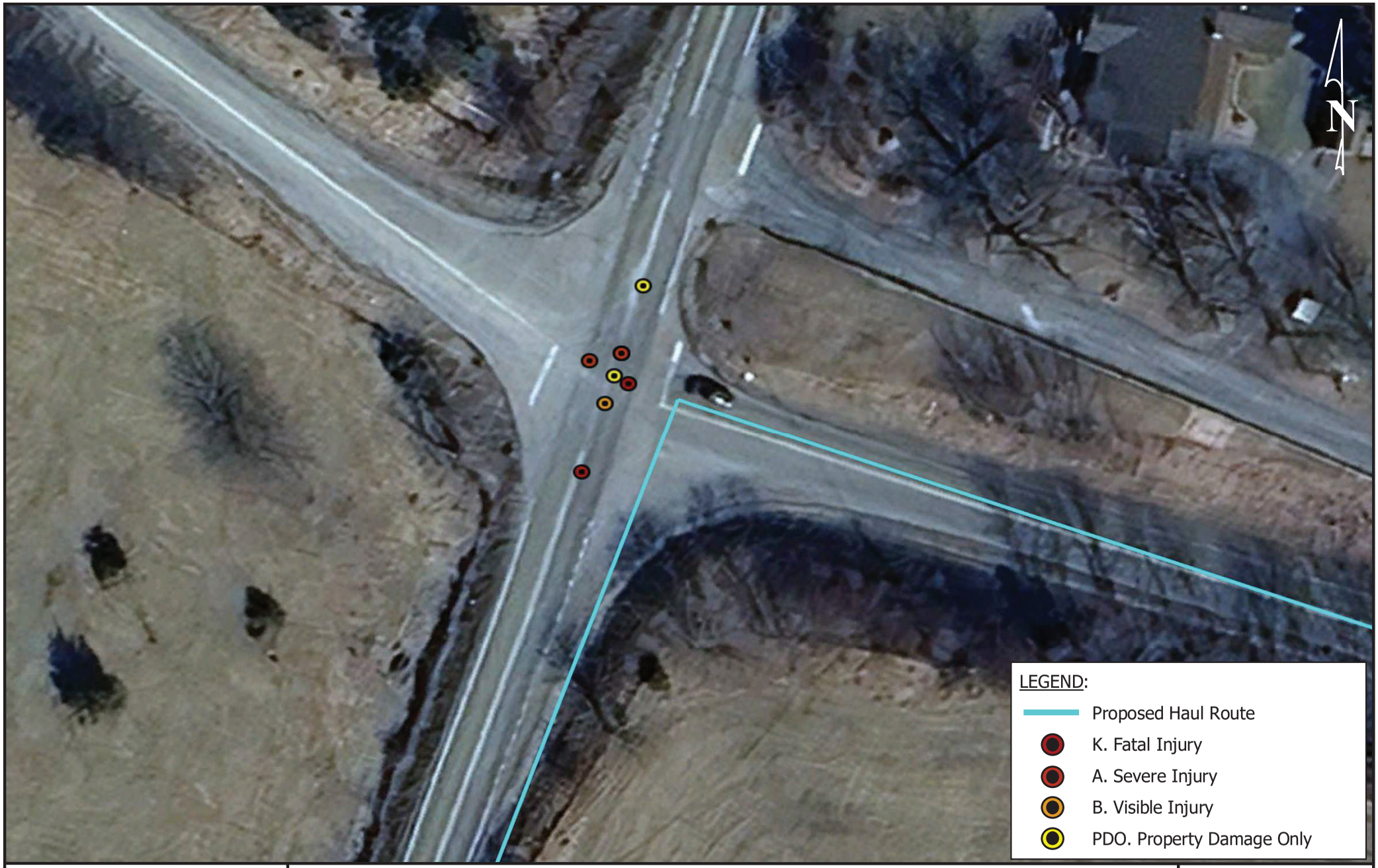
Figure
9



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Crashes by Severity (US 11/I-81 Ramps Intersection)
Valley Solar
Rockingham County, Virginia

Figure
10



TIMMONS GROUP
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Crashes by Severity (Kratzer Road/Gravels Rd Intersection)
Valley Solar
Rockingham County, Virginia

Figure
11

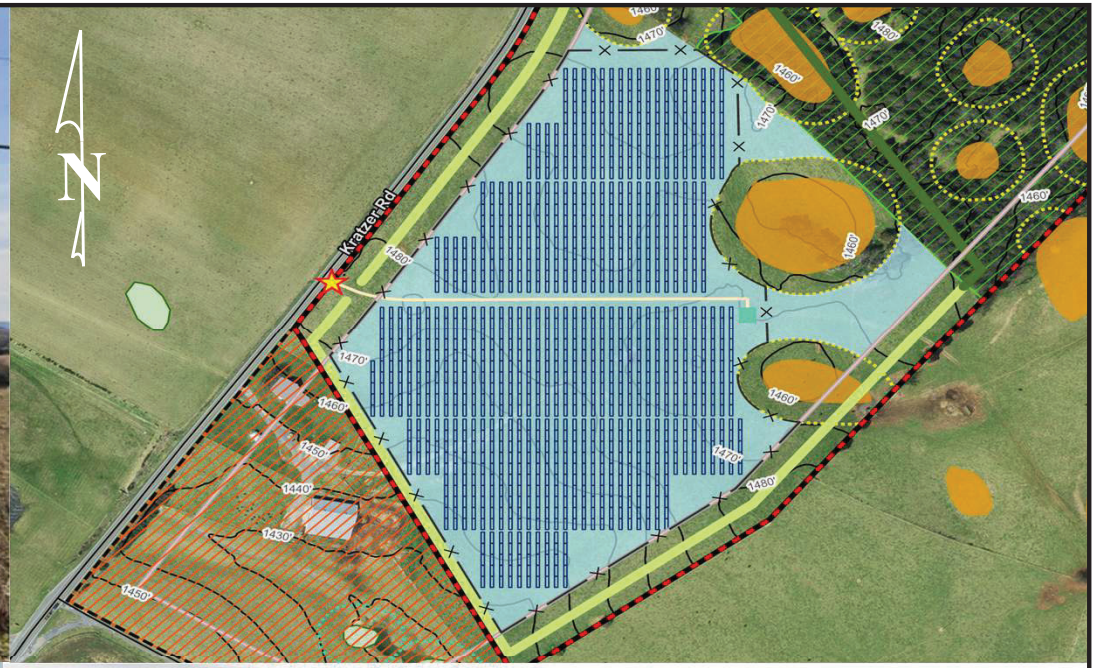


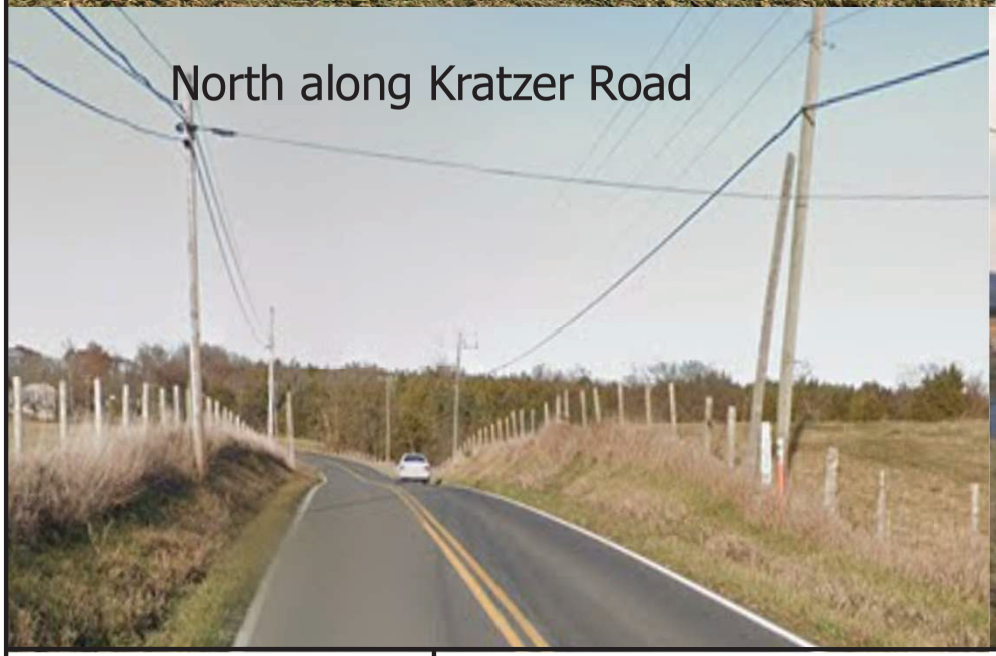
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Crashes by Severity (Proposed Haul Route)
Valley Solar
Rockingham County, Virginia

Figure
12









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Site Access #1 and Kratzer Road
Valley Solar
Rockingham County, Virginia

Figure
13

8.5 Preliminary Decommissioning Plan

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

Valley Solar

Decommissioning Plan

Rockingham County, Virgina

Date: 12/5/2025

This cost estimate was not based on detailed construction drawings but is typical for a project of this size and type. The listed equipment quantities are subject to change based on the actual installed facilities. An updated decommissioning plan and decommissioning cost estimate will be provided prior to start of construction.

Prepared For:

CEPSOLAR
COMMONWEALTH ENERGY PARTNERS

Valley Solar
Decommissioning Plan

CLIENT NAME	**CEP Solar, LLC**
PROJECT NAME	**Valley Solar**
LOCATION	**2560 Kratzer Rd Zirkle, VA 22802 Rockingham County**
PROJECT	**Solar PV Electric Generating Facility**

Rev.	Date	Description	Prepared	Checked	Approved
0	12/05/2025	Released for Client Use	NBF	KJ	AC

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1 Introduction

The Valley Solar Project (Project) is a 5-Megawatt (MW) photovoltaic (PV) solar project located at 2560 Kratzer Rd, Zirkle, Virginia. The Project is anticipated to operate for 40 years.

At the end of the anticipated operational life of the Project, a decision would be made to extend the life of the Project or to decommission it. If the Project is to be decommissioned, Valley Solar or its successor in interest will be responsible for the removal, recycling, and disposal of all solar arrays, inverters, transformers, and other structures on the Project site, depending upon the proposed future use of the Project site. Valley Solar anticipates using the best available recycling measures at the time of decommissioning.

The PV facility spans approximately: (total area: 50.1 acres), (fenced: 19.6 acres) and will interconnect to 15 kV Utility electrical system. Within 12 months of initiating the decommissioning, the Project Owner will safely have the relevant components removed from the land and will then restore the site as described below.

This Plan lays out the procedures for restoring the site to its original use, based on the recent historical land use of the property or other economical land uses as desired by the relevant landowner, at the end of the Facility's operational life. The Plan describes procedures for the removal of Facility components. The components of the Facility are shown in the Appendix A.

This Decommissioning Plan was developed in accordance with the decommissioning provisions of the Rockingham County Ordinance. The Decommissioning Plan ensures that when the Project is decommissioned, the site restoration will be accomplished in a way that is environmentally sound, safe, and protects the public health and safety. Decommissioning is a general term used to describe a formal process to remove something from active status whereas restoration objectives aspire to return the land to its former state.

Future conditions that could affect decommissioning are largely unknown at this time; however, the best available technologies and management practices will be deployed to ensure successful project decommissioning and site restoration.

2 Project Components

Appendix A provides detailed information regarding the anticipated location and description of the Facility components. The Facility generally consists of the equipment and infrastructure listed below:

- Steel Piers and Racking
- PV Panels
- Inverters
- Step Up Transformers

- Electrical Collection Lines (underground, and Overhead)
- Grounding System
- Access Roads
- Gen-tie Transmission Line
- Collector Interconnecting Facility
- Data Acquisition System (DAS)
- Fencing, Gating, and Safety Features
- Operations and Maintenance (O&M) Building (TBD)
- Weather Stations

3 Regulatory Compliance

Prior to the commencement of decommissioning, Valley Solar will perform the appropriate due diligence requirements and obtain the necessary Rockingham County, state, and federal approvals to complete decommissioning activities. To mitigate any environmental impact from decommissioning, Valley Solar will assess the necessary permits and approvals in the future regulatory environment to maintain regulatory compliance. Anticipated types of evaluations may include the following:

- Review of on-site jurisdictional status and potential impacts to wetlands and waterbodies to comply with the Clean Water Act.
- Consultation with the United States Fish and Wildlife Service to evaluate compliance with the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and any other relevant regulations at the time of decommissioning.
- Consultation with the Virgina Department of Environmental Quality for compliance with any pertinent state regulatory requirements.
- Completion of a Phase I Environmental Site Assessment in support of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) protection.
- Development and implementation of a Stormwater Pollution Prevention Plan (SWPPP).
- Rockingham County building, road, discharge, or erosion control permits (as necessary).
- Special state or local hauling permits (as necessary).

4 Decommissioning

The Project will be decommissioned at the end of its useful life. The Project is presumed to be at the end of its useful life if the facility generates no electricity for a continuous period of 12 months. Valley Solar will notify the Zoning Administrator by certified mail of the proposed date of discontinued operations and plans for removal. The following general decommissioning activities will occur.

Once the solar facility has been removed, it is expected that the site will be returned to as close to its original condition as possible. Some minor grading may be required; topsoil (if removed) will be reapplied to allow for reseeding and growth. Site restoration will occur no more than twelve (12) months after notification of decommissioning.

The following general decommissioning activities will occur:

Decommissioning Sequence:

1. Obtain required site permits from Authority Having Jurisdiction (AHJ)
2. Disconnect all utility grid power
3. Move all disconnects to the off position
4. Disconnect all above ground wirings, cables, and electrical connections
5. Remove all PV Modules
6. Remove Inverters, mounting equipment, and posts
7. Remove all electrical equipment, and their foundations
8. Remove DAS equipment, feeders, and conduit
9. Remove all above ground mounting equipment components and posts
10. Excavate and remove Underground feeders and conduit
11. Remove all MV feeders and MV poles
12. Removal of Collector Interconnecting Facility
13. Removal of Gen-tie Transmission line
14. Remove access road
15. Remove all fences
16. Fill/Grade/Seed as needed

Some components may be left in place under certain circumstances. Electrical lines that will not impact future use of the Project Area or Substation foundation (at least 3 feet in depth) may be left in place per renewable industry practices. Steel piles, where full removal is unattainable, may be cut and left in place at a depth of 3 feet or greater below the ground surface. Additionally, landowners may desire that private access roads remain in place for their use. Valley Solar will obtain a written request from the landowner for a road or structure (such as the stormwater features or fencing) to remain in place.

5 Materials, Recycling, and Disposal

Many components of the Facility, such as racking, wiring, piles, and panels, retain value over time. Panels, while slightly less efficient, may be reused elsewhere, or components may be broken down and recycled. Recycling of solar panels and equipment is rapidly evolving and can be handled through a combination of sources such as certain manufacturers, PV Cycle (an international waste program founded by and for the PV industry), or waste management companies. More than 90 percent of the semiconductor material and glass can be reused in new modules and products. Other waste materials that hold no value will be recycled or disposed of via a licensed solid waste disposal facility. If recycling of solar panels is not feasible, disposal will be accomplished in accordance with AHJ requirements.

6 Site Restoration

Following the completion of decommissioning activities, it is anticipated that the site will primarily be converted back to the pre-construction land uses. Decommissioning of the Facility, including the removal of materials followed by site restoration, should be completed in approximately 12 months.

7 Decommissioning Cost Estimate

7.1 OPINION OF PROBABLE DECOMMISSIONING COST

Detailed Project Description: Valley Solar is a 5 MWac located at 2560 Kratzer Rd, Zirkle, Virgina. At: (Long, Lat): (38.4862435°, -78.8461214°)

Table 7-1: Estimated Decommissioning Cost:

PV Module Removal	QUANTITY	UNITS	Unit Cost	Total	Comment
# Solar Panels W575	10,650	EA	$7	$74,550	Disassembly, Haul off-site
SUBTOTAL				$74,550	
Foundations Structural Removal	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**
# Panel Support Steel Piles	1,985	EA	$15	$29,775	Disassembly, Haul off-site
# Panel Racks	397	EA	$150	$59,550	Disassembly, Haul off-site
SUBTOTAL				$89,325	
Electrical Equipment Removal	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**
Inverter: 4.8 MW	1	EA	$3,500	$3,500	Disassembly, Haul off-site
MV Transformers: 4.8 MVA	1	EA	$7,500	$7,500	Disassembly, Haul off-site
Tracker Motor	145	EA	$25	$3,625	Disassembly, Haul off-site
SUBTOTAL				$14,625	
Electrical Wires Removal	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**
MV Conductor Overhead	200	FT	$25	$5,000	Removal, Excavation
MV Conductor underground	8,100	FT	$15	$121,500	Removal, Excavation
DC/LC Conductor	51,850	FT	$1	$51,850	Removal, Excavation + No Excavation
SUBTOTAL				$178,350	
Interconnect Facility Removal	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**
Reclosure 15 kV Int, Facility	1	EA	$9,500	$9,500	Disassembly, Haul off-site
New Pole/Disconnect Switch Installation	1	EA	$15,000	$15,000	Disassembly, Haul off-site
Control Enclosure/Interface facility /Fence/Foundation	1	LOT	$15,000	$15,000	Disassembly, Haul off-site
SUBTOTAL				$39,500	

Fence/land, Removal/Restoration	QUANTITY	UNITS	Unit Cost	Total	Comment
Fence Perimeter	4,323	FT	$2	$8,646	Disassembly, Haul off-site
Civil Site Remediation (disturbed area)	21.4	Acre	$5,500	$117,700	Restoration and Seeding
Storm Water Management Ponds	2	EA	$3,500	$7,000	Restoration
Mobilization, Engineering & Permitting				$50,000	Budgeted
SUBTOTAL				$183,346	

Summary of Estimate	
PV Module Removal	$74,550
Foundations Structural Removal	$89,325
Electrical Equipment Removal	$14,625
Collector Interconnection Facility	$178,350
Electrical Wires Removal	$39,500
Fence/land, Removal/Restoration	$183,346
ESTIMATED GRAND TOTAL	**$579,696**

Data Sources:

1. Material List and Quantities: Based on schematic design.
2. Unit Price Values: Based on R.S. Means and typical quantities for various components.

7.2 NET DECOMMISSIONING COST

The net decommissioning cost: Per Rockingham County's Ordinance, the Estimated Salvage Value will not be used in calculating the appropriate escrow, surety, or security for the cost of the decommissioning and reclamation of the project.

7.3 DECOMMISSIONING ASSUMPTIONS

To develop a cost estimate for the decommissioning of the Valley Solar Project, Timmons Group made the following assumptions and costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. We developed time and materials-based estimates considering composition of work crews.

1. Decommissioning year is based on a 5-year initial period for the financial security. The projected life of the project is 40 years.
2. This Cost Estimate is based on design information provided to the Timmons Group by Valley Solar in August 2024 up to February 2025.
3. Common labor will be used for the majority of the tasks except for heavy equipment operation. Pricing is based on local Southeast US labor rates.

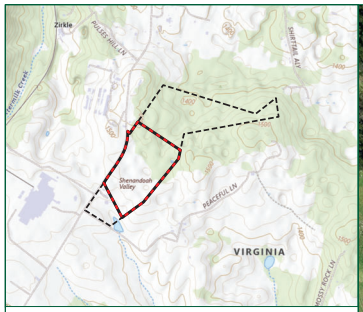
4. Permit applications required include the preparation of a Stormwater Pollution Protection Plan (SWPPP) and a Spill Prevention Control and Countermeasure (SPCC) Plan.
5. Road gravel removal was estimated on a time and material basis using a 16-foot width and an 8-inch thickness for the access roads. Substation aggregate is included in the substation quantities. Since the material will not remain on site, a hauling cost is added to the removal cost. Road aggregate can often be disposed of by giving to landowners for use on driveways and parking areas. Many landfills will accept clean aggregate for use as "daily cover" and do not charge for the disposal.
6. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on site to replace the aggregate removed from the road.
7. Erosion and sediment control along road reflects the cost of silt fence on the downhill side of the road and surrounding all on-site wetlands.
8. Topsoil is required to be stockpiled on site during construction, therefore this topsoil is available on site to replace the road aggregate, once removed. Cost to decompact roadway areas is estimated as $1,000 per acre (based on previous bid prices), and revegetation on removed road area, which includes seed, fertilizer, lime, and care until vegetation is established is $4,000 per acre. The majority of the project area is "over-seeded" since the decommissioning activities are not expected to eliminate the existing grasses and vegetation under the arrays or heavily compact the soils. Over-seeding does not include fertilizer and lime, which is estimated at $5,500 per acre.
9. Fence removal includes loading, hauling, and recycling or disposal. Fences and posts weigh approximately 2.3 pounds per foot.
10. Array support posts are generally lightweight "I" beam sections installed with a piece of specialized tracked equipment. Crew productivity is approximately 240 posts per day, and the same crew and equipment should have a similar productivity removing the posts, resulting in a per post cost of approximately $15.00. We assume a cost of $15.00 per post to include hauling fees and contingencies.
11. A metal recycling facility (FOSS Recycling) is located in Virgina and is relatively close to the project site. Steel scrap pricing was acquired from www.scrapmonster.com.
12. The solar panels used are assumed to be 575 Watts. Panels can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate of 12 panels per hour.
13. No topsoil is planned to be removed from the site during decommissioning and most of the site will not have been compacted by heavy truck or equipment traffic, so the site turf establishment cost is based on RS Means unit prices for applying lime, fertilizer, and seed at the price of per acre plus an allowance for some areas to be decompacted.
14. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. We have assumed a 20% recovery of these units based on field experience with used transformers as opposed to trying to break them down into raw material components.
15. The underground collection lines are assumed to be aluminum conductor.
16. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA will be exercised, but removal assumes unskilled common labor under supervision.

17. For all medium voltage transformers, breakers and other items, Southeastern Transformer Company in Dunn, NC provides complete repair, upgrading and recycling and resale for all items mentioned above. Their website is: https://www.setransformer.com. They have a national presence.
18. For any and all recycling and upgrading, Solomon Corporation offers the same set of services for transformer repair and recycling and complete substation decommissioning services. With seven different locations, Solomon is one of several vendors that can decommission and recycle the components as noted above. Their website is: https://www.solomoncorp.com/. Solomon Corporation is only one of many transmissions, and distribution recycle and decommissioning shops that do this mainly to harvest the components.
19. For recycling conductor, General Cable and Southwire both utilize extensive scrap procurement programs to reuse copper and aluminum conductor harvested from projects such as this one to supplement and reduce their raw material costs.
20. Here is the link to the General Cable program: General Cable Recycling https://es.generalcable.com/na/us- can/socialresponsibility/sustainability/recycling
21. According to the International Renewable Energy Agency (IRENA), more than 90% of all the materials are high grade silicon, aluminum and glass and are typically harvested to produce new panels. This is far less expensive than buying unprocessed raw materials for production.
22. The Solar Energy Industries Association (SEIA) has an approved set of PV recycling vendors that specialize in doing this today and they can be found at: https://www.seia.org/initiatives/seia-national-pv-recycling-program.
23. First Solar, which has been active in the solar industry since its inception, takes solar modules and recycles 90% of the semiconductor material which is then reused in new modules. 90% of the glass product can be reused as new glass products, including panels and fiber optic cable. Information about First Solar's recycling program is at: http://www.firstsolar.com/en/Modules/Recycling.

8 Financial Assurance

The full decommissioning cost, without salvage value, will be guaranteed by escrow at a federally insured financial institution, irrevocable letter of credit, or surety bond before a building permit is issued to the project. The decommissioning cost guarantee will remain valid until the solar energy system has been fully decommissioned. If the Project Owner fails to remove the installation in accordance with the requirements of the Special Use Permit or within the proposed date of decommissioning, the County may collect the bond or other surety and the County or hired third-party may enter the property to physically remove the installation. Based on industry trends, the projected and actual costs of decommissioning are expected to go down over time based on improvements both to best practices in calculating these costs and the decommissioning process itself. Project Owner will reevaluate decommissioning costs with a qualified engineering consultant every five years during the life of the Project. If the recalculated estimate exceeds the original estimated decommissioning cost by 10 percent or more, the Project Owner will increase the guarantee to meet the new cost estimate. If the recalculated estimate is less than 90 percent of the original estimated cost of decommissioning, the County may approve reducing the guarantee.

Appendix A – Site Plan



Legend

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Property Setback - 100'
- Buildable Area - 21.4 Acres
- Entrance
- Inverters
- Electric Transmission Lines - Not Present
- 10' Topographic Contours
- Ditch
- Silt Fence
- Culvert
- Solar Panels - 12.0 Acres Under Panel
- Fence - 19.6 Acres
- Tree Reserve Area - 19.3 Acres
- Internal Road
- Laydown Yard
- Exclusion Area
- Basins
- Rip Rap
- Proposed Vegetative Buffer
- Retained Vegetative Buffer
- Delineated Wetlands
- FEMA Flood Zone - Not Present
- Wetland Buffer - 50'
- Existing Sinkholes
- Sinkhole Panel Setback - 50'
- Existing Dwellings
- Existing Dwellings Buffer - 200'



NOTES:

1. SITE LAYOUT IS FOR DESIGN PURPOSES ONLY. NOT FOR CONSTRUCTION. LAYOUT SUBJECT TO CHANGE.
2. THE LAYOUT IS BEING SUBMITTED FOR LAND USE APPROVAL PURPOSES ONLY. THE MATERIALS PROVIDED WITHIN ILLUSTRATE A GENERAL SITE LAYOUT AND FEASIBILITY OF THE SOLAR ENERGY FACILITY ON THE SUBJECT PROPERTY. NO ELECTRICAL DESIGN, ENGINEERING, OR TECHNICAL SPECIFICATIONS ARE PROVIDED OR IMPLIED AS PART OF THIS SUBMISSION. FINAL ELECTRICAL SYSTEM DESIGN WILL BE DEVELOPED BY QUALIFIED ENGINEERS.
3. SETBACKS ARE FROM ROCKINGHAM COUNTY ZONING ORDINANCE. SETBACKS ARE 100' FROM ADJACENT PROPERTY LINES AND 200' FROM EXISTING DWELLINGS.
4. VEGETATION ON THE PERIMETER OF ADJACENT RESIDENTIAL PARCELS WILL BE RETAINED AS BUFFER WHERE IT EXISTS.
5. BUILDING FOOTPRINTS ARE FROM VGIN.
6. WETLANDS HAVE BEEN DELINEATED BY TIMMONS GROUP AND ARE PENDING CONFIRMATION FROM THE ACOE.
7. FLOODPLAIN DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER.
8. SINKHOLE DATA FROM VDMME.
9. WETLANDS, STREAMS, AND SINKHOLES WILL HAVE A 50' SETBACK.
10. TOPOGRAPHY GENERATED FROM USGS LIDAR.
11. AERIAL IMAGERY FROM VGIN.

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CEPSOLAR
COMMONWEALTH ENERGY PARTNERS
2201 W Broad St, Suite 200
Richmond, VA 23220

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY, VIRGINIA

DATE: 12/05/2025
PROJECT NUMBER: 47661.041
PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: J. STICKLEY
NOTES:

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REVISIONS

#	MM.DD.YY	DESCRIPTION

DRAWING DESCRIPTION: CONCEPTUAL SITE PLAN

SCALE (FEET)
0 200 400
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 200'	C3.0

Y:\85247661.041-Valley_Solar\GIS\47661.041-CUP\47661.041-CUP.aprx

8.6 Impact on Adjacent Property Values

Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI, ARA
9408 Northfield Court
Raleigh, North Carolina 27603
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www.kirklandappraisals.com

September 6, 2025

Ms. Francheska Sacoto
CEP Solar
2201 W Broad Street, Suite 200
Richmond, VA 23220

RE: Valley Solar, Rockingham County, VA

Ms. Sacoto

At your request, I have considered the impact of the proposed Valley Solar Project in Rockingham County, Virginia. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether "the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located."

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in Virginia as well as other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is CEP Solar, represented to me by Ms. Francheska Sacoto. My findings support the Application. The effective date of this consultation is September 6, 2025.

Conclusion

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of

the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is minimal traffic.

If you have any questions, please let me know.

Sincerely,



Richard C. Kirkland, Jr., MAI, ARA
NC Certified General Appraiser #A4359
VA Certified General Appraiser # 4001017291

Nicholas D. Kirkland
State Certified General Appraiser #A8662
VA Certified General Appraiser #400101816



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II. Executive Summary

University Studies:

Studies Cited:	8
Range of Impacts:	-7.90 to +19.40%
Average Range of Impacts:	-3.21% to -0.17%

Assessor Surveys:

Assessors:	188
No Impact Responses:	170
Yes Impact Responses:	0
No Response:	18

Sale/Re-Sale Analysis

VA Sales Analyzed:	4
Range of Impacts:	-6% to +6%
Median:	+0%
National Sales Analyzed:	35
Range of Impacts:	-6% to +15%
Median:	+4%

Matched Pair/Paired Sale Analysis

VA Sales Analyzed:	23
Range of Impacts:	-5% to +8%
Median:	+1%
National Sales Analyzed:	165
Range of Impacts:	-10% to +12%
Median:	0%

Broker Comments

VA Brokers Interviewed:	7
No Impact Responses:	6
Yes Impact Responses:	1
National Brokers Interviewed:	53
No Impact Responses:	52
Yes Impact Responses:	1

Conclusion:

Data Points Considered:	449
Range of Impacts:	-10% to +19%
Range of Median Impacts:	-3% to +5%
Conclusion:	0%

Comments:

The data researched consistently shows impacts that hover in the +/-5% impact range, which is consistent with typical market imperfection.

The responses from all of the assessors and nearly all of the brokers interviewed in this analysis shows no impact on property value. The assessors interviewed confirmed in all cases that they do in fact have utility scale solar in their jurisdiction and that they have valued the sites of the solar projects as well. The brokers interviewed all sold specific homes adjoining solar projects and their comments are specific to that one sale.

III. Proposed Project and Adjoining Uses

Boxwood Solar

Proposed Use Description

This 5 MW solar farm is proposed to be constructed on a portion of a 112.97 acres off Kratzer Road, Harrisonburg, Rockingham County, Virginia.

Adjoining Properties

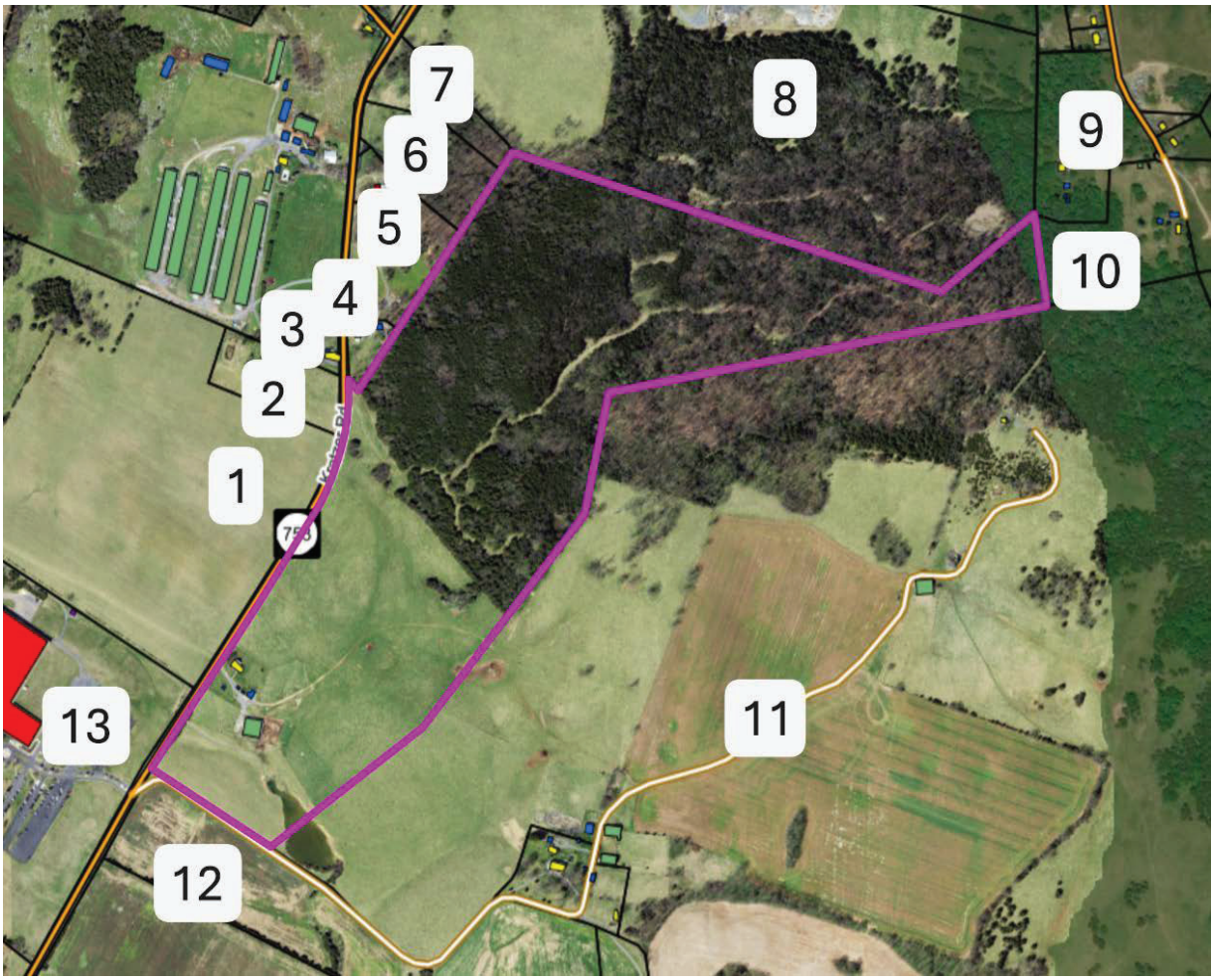
I have considered adjoining uses and included a map to identify each parcel's location. The closest adjoining home to a solar panel is 700 feet away with the average distance to adjoining homes being 2,708 feet.

Adjoining uses to this project include animal confinement to the northwest and a commercial/industrial use at the Lakeside Book Company.

The breakdown of those uses by acreage and number of parcels is summarized below.

Adjoining Use Breakdown

	Acreage	**Parcels**
Residential	4.88%	61.54%
Agricultural	66.81%	23.08%
Agri/Res	11.04%	7.69%
Commercial	17.27%	7.69%
Total	**100.00%**	**100.00%**



Surrounding Uses

#	MAP ID	Owner	GIS Data Acres	Present Use	Adjoin Acres	Adjoin Parcels	Distance (ft) Home/Panel
1	94-A-99	Stone Hill Farms	92.41	Agricultural	11.52%	7.69%	N/A
2	94-A-99A	Coffman Poultry	4.46	Residential	0.56%	7.69%	7,000
3	94-A-100	Coffman Poultry	0.56	Residential	0.07%	7.69%	700
4	94-A-101B	Shifflett	1.29	Residential	0.16%	7.69%	750
5	94-A-101	Lam	6.22	Residential	0.78%	7.69%	890
6	94-A-102B	Coffman	4.75	Residential	0.59%	7.69%	1,500
7	94-A-102	Coffman	4.96	Residential	0.62%	7.69%	N/A
8	94-A-111	Conmat	88.60	Agri/Res	11.04%	7.69%	2,700
9	94-A-125	Lohr	8.05	Residential	1.00%	7.69%	3,855
10	94-A-127	Rhodes	8.85	Residential	1.10%	7.69%	4,265
11	94-A-128A	Contentment	408.78	Agricultural	50.94%	7.69%	N/A
12	94-A-131A	Poff	34.90	Agricultural	4.35%	7.69%	N/A
13	94-A-93	Stat JV	138.58	Commercial	17.27%	7.69%	N/A
		Total	**802.415**		**100.00%**	**100.00%**	2,708



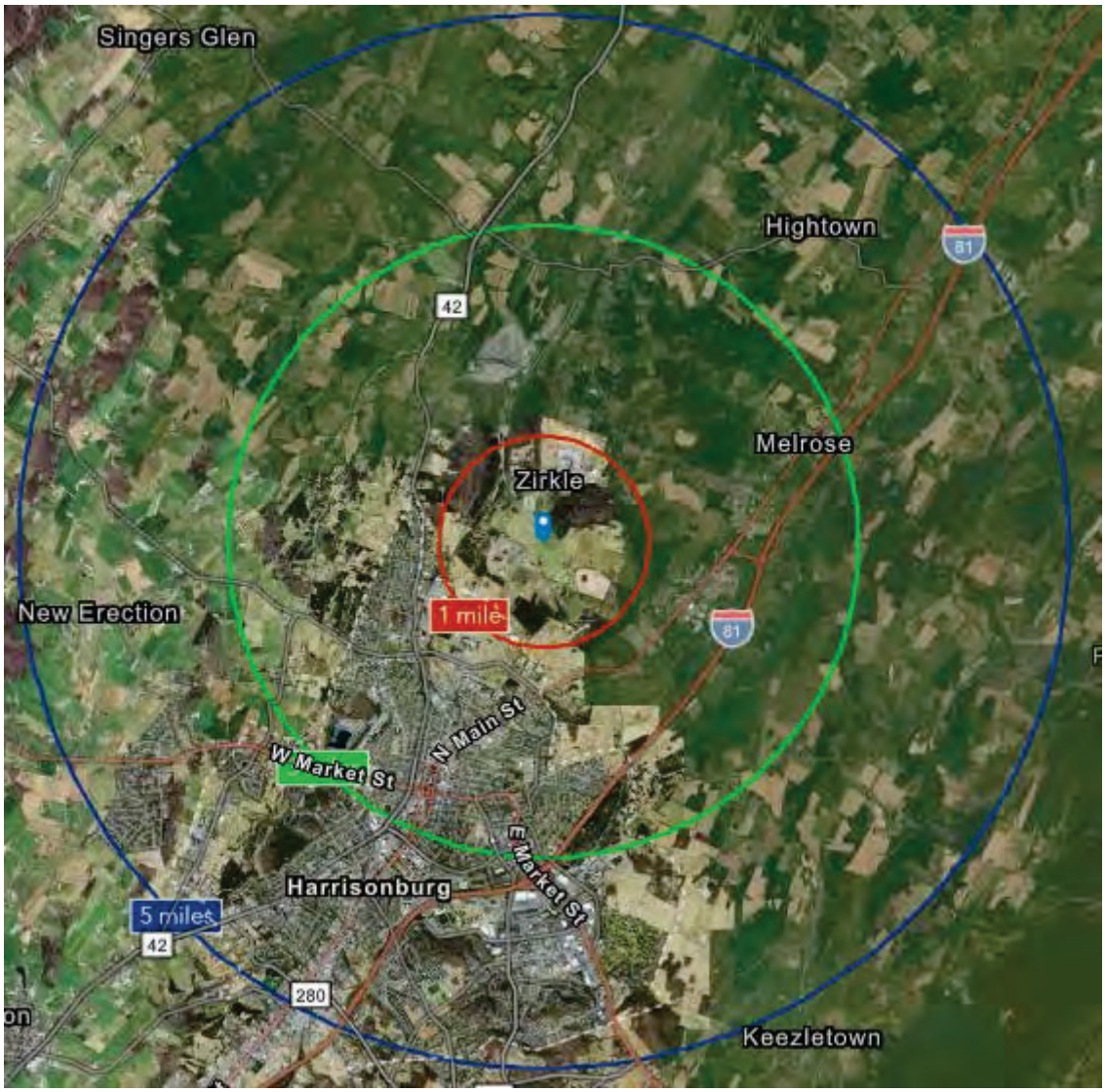
Demographics Around Subject Property

I have pulled demographic data around a 1-mile, 3-mile and 5-mile radius from the middle of the project as shown on the following pages.

I note specifically that the green ring is the 3-mile radius around the project and the blue ring is the 5-mile radius. I point this out as it shows the scale of a 3-mile radius to a 5-mile radius.

Many of the studies cited later in this report consider a comparison between a 3-mile radius and a 5 to 6 mile radius around a project, which covers substantial areas and assumes that sales data in the red ring would be comparable to data in downtown Harrisonburg.

Commonly I find that while most solar projects are in rural areas, they frequently have higher density development and towns within that 3 to 6 mile radius, which effectively makes comparisons within 3-miles of those projects more of a measure of rural versus town instead of an impact due to solar projects.



Housing Profile

22802
22802, Harrisonburg, Virginia
Ring: 1 mile radius

Prepared by Esri
Latitude: 38.48390
Longitude: -78.84912

Population		Households	
2020 Total Population	35	2025 Median Household Income	$85,357
2025 Total Population	26	2030 Median Household Income	$104,905
2030 Total Population	26	2025-2030 Annual Rate	4.21%
2025-2030 Annual Rate	0.00%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	14	100.0%	14	100.0%	14	100.0%
Occupied	13	92.9%	12	85.7%	12	85.7%
Owner	10	71.4%	9	64.3%	9	64.3%
Renter	3	21.4%	3	21.4%	3	21.4%
Vacant	1	7.1%	2	14.3%	2	14.3%

	2025		2030	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	8	100.0%	8	100.0%
<$50,000	0	0.0%	0	0.0%
$50,000-$99,999	0	0.0%	0	0.0%
$100,000-$149,999	0	0.0%	0	0.0%
$150,000-$199,999	0	0.0%	0	0.0%
$200,000-$249,999	1	12.5%	0	0.0%
$250,000-$299,999	1	12.5%	0	0.0%
$300,000-$399,999	2	25.0%	2	25.0%
$400,000-$499,999	2	25.0%	2	25.0%
$500,000-$749,999	2	25.0%	4	50.0%
$750,000-$999,999	0	0.0%	0	0.0%
$1,000,000-$1,499,999	0	0.0%	0	0.0%
$1,500,000-$1,999,999	0	0.0%	0	0.0%
$2,000,000+	0	0.0%	0	0.0%
Median Value	$400,000		$500,000	
Average Value	$418,750		$512,500	

Housing Profile

22802
22802, Harrisonburg, Virginia
Ring: 3 mile radius

Prepared by Esri
Latitude: 38.48390
Longitude: -78.84912

Population		Households	
2020 Total Population	24,787	2025 Median Household Income	$57,991
2025 Total Population	24,897	2030 Median Household Income	$64,119
2030 Total Population	24,951	2025-2030 Annual Rate	2.03%
2025-2030 Annual Rate	0.04%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	10,128	100.0%	10,166	100.0%	10,233	100.0%
Occupied	9,571	94.5%	9,613	94.6%	9,690	94.7%
Owner	3,960	39.1%	4,290	42.2%	4,498	44.0%
Renter	5,611	55.4%	5,323	52.4%	5,192	50.7%
Vacant	544	5.4%	553	5.4%	543	5.3%

	2025		2030	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	4,290	100.0%	4,497	100.0%
<$50,000	276	6.4%	310	6.9%
$50,000-$99,999	29	0.7%	24	0.5%
$100,000-$149,999	118	2.8%	85	1.9%
$150,000-$199,999	382	8.9%	221	4.9%
$200,000-$249,999	565	13.2%	436	9.7%
$250,000-$299,999	716	16.7%	641	14.3%
$300,000-$399,999	1,128	26.3%	1,222	27.2%
$400,000-$499,999	513	12.0%	654	14.5%
$500,000-$749,999	490	11.4%	745	16.6%
$750,000-$999,999	49	1.1%	98	2.2%
$1,000,000-$1,499,999	23	0.5%	60	1.3%
$1,500,000-$1,999,999	0	0.0%	0	0.0%
$2,000,000+	1	0.0%	1	0.0%
Median Value	$305,186		$343,412	
Average Value	$330,516		$373,715	

Housing Profile

22802
22802, Harrisonburg, Virginia
Ring: 5 mile radius

Prepared by Esri
Latitude: 38.48390
Longitude: -78.84912

Population		Households	
2020 Total Population	59,476	2025 Median Household Income	$59,755
2025 Total Population	59,495	2030 Median Household Income	$65,988
2030 Total Population	59,734	2025-2030 Annual Rate	2.00%
2025-2030 Annual Rate	0.08%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	21,675	100.0%	21,889	100.0%	22,106	100.0%
Occupied	20,246	93.4%	20,486	93.6%	20,728	93.8%
Owner	8,362	38.6%	9,079	41.5%	9,523	43.1%
Renter	11,884	54.8%	11,407	52.1%	11,205	50.7%
Vacant	1,377	6.4%	1,403	6.4%	1,379	6.2%

	2025		2030	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	9,079	100.0%	9,522	100.0%
<$50,000	433	4.8%	459	4.8%
$50,000-$99,999	72	0.8%	58	0.6%
$100,000-$149,999	145	1.6%	95	1.0%
$150,000-$199,999	566	6.2%	304	3.2%
$200,000-$249,999	928	10.2%	650	6.8%
$250,000-$299,999	1,431	15.8%	1,225	12.9%
$300,000-$399,999	2,369	26.1%	2,376	25.0%
$400,000-$499,999	1,417	15.6%	1,731	18.2%
$500,000-$749,999	1,505	16.6%	2,206	23.2%
$750,000-$999,999	164	1.8%	305	3.2%
$1,000,000-$1,499,999	35	0.4%	88	0.9%
$1,500,000-$1,999,999	0	0.0%	0	0.0%
$2,000,000+	14	0.2%	25	0.3%
Median Value	$340,734		$382,912	
Average Value	$370,012		$418,246	

IV. Methodology and Discussion of Issues

Standards and Methodology

I conducted this analysis using the standards and practices established by the Appraisal Institute and conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in South Carolina and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

The first type of analysis employed is a Sale/Resale Analysis. This methodology is outlined in **Real Estate Damages**, Third Edition, Pages 35-36 by Randall Bell PhD, MAI and published by the Appraisal Institute. This is a type of Paired Sales Analysis (see next paragraph) that compares the sale of the same property Before and After a change in the market to see if there is any impact on the property value due to that change. In this analysis I have used the Federal Housing Finance Agency Home Price Index to identify typical appreciation in the property market and compared that to the change in value on a home Before a solar farm was announced and After the solar farm was built. No other adjustments were required as I have attempted to focus on homes without renovations and with typical upkeep during the intervening period.

The second type of analysis employed is a Matched Pair Analysis or Paired Sales Analysis. This methodology is outlined in **The Appraisal of Real Estate**, Twelfth Edition by the Appraisal Institute pages 438-439. It is further detailed in **Real Estate Damages**, Third Edition, pages 33-35 by Randall Bell PhD, MAI. Paired sales analysis is used to support adjustments in appraisal work for factors ranging from the impact of having a garage, golf course view, or additional bedrooms. It is an appropriate methodology for addressing the question of impact of an adjoining solar farm. The paired sales analysis is based on the theory that when two properties are in all other respects equivalent, a single difference can be measured to indicate the difference in price between them. Dr. Bell describes it as comparing a test area to control areas. In the example provided by Dr. Bell he shows five paired sales in the test area compared to 1 to 3 sales in the control areas to determine a difference. I have used 3 sales in the control areas in my analysis for each sale developed into a matched pair.

Determining what is an External Obsolescence

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does

not mean the use will be an external obsolescence, but a combination of these factors tend to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

1) Traffic. Solar Farms are not traffic generators.

2) Odor. Solar farms do not produce odor.

3) Noise. Solar farms generate no noise concerns. A wide range of noise studies have found them consistent with agricultural and residential areas. The noise is even less at night.

4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.

5) Appearance/Viewshed. This is the one area that potentially applies to solar farms. However, solar farms are generally required to provide significant setbacks and landscaping buffers to address that concern. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example, if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.

6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

Market Imperfection

Throughout this analysis, I have specifically considered the influence of market imperfection on data analysis. Market imperfection is the term that refers to the fact that unlike a can of soup at the supermarket or in your online shopping cart, real estate cannot be comparison shopped for the best price and purchased at the best price for that same identical product. Real estate products are always similar and never identical. Even two adjacent lots that are identical in almost every way have a slight difference in location. Once those lots are developed with homes, the number of differences begin to multiply, whether it is size of the home, landscaping, layout, age of interior upfit, quality of interior upfit, quality of maintenance and so on.

Neoclassical economics indicates a perfectly competitive market as having the following: A large number of buyers and sellers (no one person dominates the market), no barriers or transaction costs, homogeneous product, and perfect information about the product and pricing. Real estate is clearly not homogeneous. The number of buyers and sellers for a particular product in a particular location is limited by geography, financing, and the limited time period within a property is listed. There are significant barriers that limit the liquidity in terms of time, costs and financing. Finally, information on real estate is often incomplete or partial – especially at the time that offers are made and prices set, which is prior to appraisals and home inspections. So real estate is very imperfect based on this definition and the impact of this is readily apparent in the real estate market.

What appear to be near-identical homes that are in the same subdivision will often sell with slight variations in price. When multiple appraisers approach the same property, there is often a slight variation among all of those conclusions of value, due to differences in comparables used or analysis of those comparables. This is common and happens all of the time. In fact, within each appraisal, after making adjustments to the comparables, the appraiser will typically have a range of values that are supported that often vary more than +/-5% from the median or average adjusted value.

Based on this understanding of market imperfection, it is important to note that very minor differences in value within an impact study do not necessarily indicate either a negative or positive impact. When the impacts measured fall within that +/-5%, I consider this to be within typical market variation/imperfection. Therefore it may be that there is a negative or positive impact identified if the impact is within that range, but given that it is indistinguishable from what amounts to the background noise or static within the real estate data, I do not consider indications of +/-5% to support a finding of a negative or positive impact.

Impacts greater than that range are, however, considered to be strong indications of impacts that fall outside of typical market imperfection. I have used this as a guideline while considering the impacts identified within this report.

Relative Solar Farm Sizes

Solar farms have been increasing in size in recent years. Much of the data collected is from existing, older solar farms of smaller size, but there are numerous examples of sales adjoining 75 to 80 MW facilities that show a similar trend as the smaller solar farms. This is understandable given that the primary concern relative to a solar farm is the appearance or view of the solar farm, which is typically addressed through setbacks and landscaping buffers. The relevance of data from smaller solar farms to larger solar farms is due to the primary question being one of appearance. If the solar farm is properly screened, then little of the solar farm would be seen from adjoining property regardless of how many acres are involved.

Larger solar farms are often set up in sections where any adjoining owner would only be able to see a small section of the project even if there were no landscaping screen. Once a landscaping screen is in place, the primary view is effectively the same whether you are adjoining a 5 MW, 20 MW or 100 MW facility.

I have split out the data for the matched pairs adjoining larger solar farms only to illustrate the similarities later in this report. I note that I have matched pairs adjoining solar farms over 600 MWs in size showing no impact on property value.

V. Research on Solar Farms

A. Appraisal Market Studies

I have also considered a number of impact studies completed by other appraisers as detailed below.

CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The study concluded that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed County Planners and Real Estate Assessor's in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County, North Carolina, 2013

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

Mr. Beck was interviewed as part of the Christian Kalia study noted above. From that I quote "Mr. Beck concluded on no effect on moderate priced homes, and only a 5% change in his limited research of higher priced homes. His one sale that fell through is hardly a reliable sample."

Also noted in the Christian Kalia interview notes is a response from Mr. Beck indicating that in his opinion "the homes were higher priced homes and had full view of the solar farm." Mr. Beck indicated in the interview if landscaping screens were employed he would not see any drop in value.

NorthStar Appraisal Company – Impact Analysis for Nichomus Run Solar, Pilesgrove, New Jersey, 2020

Mr. William J. Sapio, MAI with NorthStar Appraisal Company considered a matched pair analysis for the potential impact on adjoining property values to this proposed 150 MW solar farm. Mr. Sapio considered sales activity in a subdivision known as Point of Woods in South Brunswick Township and identified two recent new homes that were constructed and sold adjoining a 13 MW solar farm and compared them to similar homes in that subdivision that did not adjoin the solar farm. These homes sold in the $1,290,450 to $1,336,613 price range and these homes were roughly 200 feet from the closest solar panel.

Based on this analysis, he concluded that the adjoining solar farm had no impact on adjoining property value.

MR Valuation Consulting, LLC – The Kuhl Farm Solar Development and The Fischer Farm Solar Development – New Jersey, 2012

Mr. Mark Pomykacaz, MAI MRICS with MR Valuation Consulting, LLC considered a matched pair analysis for sales near these solar farms. The sales data presented supported a finding of no impact on property value for nearby and adjoining homes and concludes that there is no impact on marketing time and no additional risk involved with owning, building, or selling properties next to the solar farms.

Mary McClinton Clay, MAI – McCracken County Solar Project Value Impact Report, Kentucky, 2021

Ms. Mary Clay, MAI reviewed a report by Kirkland Appraisals in this case and also provided a differing opinion of impact. Having testified opposite Ms. Clay, she has stated that she does not confirm her data and does not use an appropriate method for time adjustments.

The comments throughout this study are heavy in adjectives, avoids stating facts contrary to the conclusion and shows a strong selection bias.

Kevin T. Meeks, MAI – Corcoran Solar Impact Study, Minnesota, 2017

Mr. Kevin Meeks, MAI reviewed a report by Kirkland Appraisals in this case and also provided additional research on the topic with additional paired sales. The sales he considered are well presented and show that they were confirmed by third parties and all of the broker commentary is aligned with the conclusion that the adjoining solar farms considered had no impact on the adjoining home values.

Mr. Meeks also researched a 100 MW project in Chisago County, known as North Star Solar Garden in MN. He interviewed local appraisers and a broker who was actively marketing homes adjoining that solar farm to likewise support a finding of no impact on property value.

John Keefe, Chisago County Assessor, Chisago County Minnesota Assessor's Office, 2017

This study was completed by the Chisago County Minnesota Assessor's Office on property prices adjacent to and in close vicinity of a 1,000-acre North Star solar farm in Minnesota. The study concluded that the North Star solar farm had "no adverse impact" on property values. Mr. Keefe further stated that, "It seems conclusive that valuation has not suffered."

Tim Connelly, MAI – Solar Impact Study of Proposed Solar Facility, New Mexico, 2023

This study is a detailed review of an Impact Study completed by Kirkland Appraisals, LLC for Rancho Viejo Solar. It goes through all of the analysis and confirms the applicability and reliability of the methods and conclusions. Mr. Connelly, MAI concurs that "the proposed solar project will not have a negative impact on market value, marketability, or enjoyment of property in the immediate vicinity of the proposed project."

Donald Fisher, ARA, 2021

Donald Fisher has completed a number of studies on solar farms and was quoted in February 15, 2021 stating, "Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact or, ironically, a positive impact, where values on properties after the installation of solar farms went up higher than time trends."

Jennifer N. Pitts, MAI - Study of Residential Market Trends Surrounding Six Utility-Scale Solar Projects in Texas, 2023

This study was completed by Real Property Analytics with Ms. Pitts along with Erin M. Kiella, PhD, and Chris Yost-Bremm, PhD. This analysis considered these solar farms through different stages of the market from announcement of the project, during construction, and after construction. They found no indication of a negative impact on sales price, the ratio of sales price to listing price, or the number of Days on Market. They also researched individual sales and interviewed local brokers who confirmed that market participants were knowledgeable of the solar projects and did not result in a negative impact on sales price or marketing time.

Michael S. MaRous, MAI, CRE – Market Impact Analysis Langdon Mills Solar, Columbia County, Wisconsin, 2023

This study was completed by MaRous & Company and singed by Machael S. MaRous. This analysis included consideration of solar projects in 13 states including 7 solar projects in Wisconsin. This includes 22 matched pairs with a conclusion on Page 70 that states "there does not appear to have been any measurable negative impact on surrounding residential property values due to the proximity of a solar farm."

This analysis was further supported by Assessor Surveys including assessors in Wisconsin which found no instance of an assessor in Wisconsin identifying any negative impacts from solar farms on adjoining property values.

Conclusion of Impact Studies

Of the 11 studies noted 9 included actual sales data to derive an opinion of no impact on value. The two studies to conclude on a negative impact includes the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact. The other study by Mary Clay shows improper adjustments for time, a lack of confirmation of sales comparables, and exclusion of data that does not support her initial position.

I have relied on these studies as additional support for the findings in this impact analysis.

B. Articles

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

Farm Journal Guest Editor, March 22, 2021 – Solar's Impact on Rural Property Values

Andy Ames, ASFMRA (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA's National Appraisal Review Committee. He is also the Executive Vice President of the CNY Pomeroy Appraiser and has conducted several market studies on solar farms and property impact. He is quoted in the article as saying, "Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact, or ironically, a positive impact, where values on properties after installation of solar farms went up higher than time trends."

Howard Halderman, AFM, President and CEO of Halderman Real Estate and Farm Management attended the ASFMRA solar talk hosted by the Indiana Chapter of the ASFMRA and he concludes that other rural properties would likely see no impact and farmers and landowners shown even consider possible benefits. "In some cases, farmers who rent land to a solar company will insure the viability of their farming operation for a longer time period. This makes them better long-term tenants or land buyers so one can argue that higher rents and land values will follow due to the positive impact the solar leases offer."

More recently in August 2022, Donald Fisher, ARA, MAI and myself led a webinar on this topic for the ASFMRA discussing the issues, the university studies and specific examples of solar farms having no impact on adjoining property values.

National Renewable Energy Laboratory – Top Five Large-Scale Solar Myths, February 3, 2016

Megan Day reports form NREL regarding a number of concerns neighbors often express. Myth #4 regarding property value impacts addresses specifically the numerous studies on wind farms that show no impact on property value and that solar farms have a significantly reduced visual impact from wind farms. She highlights that the appearance can be addressed through mitigation measures to reduce visual impacts of solar farms through vegetative screening. Such mitigations are not available to wind farms given the height of the windmills and again, those studies show no impact on value adjoining wind farms.

North Carolina State University: NC Clean Energy Technology Center White Paper: Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development (Version 2), May 2019

Tommy Cleveland and David Sarkisian wrote a white paper for NCSU NC Clean Energy Technology Center regarding the potential impacts to agricultural productivity from a solar farm use. I have interviewed Tommy Cleveland on numerous occasions and I have also heard him speak on these issues at length as well. He addresses many of the common questions regarding how solar farms work and a detailed explanation of how solar farms do not cause significant impacts on the soils, erosion and other such concerns. This is a heavily researched paper with the references included.

North Carolina State University: NC Clean Energy Technology Center White Paper: Health and Safety Impacts of Solar Photovoltaics, May 2017

Tommy Cleveland wrote a white paper for NCSU NC Clean Energy Technology Center regarding the health and safety impacts to address common questions and concerns related to solar farms. This is a heavily researched white paper addressing questions ranging from EMFs, fire safety, as well as vegetation control and the breakdown of how a solar farm works.

C. Broker Commentary

In the process of working up the matched pairs used later in this report, I have collected comments from brokers who have actually sold homes adjoining solar farms indicating that the solar farm had no impact on the marketing, timing, or sales price for the adjoining homes. I have comments from brokers noted within the solar farm write ups of this report including brokers from South Carolina, Georgia, and North Carolina.

VI. University Studies

I have also considered the following studies completed by different universities related to solar farms and impacts on property values.

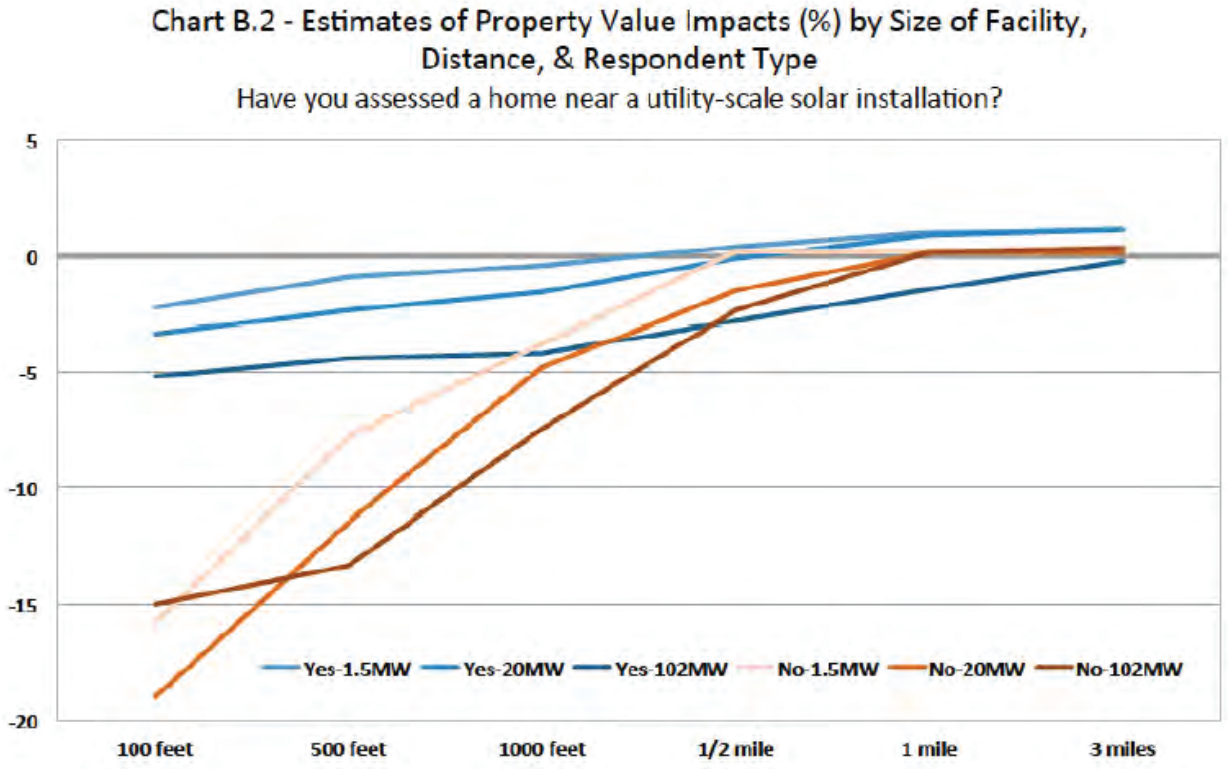
A. University of Texas at Austin, May 2018

An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations

This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.



Furthermore, the question cited above does not consider any mitigating factors such as landscaping buffers or screens which would presumably reduce the minor impacts noted by experienced appraisers on this subject.

The conclusion of the researchers, shown on Page 23 of that study, indicated that "Results from our survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values."

This analysis supports the conclusion of this report that the data supports no impact on adjoining property values. The only impact suggested by this study is -5% if a home was within 100 feet of a 100 MW solar farm with little to no landscaping screening. The proposed project has a landscaping screening, is much further setback than 100 feet from adjoining homes, and is less than 100 MW.

B. University of Rhode Island, September 2020

Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island

The University of Rhode Island published a study entitled **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island** on September 29, 2020 with lead researchers being Vasundhara Gaur and Corey Lang. I have read that study and interviewed Mr. Corey Lang related to that study. This study is often cited by opponents of solar farms but the findings of that study have some very specific caveats according to the report itself as well as Mr. Lang.

While that study does state in the Abstract that they found depreciation of homes within 1-mile of a solar farm, that impact is limited to non-rural locations. On Pages 16-18 of that study under Section 5.3 Heterogeneity in treatment effect they indicate that the impact that they found was

limited to non-rural locations with the impact in rural locations effectively being zero. For the study they defined "rural" as a municipality/township with less than 850 population per square mile.

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population per square mile.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2nd and 3rd most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for Linville District in RockinghamCounty, which has a population of 9,009 population for 2025 based on HomeTownLocator using Census Data and a total area of 147.7 square miles. This indicates a population density of 61 people per square mile which puts this well below the threshold indicated by the Rhode Island Study.

I therefore conclude that the Rhode Island Study supports the indication of no impact on adjoining properties for the proposed solar farm project.

Linville District Data & Demographics (As of July 1, 2025)

POPULATION	
Total Population	9,009 (100%)
Population in Households	8,940 (99.2%)
Population in Families	7,290 (80.9%)
Population in Group Quarters[1]	69 (0.8%)
Population Density	61
Diversity Index[2]	48

HOUSING	
Total HU (Housing Units)	3,628 (100%)
Owner Occupied HU	2,609 (71.9%)
Renter Occupied HU	769 (21.2%)
Vacant Housing Units	250 (6.9%)
Median Home Value	$366,189
Average Home Value	$395,425
Housing Affordability Index[3]	80

INCOME	
Median Household Income	$74,483
Average Household Income	$95,508
% of Income for Mortgage[4]	31%
Per Capita Income	$35,840
Wealth Index[5]	81

HOUSEHOLDS	
Total Households	3,378
Average Household Size	2.65000000000
Family Households	2,408
Average Family Size	3

C. *University of Rhode Island, 2023*

House of the rising sun: The effect of utility-scale solar arrays on housing prices

The University of Rhode Island published this study completed by the same researchers as the prior Rhode Island study, Vasundhara Gaur and Corey Lang. This study focused on Massachusetts and

Rhode Island and found the opposite of the prior study. This study indicates that they found 1.5% to 3.6% declines in property value within 0.5 miles of a solar array and that this is mostly driven by solar projects found on agricultural land.

D. Georgia Institute of Technology, October 2020

Utility-Scale Solar Farms and Agricultural Land Values

This study was completed by Nino Abashidze as Post-Doctoral Research Associate of Health Economics and Analytics Labe (HEAL), School of Economics, Georgia Institute of Technology. This research was started at North Carolina State University and analyzes properties near 451 utility-scale ground-mount solar installations in NC that generate at least 1 MW of electric power. A total of 1,676 land sales within 5-miles of solar farms were considered in the analysis.

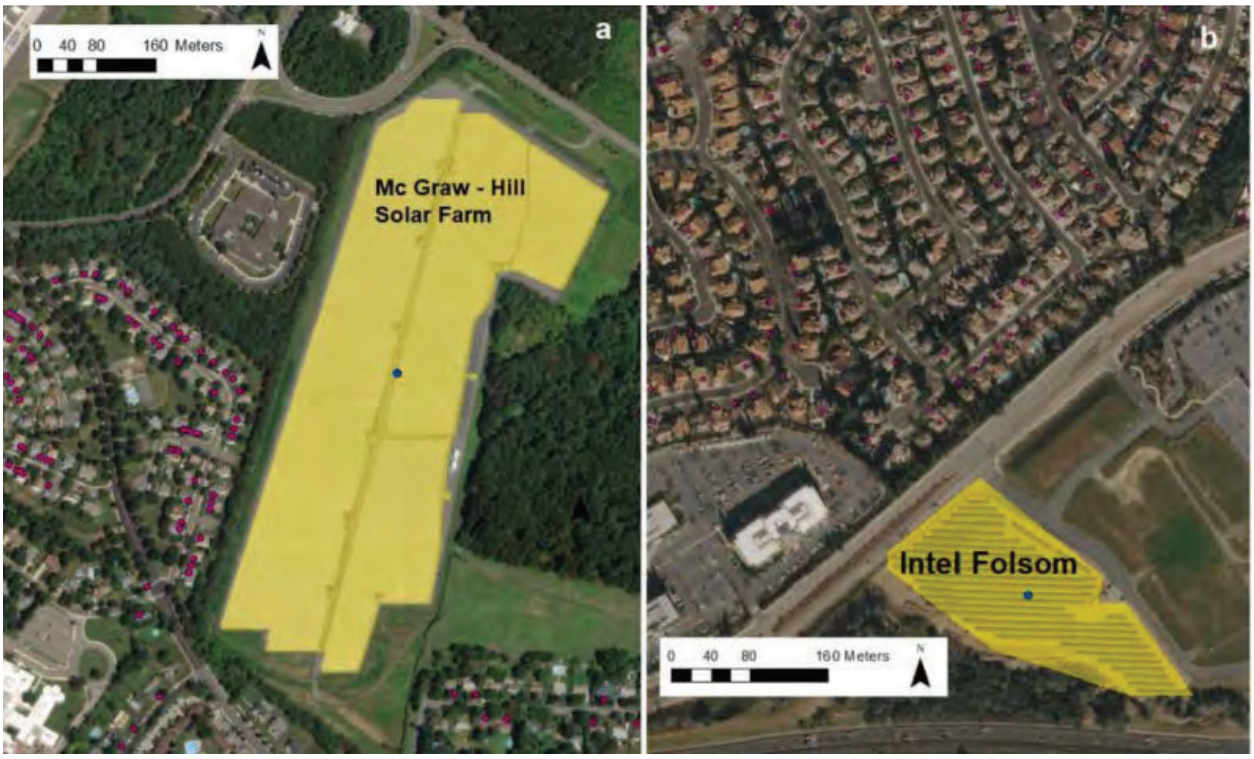
This analysis concludes on Page 21 of the study "Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option -value for land owners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value."

This study supports a finding of no impact on adjoining agricultural property values and in some cases could support a modest increase in value.

E. Lawrence Berkeley National Lab, March 2023

Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states

This study was completed by researchers including Salma Elmallah, Ben Hoen, K. Sydny Fujita, Dana Robson, and Eric Brunner. This analysis considers home sales before and after solar farms were installed within a 1-mile radius and compared them to home sales before and after the solar farms at a 2-4-mile radius. The conclusion found a 1.5% impact within 0.5 mile of a solar farm as compared to homes 2-4 miles from solar farms. This is the largest study of this kind on solar and addresses a number of issues, but also does not address a number of items that could potentially skew these results. First of all, the study found no impact in the three states with the most solar farm activity and only found impacts in smaller sets of data. The data does not in any way discuss actual visibility of solar farms or address existing vegetation screens. This lack of addressing this is highlighted by the fact that they suggest in the abstract that vegetative shading may be needed to address possible impacts. Another notable issue is the fact that they do not address other possible impacts within the radii being considered. This lack of consideration is well illustrated within the study on Figure A.1 where they show satellite images of McGraw Hill Solar Farm in NJ and Intel Folsom in CA. The Folsom image clearly shows large highways separating the solar farm from nearby housing, but with tower office buildings located closer to the housing being considered. In no place do they address the presence of these towers that essentially block those homes from the solar farm in some places. An excerpt of Fig. A.1. is shown below.



For each of these locations, I have panned out a little further on Google Earth to show the areas illustrated to more accurately reflect the general area. For the McGraw Hill Solar Farm you can see there is a large distribution warehouse to the west along with a large office and other industrial uses. Further to the west is a large/older apartment complex (Princeton Arms). To the east there are more large industrial buildings. However, it is even more notable that 1.67 miles away to the west is Cranbury Golf Club. Given how this analysis was set up, these homes around the industrial buildings are being compared to homes within this country club to help establish impacts from the solar farm. Even considering the idea that each set is compared to itself before and after the solar farm, it is not a reasonable supposition that homes in each area would appreciate at the same rates even if no solar farm was included. Furthermore the site where the solar farm is located and all of the surrounding uses not improved with residential housing to the south are zoned Research Office (RO) which allows for: manufacturing, preparation, processing or fabrication of products, with all activities and product storage taking place within a completely enclosed building, scientific or research laboratories, warehousing, computer centers, pharmaceutical operations, office buildings, industrial office parks among others. Homes adjoining such a district would likely have impacts and influences not seen in areas zoned and surrounded by zoning strictly for residential uses.


Bounceu, West Windsor Kids Birthdays and More
Windsor Corporate Park
Healthy Kids Pediatric Group
East Windsor Township
Muslim Center of Greater Princeton
PenFed Credit Union
Windsor Center Dr
EAG Laboratories
Krauszer's Food Store
Oak Creek Estates Association
Princeton Arms
Arias Constructions NJ
Melvin H. Kreps Middle School
Wilmor Dr
Dutch Neck Dental
Windsor Derma
Wiltshire Park
Beth El Synagogue
Dutch Neck Rd
Maple Stream Rd
Cherry Brook Ln
Oak Creek Rd
Scott Rd
Pebble Rd
Yorkshire Dr
Devonshire Dr
Wickham Dr
Wickham Ln
Wiltshire Dr
Tart Ct
Princeton Hightstown Rd
Mile Rd Ext
The Orchards
Patel Brothers
133
571
Google


















COVENTRY AT NATOMA STATION
Center
Natoma Station Elementary School
NATOMA STATION
Waterford Place
Deer/Rabbit Mini Park
Petite Scholars
Redfin | Sacramento Real Estate Agents
PSK Architects
Mylapore South Indian Vegetarian
Safeway
Intel Corporation
Intel - FM7
Intel - FM6
Iron Point Rd
Prairie City Rd
El Dorado Fwy
Alder Creek

On the Intel Folsom map I have shown the images of two of the Intel Campus buildings, but there are roughly 8 such buildings on that site with additional solar panels installed in the parking lot as shown in that image. I included two photos that show the nearby housing having clear and close views of adjoining office parking lots. This illustrates that the homes in that 0.5-mile radius are significantly more impacted by the adjoining office buildings than a solar farm located distantly that are not within the viewshed of those homes. Also, this solar farm is located on land adjoining the Intel Campus on a tract that is zoned M-1 PD, which is a Light Industrial/Manufacturing zoning. Furthermore, the street view at the solar farm shows not only the divided four-lane highway that separates the office buildings and homes from the solar farm, but also shows that there is no landscaping buffer at this location. All of these factors are ignored by this study. Below is another image of the Folsom Solar at the corner of Iron Point Road and Intel West Driveway which shows just how close and how unscreened this project is.



Compare that image from the McGraw Hill Street view facing south from County Rte 571. There is a distant view and much of the project is hidden by a mix of berms and landscaping. The analysis makes no distinction between these projects.



The third issue with this study is that it identifies impacts following development in areas where they note that "more adverse home price impacts might be found where LSPVPS (large-scale

photovoltaic project) displace green space (consistent with results that show higher property values near green space)." The problem with this statement is that it assumes that the greenspace is somehow guaranteed in these areas, when in fact, they could just as readily be developed as a residential subdivision and have the same impacts. They have made no effort to differentiate loss of greenspace through other development purposes such as schools, subdivisions, or other uses versus the impact of solar farms. In other words, they may have simply identified the impact of all forms of development on property value. This would in fact be consistent with the comments in the Rhode Island study where the researchers noted that the loss of greenspace in the highly urban areas was likely due to the loss of greenspace in particular and not due to the addition of solar panels.

Lastly, the study primarily focuses on smaller and older solar facilities. These facilities were in many cases built during the initial development of the utility scale solar industry where there were fewer requirements for vegetative buffers and setbacks. Approximately 95% of their data focuses on 1 to 5 megawatt projects. This focus on older and smaller sites does not accurately capture current development standards or practices as the industry has progressed over the past two decades to improve and protect neighbor's from potential negative impacts.

Despite these three shortcomings in the analysis – the lack of differentiating landscape screening, the lack of consideration of other uses within the area that could be impacting property values, and the lack of consideration of alternative development impacts – the study still only found impacts between 0 and 5% with a conclusion of 1.5% within a 0.5-mile radius. As discussed later in this report, real estate is an imperfect market and real estate transactions typically sell for much wider variability than 5% even where there are no external factors operating on property value.

I therefore conclude that the minor impacts noted in this study support a finding of no impact on property value. Most appraisals show a variation between the highest and lowest comparable sale that is substantially greater than 1.5% and this measured impact for all its flaws would just be lost in the static of normal real estate transactions.

F. Loyola University Chicago by Simeng Hao and Gilbert Michaud, 2024

Assessing Property Value Impacts Near Utility-Scale Solar in the Midwest

This was originally part of the Master's Thesis by Simeng Hao in 2023 but updated for publication.

This study considered 70 utility-scale facilities built in the Midwest from 2009 to 2022 using data from the Lawrence Berkley National Laboratory. Using the difference-in-differences, method he found that proximity to solar project increased property values by 0.5% to 2.0%.

Furthermore, the research in this project shows that solar farms tend to be located in places with lower average home values by 2 to 3% compared to other random adjoining zip codes. This is not to say those areas are depressed, but those rural areas on average have lower prices than more suburban or urban areas nearby. This highlights the problem with a number of the studies on this issue in that they compare home values near the solar project to homes further from the solar project, but they are largely identifying the difference between rural and less-rural areas. The impact range identified by the Berkeley Study for example is exactly in line with that random difference identified by Simeng Hao.

The original Master's Thesis included a summary of seven other studies including many of those noted above that considered a total of 3,296 projects with results ranging from 1.7% decline in value to no impact. Only 2 of the studies identified found negative results that ranged from 0.82% to 1.7% impact on property value, while the other five studies found no consistent negative impact.

Given that 5 of the 7 studies identified show no negative impact and the analysis by Mr. Hao shows a positive relationship up to 2%, I consider this analysis to support my conclusions on no impact on

property value. While statistical studies note impacts of +/- 2%, as noted earlier in this report, market imperfection is generally greater than that rate and supports a conclusion of no impact. Essentially, while the statistical studies are showing minor variation, applying that to any one particular property whether plus or minus, would be unsupportable given that market imperfection is greater than that purported adjustment.

G. Purdue University by Binayak Kunwar, 2024

Impact of Commercial and Utility-Scale Solar Energy on Farmland Price

This was completed as part of the Master of Science Thesis by the author to the Department of Agricultural Economics at Purdue University. This study focuses on farmland prices between 2015 and 2020 in Indiana. This study identified a premium up to 2.1% for higher priced farmland in proximity to solar projects. The study further identified adjustments for size, crop productivity and proximity to urban areas. The study interestingly notes that the higher priced farmland is both with high productivity and closer to urban areas, while the enhancement from adjoining or nearby solar is greatest on those types of farmland.

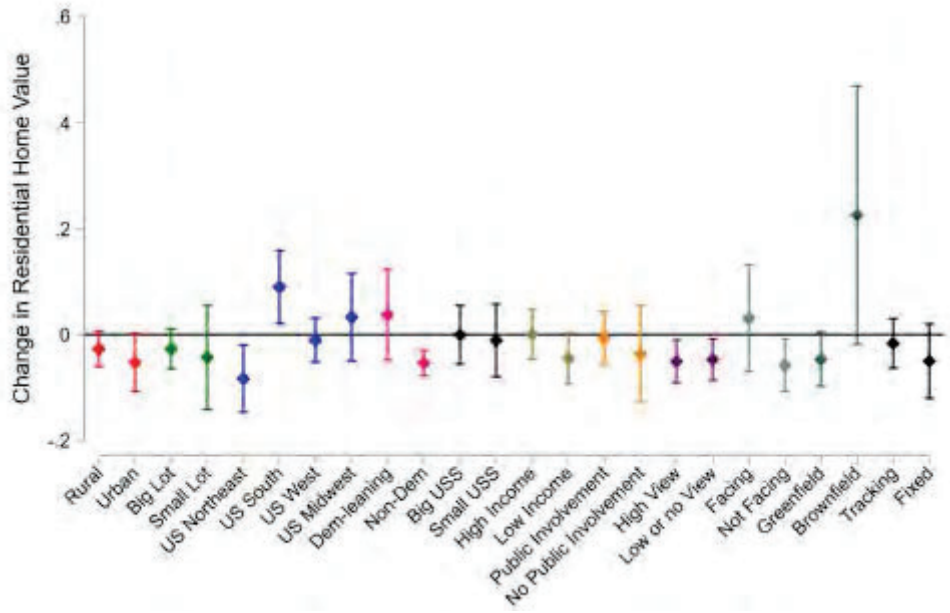
H. Virginia Polytechnic Institute and Sates University by Chenyang Hu et al, 2025

Impact of large-scale solar on property values in the United States: Diverse effects and causal mechanisms

This study follows a similar pattern of the Lawrence Berkeley study using analysis looking at properties within 3 miles of existing solar farms and comparing that data to property data 3 to 6 miles away. The findings of this study indicate a reduction in value for homes within 0.5-miles of 7.2% if it has no view of the project or 7.9% if it has a view of the project. It also concluded on a 4.8% impact up to 3 miles away. The same study concluded on an increase in value for undeveloped or farm land by an average of 19.4% within 2 miles of a solar project.

This study, like the other studies that use this methodology, assumes that it is reasonable to compare home sales data within the 3-mile radius to activity in the outer ring area. However, this assumption fails to show that this is a reasonable assumption. In countless examples of solar projects we have identified across the country, the 3 to 5 mile radius includes towns and higher development areas closer to town and necessarily is showing a difference between rural values and town values. The Loyola University study illustrates this effect as outlined above.

This study also concluded that there are different factors that can influence these impacts. As shown in the chart below the lines above the line show positive impacts with the biggest positive impact being solar projects in Brownfield areas, but also includes positive impacts in the South, Midwest, Democrat leaning area, and facing of the panels.



Summary of University Studies

I have shown in the chart below a breakdown of the conclusions from these studies. The Low end of the range is showing the greatest negative or lowest positive while the High end is the lowest negative and highest positive. Where the impacts are positive they are showing an increase in value from proximity to a solar project.

The overall range is -7.9% to a +19.04% with an average between -2.81% and +2.88%. These ranges are clearly hovering in a nominal range that correspond with Market Imperfection as identified earlier in this report. With a range that tight, it is not a significant impact shown by these studies and is suggesting a positive potential that is almost as great as the negative potential.

These generalized studies do not address landscaping screens, differences in school districts, physical conditions of the homes, considerations for higher priced subdivisions near lower priced subdivisions, ages of homes, renovations or updates, whether the homes were on gravel or paved roads, lot size differences, amenity differences, lot premiums for river or conservation adjacency, and there was no data verification to identify atypical motivations of buyers and sellers. These generalized studies suggest a level of precision that should be considered with caution by appraisers for adjustments as they do not account for those other factors and they fall within typical market imperfection.

Table 2: Breakdown of University Study Findings

	Source	Type	Year	Low	High	Conclusion	Note on Proximity
A	UTA	Published Study	2018	-5.00%	1.00%		1000 feet
B	URI	Published Study	2020	-1.70%	0.00%	-1.70%	1 mile
						0.00%	1mile rural
C	URI	Published Study	2023	-3.60%	-1.50%		1/2 mile
D	GATech	Published Study	2020	0.00%	0.00%		Farmland
E	Lawrence	Published Study	2023	-5.60%	0.00%	-2.30%	1/4 mile
						-1.50%	1/2 mile
						-0.80%	1/2 to 1 mile
F	Loyola	Published Study	2024	0.50%	2.00%		Proximity
G	Purdue	Masters Thesis	2024	0.80%	2.10%		Proximity
H	VATech	Published Study	2025	-7.90%	19.40%	-7.20%	1/2 mile
						-4.80%	3 mile
						19.40%	Farmland - 2 mi

Average	-2.81%	2.88%
Median	-2.65%	0.50%
High	0.80%	19.40%
Low	-7.90%	-1.50%
Residential		
Average	-3.21%	-0.17%
Median	-3.60%	0.00%
High	0.80%	2.10%
Low	-7.90%	-4.80%
Farmland		
Average	9.70%	9.70%
Median	9.70%	9.70%
High	19.40%	19.40%
Low	0.00%	0.00%

VII. Assessor Surveys

I have been working on a survey of Virginia Assessors regarding property values related to solar farms and whether or not the local assessors have found any data to support any changes to value on property adjoining solar farms. In this process I have contacted every assessor's office by email and I have received responses by email and by phone from a number of these counties. Many of the counties in Virginia rely on outside firms to assist in gathering data for the assessments and where that is the case, we have contacted the outside firms regarding the question of whether or not the assessors are currently making any adjustments to properties adjoining solar farms.

I currently have response from 16 counties that have solar farms in them and of those 16 responses none of the assessors are currently applying a negative impact on property value. One response suggested that adjoining values may go up.

I also spoke with Randy Willis with Pearson Assessors. His company assists in the assessments in many of the counties south of Richmond. He indicated that they had found no data to suggest a negative impact on property value and they have looked as they were concerned about that issue. He indicated that they would make no negative impact adjustments and that he recognizes that there are a number of agricultural adjoining uses that have a greater impact on adjoining properties in terms of noise, dust and odor than a solar farm would have. He did indicate that there could be situations where an individual home might have a greater visual impact and those should be looked at on a case-by-case basis, but he also agreed that many allowed agricultural uses could have similar visual impacts on such properties as well.

VIRGINIA Commissioner of the Revenue

County	Assessor Name	Number of Farms in Operation	Change in adjacent property value
Appomattox	Sara Henderson	1, plus one in process	No
Augusta	W. Jean Shrewsbury	no operational	No
Buckingham	Stephanie D. Love	1	No
Charlotte	Naisha Pridgen Carter	1, several others in the works	No
Clarke	Donna Peake	1	No
Frederick	Seth T. Thatcher	none, 2 appoved for 2022	No, assuming compatible with rural area
Goochland	Mary Ann Davis		No
Hanover	Ed Burnett	1	No
Louisa	Stacey C. Fletcher	2 operational by end of year	No, only if supported by market data
Mecklenburg	Joseph E. "Ed" Taylor		No
Nottoway	Randy Willis with Pearson Assessors		No
Powhatan	Charles Everest	2 approved, 1 built	Likely increase in value
Rockingham	Dan Cullers	no operational	Likely no
Southampton	Amy B. Carr	1	Not normally
Surry	Jonathan F. Judkins	1	None at this time
Westmoreland	William K. Hoover	4	No

Responses: 16
Negative Impact on Adjoining Value = Yes: 0
Negative Impact on Adjoining Value = No: 16

I have completed similar surveys in a number of states and I have shown the breakdown of those responses below. I have not had any assessor indicate a negative adjustment due to adjacency to a solar farm in any state. These responses total 189 with 172 definitively indicating no negative adjustments are made to adjoining property values, 17 providing no response to the question, and 0 indicating that they do address a negative impact on adjoining property value.

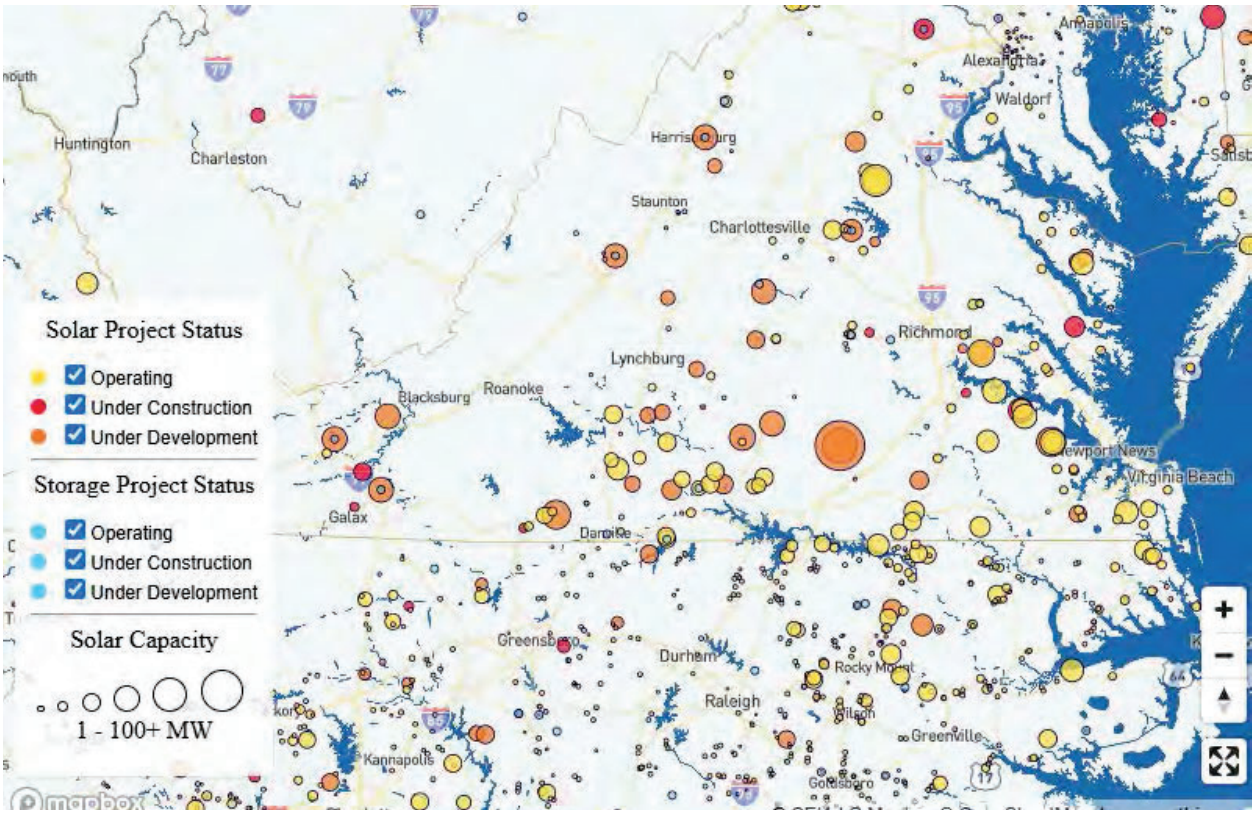
Summary of Assessor Surveys

State	Responses	No Impact	Yes Impact	No Comment
North Carolina	39	39		
Virginia	17	17		
Indiana	31	31		
Colorado	15	8		7
Georgia	33	33		
Kentucky	10	6		4
Mississippi	4	2		2
New Mexico	5	5		
Ohio	24	20		4
South Carolina	11	11		
Totals	189	172	0	17

VIII. Summary of Solar Projects In Virginia

I have researched the solar projects in Virginia. I identified the solar farms through the Solar Energy Industries Association (SEIA) Major Projects List and then excluded the roof mounted facilities. I focused on larger solar farms over 10 MW though I have included a couple of smaller solar farms as shown in the chart below.

Below I have an excerpt from that map showing the area around Virginia.



I was able to identify and research 139 solar farms in Virginia as shown below. These solar projects between 2 MW and 912.5 MW with a median size of 20 MW. The closest adjoining home is 90 feet with a median closest distance of 240 feet. Many of the solar farms near the end of this list are still in the proposed process.

Solar #	Name	State	County	Output	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res	Com
115	Buckingham I	VA	Buckingham	19.8	481.18		N/A	N/A	8%	73%	18%	0%
121	Scott	VA	Powhatan	20	898.4		1,421	730	29%	28%	44%	0%
204	Walker-Correctional	VA	New Kent	20	484.65		516	103	13%	68%	20%	0%
205	Sappony	VA	Sussex	20	322.68				2%	98%	0%	0%
216	Beetle	VA	Southampton	40	422.19		1,169	310	0%	10%	90%	0%
222	Grasshopper	VA	Mecklenburg	80	946.25				6%	87%	5%	1%
226	Belcher/Desper	VA	Louisa	88	1238.1			150	19%	53%	28%	0%
228	Bluestone Farm	VA	Mecklenburg	4.99	332.5				0%	100%	0%	0%
257	Nokesville	VA	Prince William		331.01				12%	49%	17%	23%
262	Mount Jackson	VA	Shenandoah	15.65	652.47				21%	51%	14%	13%
263	Gloucester	VA	Gloucester	20	203.55		508	190	17%	55%	28%	0%
267	Scott II	VA	Powhatan		701				41%	25%	34%	0%
270	TWE Myrtle	VA	Suffolk	15	258.97	120	1,115	150	34%	48%	17%	0%
272	Churchview	VA	Middlesex	20	567.91				9%	64%	27%	0%
303	Turner	VA	Henrico	20	463.12		N/A	N/A	21%	37%	0%	42%
311	Sunnybrook Farm	VA	Halifax		527.88	340	N/A	N/A	15%	59%	26%	0%
312	Powell Creek	VA	Halifax		513		N/A	N/A	7%	71%	22%	0%
339	Crystal Hill	VA	Halifax		628.67	218	1,570	140	6%	41%	35%	18%
353	Amazon East(ern sh	VA	Accomack	80	1000		645	135	8%	75%	17%	0%
354	Alton Post	VA	Halifax		501.96		749	100	2%	58%	40%	0%
357	Water Strider	VA	Halifax		1134	960	821	250	7%	55%	38%	0%
363	Remington	VA	Fauquier	20	277.2	125	2,755	1,280	10%	41%	31%	18%
364	Greenwood	VA	Culpepper	100	2266.6	1800	788	200	8%	62%	29%	0%
366	Culpeper Sr	VA	Culpeper		12.53		N/A	N/A	15%	0%	86%	0%
369	Cherrydale	VA	Northampton	20	180.17		N/A	N/A	5%	0%	92%	3%
370	Clarke	VA	Clarke	10	234.84		N/A	N/A	14%	39%	46%	1%
371	Bedford	VA	Bedford	3	101	20	N/A	N/A	8%	0%	66%	26%
372	Woodland,VA	VA	Isle of Wight	19.7	211.12		606	190	9%	0%	91%	0%
373	Whitehouse	VA	Louisa	20	499.52		1,195	110	24%	55%	18%	4%
406	Foxhound	VA	Halifax	91	1311.8		885	185	5%	61%	17%	18%
483	Essex Solar Center	VA	Essex	20	106.12		693	360	3%	70%	27%	0%
484	Southampton	VA	Southampton	100	3243.9		-	-	3%	78%	17%	3%
494	Walnut	VA	King and Queen	110	1700	1173	641	165	14%	72%	13%	1%
496	Piney Creek	VA	Halifax	80	776.18	422	523	195	15%	62%	24%	0%
500	Rappahannock	VA	Lancaster	2	184	25	831	560	30%	0%	70%	0%
510	UVA Puller	VA	Middlesex	15	120	120	1,095	185	59%	32%	0%	10%
516	Dogwood	VA	Page	20	360.7	110	2,207	225	12%	22%	65%	0%
518	Fountain Creek	VA	Greensville	80	798.3	595	862	300	6%	23%	71%	0%
557	Winterpock 1	VA	Chesterfield		518	308	2,106	350	4%	78%	18%	0%
559	Wood Brothers	VA	Middlesex	5	60.61	38.67	878	205	12%	86%	0%	2%
577	Windsor	VA	Isle of Wight	85	760.87	760.87	459	160	8%	71%	21%	0%
579	Spotsylvania	VA	Spotsylvania	500	6412	3500			9%	52%	11%	27%
586	Sweet Sue	VA	King William	77	1262	576	1,617	680	7%	68%	25%	0%
591	Warwick	VA	Prince George	26.5	1090.1	564.53	555	115	12%	67%	21%	0%
621	Loblolly	VA	Surry	150	2181.9	1000	1,860	110	7%	62%	31%	0%
622	Woodridge	VA	Albemarle	138	2260.9	1000	1,106	215	9%	63%	28%	0%
624	Reams	VA	Dinwiddie	5	64.1	37.8	873	270	28%	40%	32%	0%
633	Brunswick	VA	Greensville	150.2	2076.4	1387.3	1,091	240	4%	85%	11%	0%
642	Belcher 3	VA	Louisa		749.36	658.56	598	180	14%	71%	14%	1%
649	Endless Caverns	VA	Rockingham	31.5	355	323.6	624	190	15%	27%	51%	7%
664	Watlington	VA	Halifax	20	240.09	137	536	215	24%	48%	28%	0%
672	Spout Spring	VA	Appomattox	60	881.12	673.37	836	335	16%	30%	46%	8%
703	Lily Pond	VA	Dinwiddie	80	1107.5	600	628	110	13%	75%	12%	0%
704	Midway	VA	Albemarle	8	136	90	858	340	20%	46%	34%	0%
749	Martin	VA	Goochland	5	114.2	114.2	1,491	470	7%	54%	39%	0%
750	Palmer	VA	Fluvanna	5	57	41	525	165	31%	55%	0%	14%
752	Hollyfield	VA	King William	17	779.9	113.71	4,242	700	3%	80%	17%	0%
755	Danville	VA	Pittsylvania	6	72.08	72.08	616	135	22%	63%	15%	0%
756	Martin Trail	VA	Halifax	6	43	37	254	115	6%	13%	81%	0%
757	Route 360	VA	Halifax	5.65	110	40	1,957	1,275	6%	18%	76%	0%
769	Cavalier	VA	Surry/Isle of Wigh	240	5050	3323	1,231	215	2%	78%	20%	0%
772	Riverstone	VA	Buckingham	149.5	1939	1193	814	355	4%	90%	6%	0%
773	Sunfish	VA	Orange	80	977.36	977.36	733	180	5%	20%	8%	68%

Solar #	Name	State	County	Outpu	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res	Com

776	West Lake	VA	Franklin	20	592.82	592.82	3,280	1,260	11%	18%	49%
777	Aditya	VA	Louisa	11	94.67	60	614	350	15%	85%	0%
781	Waller	VA	Lancaster		1400	1400	880	125	28%	72%	0%
795	Harris Staunton	VA	Halifax	47	697	697	352	185	3%	89%	8%
803	Hickory	VA	Chesterfield	4.7	95.21	22	1,286	325	8%	22%	70%
809	Mountain Brook	VA	Franklin	20	258.16	258.16	466	300	24%	21%	54%
811	Randolph	VA	Charlotte	800	19000	5800			12%	62%	24%
812	Prince Edward	VA	Prince Edward	25	369.2	369.2	1,275	660	0%	55%	45%
813	Redbud	VA	Frederick	30	262.99	262.99	529	150	29%	55%	17%
829	OFW	VA	Shenandoah	20	126.64	126.64	504	110	6%	57%	31%
831	Knight	VA	Rockingham	70	461.59	461.59	833	240	0%	100%	0%
833	Dayton Wayland	VA	Rockingham	4	50.7	50.7	684	100	45%	53%	2%
834	Firefly	VA	Pittsylvania		3143	3143	-	200	12%	73%	15%
854	Reeve	VA	Prince Edward	5	164.7	164.7	2,232	1,195	7%	71%	22%
858	360 Solar Center	VA	Chesterfield	100	2000	410	2,036	235	1%	97%	2%
864	Purdy	VA	Greensville	65	596	596	825	250	5%	66%	29%
865	Clover Creek	VA	Halifax	90	1472	1472	1,691	310	10%	89%	1%
870	Pineside	VA	Buckingham	74.9	2242	2242	2,484	500	22%	51%	27%
872	Rosalind	VA	Greensville	160	1795	1795	654	500	8%	86%	7%
879	Wheelhouse	VA	Lunenburg	912.47	60	60	2,071	900	7%	41%	51%
880	Elam	VA	Prince Edward	138.9	3	3	1,066	425	22%	66%	12%
881	Helios	VA	Pulaski	11.45	141.76	141.76	734	225	48%	28%	24%
882	Enon	VA	Stafford	3	36.76	36.76	289	120	37%	63%	0%
885	Amelia	VA	Princess Amelia	10	347	202.4	2,473	1,650	4%	2%	94%
900	Land of Promise	VA	Chesapeake	5	134.66	134.66	1,338	785	44%	48%	8%
901	Pocaty	VA	Chesapeake	2	27.22	27.22	632	445	21%	79%	0%
936	Willow	VA	Franklin	12	149	149	543	230	33%	58%	9%
937	Carver	VA	Isle of Wight	71	1584.6	1584.6	857	130	5%	50%	45%
938	Alameda	VA	Fauqiuer	70	810	810	626	160	14%	47%	23%
939	White Oak	VA	Fluvanna	43	434.7	347	724	400	7%	63%	30%
940	Plank Road	VA	Cumberland	10	143.96	143.96	798	100	21%	69%	0%
941	Skyline	VA	Rockingham	73	733	733	596	155	10%	41%	48%
947	Arvonia	VA	Buckingham	79.8	1065.3	595.1	754	285	18%	63%	18%
951	Fork Union	VA	Fluvanna	116	781.54	781.54	745	390	13%	68%	5%
955	Piney River	VA	Amherst	50	431	431	985	350	9%	18%	62%
967	Augusta	VA	Augusta	100	1536.7	1536.7	585	280	10%	70%	13%
968	Swallowtail	VA	Fluvanna	16	241.28	241.28	480	285	13%	68%	19%
972	Moonlight	VA	Isle of Wight	44	236.75	236.75	382	165	5%	92%	3%
974	Confroy	VA	Halifax	5	226.91	226.91	2,171	1,125	25%	35%	40%
980	Fisherville	VA	Augusta	2	24.09	24.09	617	115	28%	72%	0%
982	Solomons Creek	VA	Powhatan	5	152.9	152.9	1,274	300	67%	13%	17%
990	Perrin Creek	VA	Halifax	3	86.25	86.25	1,232	640	20%	47%	33%
999	Sinai	VA	Halifax	9.9	104.93	43.8	546	220	25%	29%	0%
1004	Bealeton	VA	Fauqiuer	14	161.69	161.69	1,171	230	3%	33%	24%
1010	Caledon	VA	King George	22	1331.3	1331.3	4,668	585	7%	90%	4%
1047	Elliott Energy	VA	Tazewell	5	157.17	157.17	1950	1950	28%	70%	0%
1048	High Bridge	VA	Prince Edward	12	172.58	172.58	570	225	5%	26%	66%
1049	Springfield	VA	Hanover	80	955.21	955.21	624	205	42%	58%	0%
1050	Timber Creek	VA	Prince Edward	5	38.46	38.46	630	600	5%	87%	8%
1051	Miller Lake	VA	Prince Edward	5	165.36	165.36	1670	480	6%	49%	44%
1052	Piney Grove VA	VA	Prince Edward	8	380.83	380.83	1394	185	9%	55%	36%
1053	Peach Tree	VA	Prince Edward	24	420.74	420.74	1011	500	48%	52%	0%
1054	Gabriel	VA	Prince Edward	80	1611	1611	1088	145	20%	60%	20%
1058	Penick	VA	Cumberland	5	48	48	1222	455	20%	19%	62%
1059	Orange Road	VA	Orange	5	70.85	70.85	980	980	15%	74%	5%
1060	White	VA	Southampton	20	305.85	305.85	1544	605	13%	66%	15%
1076	Halifax	VA	Halifax	142	1100	1100	355	130	8%	75%	17%
1078	Augusta Stuarts	VA	Augusta	102	1268	1268	540	350	11%	72%	14%
1094	Reedy VA	VA	Washington	250	2433	2433	237	100	26%	60%	8%
1096	Sycamore Cross	VA	Isle of Wight, Surr	240	2488	1156	997	215	2%	85%	13%
1098	Long Ridge Road	VA	Norfolk	5	121.7	41	2579	1465	6%	94%	0%
1102	Wolf Hills	VA	Washington	250	2433	2433	730	105	26%	58%	9%
1106	Mt Zion	VA	Brunswick	46.8	682.4	682.4	1883	355	8%	51%	40%

Solar #	Name	State	County	Output	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res	Com
1109	Ambrosia	VA	Brunswick	50	2120.5	2120.5	487	270	4%	90%	6%	0%
1114	North Halifax	VA	Halifax, Charlotte	175.45	4601.5	4601.5	2136	240	11%	78%	12%	0%
1137	Oak Lane	VA	Prince Edward	2.5	32.35	32.35	575	560	24%	55%	22%	0%
1143	Hickory Grove	VA	Halifax	5	108.26	108.26	777	200	21%	26%	53%	0%
1155	Zeus	VA	Brunswick	200	2146	938	635	300	4%	92%	4%	0%
1161	Kings Highway	VA	Westmoreland	65	462.2	462.2	945	420	6%	89%	4%	0%
1165	Edwards	VA	Franklin	5	108.87	108.87	300	300	5%	38%	14%	43%
1167	New Kent	VA	New Kent	20	332	332	1428	700	11%	89%	0%	1%
1170	Red Oak	VA	Halifax	3	139.87	139.87	3646	3225	8%	92%	0%	0%
1171	Birch	VA	Halifax	9	210	210	240	240	2%	98%	0%	0%
1176	Campion	VA	Pulaski	5	31.27	31.27	318	90	23%	77%	0%	0%
1177	Cicely	VA	Pulaski	5	75.5	75.5	829	320	25%	54%	21%	0%
1185	Long Branch	VA	Halifax	2	58.91	11.28	1785	1030	0%	67%	33%	0%
			Average	64.8	902.0	669.8	1102.3	398.1	14.5%	56.7%	24.7%	4.1%
			Median	20.0	422.2	306.9	831.0	240.0	10.5%	59.6%	18.4%	0.0%
			High	912.5	19000.0	5800.0	4668.0	3225.0	67.5%	100.0%	93.6%	68.0%
			Low	2.0	3.0	3.0	237.0	90.0	0.0%	0.0%	0.0%	0.0%

IX. Market Analysis of the Impact on Value from Solar Farms

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Louisiana, and New Jersey.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 1,000 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

On the following pages I have considered matched pair data specific to Virginia.

In the next section I have considered matched pair data throughout the Southeast of the United States as being the most similar states that would most readily compare to Virginia. This includes data from Florida, Georgia, South Carolina, North Carolina, Tennessee, Virginia and Maryland. I focused on projects of 5 MW and larger though I have significant supplemental data on solar farms just smaller than that in North Carolina that show similar results. This data is available in my files.

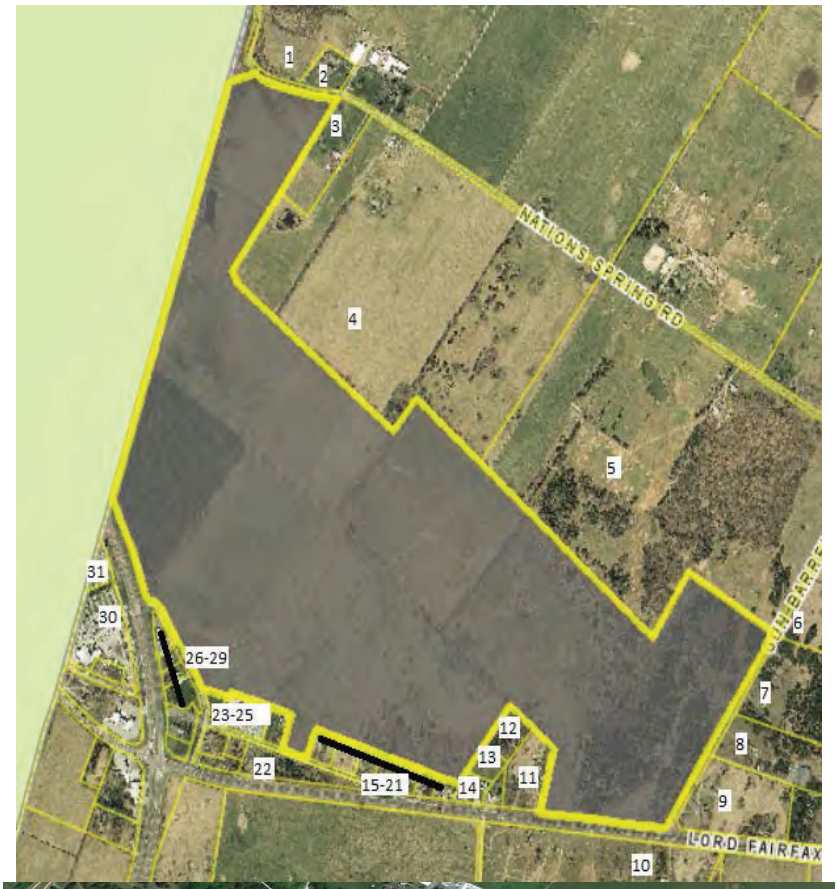
I have additional supporting information from other states in my files that show a consistent pattern across the United States, but again, I have focused on the Southeast in this analysis.

A. Virginia Data

I have identified matched pairs adjoining the solar farms noted above. I have also included data from a solar farm in Kentucky that does a good job of illustrating distant views of solar panels in relation to adjoining housing.

The following pages detail the matched pairs and how they were derived.

1. Matched Pair – Clarke County Solar, Clarke County, VA





This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered two recent sales of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction. This home sold in January 2017 for $295,000 and again in August 2019 for $385,000. I show each sale below and compare those to similar home sales in each time frame. The significant increase in price between 2017 and 2019 is due to a major kitchen remodel, new roof, and related upgrades as well as improvement in the market in general. The sale and later resale of the home with updates and improvements speaks to pride of ownership and increasing overall value as properties perceived as diminished are less likely to be renovated and sold for profit.

I note that 102 Tilthammer includes a number of barns that I did not attribute any value in the analysis. The market would typically give some value for those barns but even without that adjustment there is an indication of a positive impact on value due to the solar farm. The landscaping buffer from this home is considered light.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	8/18/2019	$385,000	1979	1,392	$276.58	3/2	Det Gar	Ranch	UnBsmt
	Not	167 Leslie	5.00	8/19/2020	$429,000	1980	1,665	$257.66	3/2	Det2Gar	Ranch	
	Not	2393 Old Chapel	2.47	8/10/2020	$330,000	1974	1,500	$220.00	3/1.5	Det Gar	Ranch	
	Not	102 Tilthammer	6.70	5/7/2019	$372,000	1970	1,548	$240.31	3/1.5	Det Gar	Ranch	UnBsmt

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							$385,000			1230
-$13,268		-$2,145	-$56,272		-$5,000	$50,000	$402,315	-4%		
-$9,956	$25,000	$8,250	-$19,008	$5,000		$50,000	$389,286	-1%		
$3,229		$16,740	-$29,991	$5,000			$366,978	5%		
									0%	

Adjoining Residential Sales After Solar Farm Approved

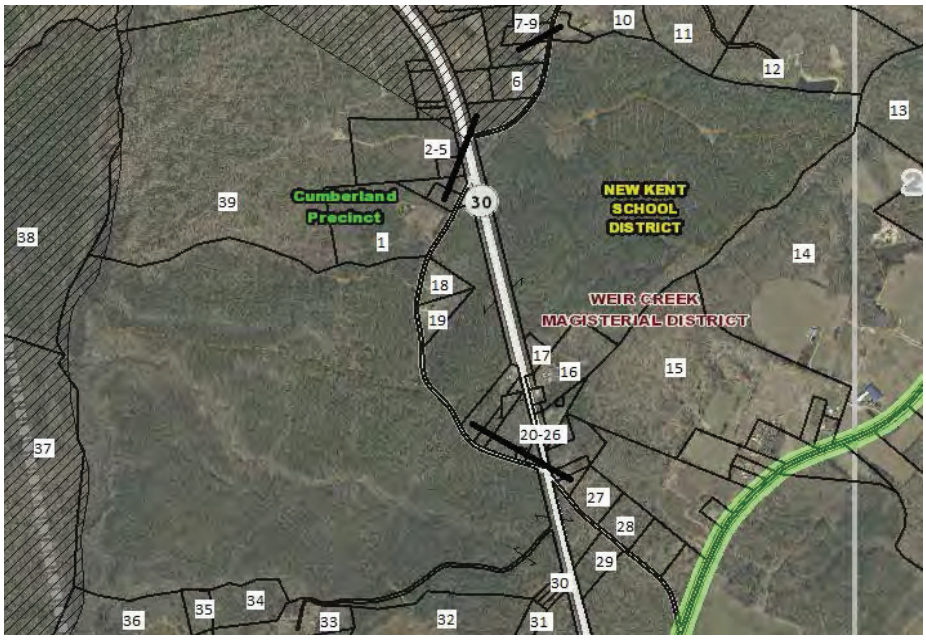
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	1/9/2017	$295,000	1979	1,392	$211.93	3/2	Det Gar	Ranch	UnBsmt
	Not	6801 Middle	2.00	12/12/2017	$249,999	1981	1,584	$157.83	3/2	Open	Ranch	
	Not	4174 Rockland	5.06	1/2/2017	$300,000	1990	1,688	$177.73	3/2	2 Gar	2-story	
	Not	400 Sugar Hill	1.00	6/7/2018	$180,000	1975	1,008	$178.57	3/1	Open	Ranch	

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							$295,000			1230
-$7,100	$25,000	-$2,500	-$24,242		$5,000	$50,000	$296,157	0%		
$177		-$16,500	-$42,085		-$10,000	$50,000	$281,592	5%		
-$7,797		$3,600	$54,857	$10,000	$5,000	$50,000	$295,661	0%		
									1%	

Another home located at 3508 Front Royal Pike just west of this solar farm sold on July 10, 2023 for $800,000 for this 3 BR, 2 BA, 1,394 s.f. home originally built in 1904 on 35 acres with a large barn and material shed. Given the age, renovations and the acreage I have not attempted to pair this sale out, but it does show a strong value for the location.

2. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamsville, VA





This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	5241 Barham	2.65	10/18/2018	$264,000	2007	1,660	$159.04	3/2	Drive	Ranch	Modular
Not	17950 New Kent	5.00	9/5/2018	$290,000	1987	1,756	$165.15	3/2.5	3 Gar	Ranch	
Not	9252 Ordinary	4.00	6/13/2019	$277,000	2001	1,610	$172.05	3/2	1.5-Gar	Ranch	
Not	2416 W Miller	1.04	9/24/2018	$299,000	1999	1,864	$160.41	3/2.5	Gar	Ranch	

Adjoining Sales Adjusted

Solar	Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
Adjoins	5241 Barham								$264,000		250
Not	17950 New Kent		-$8,000	$29,000	-$4,756	-$5,000	-$20,000	-$15,000	$266,244	-1%	
Not	9252 Ordinary	-$8,310	-$8,000	$8,310	$2,581		-$10,000	-$15,000	$246,581	7%	
Not	2416 W Miller		$8,000	$11,960	-$9,817	-$5,000	-$10,000	-$15,000	$279,143	-6%	
								Average Diff		0%	

I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for $358,000. I did not set up any matched pairs for this property since it is a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.

Another home located at 5600 Mount Nebo Road, Barhamsville sold on March 29, 2024 for $338,500 for a 3 BR, 3 BA, 1,456 s.f. home built in 1945 on 2 acres. The home is heavily updated and includes a large outdoor shed/detached garage/workshop. The updates and stainless steel kitchen give this a very new look. I reached out to Holly Miller the sales broker about this home. The extensive home upfit makes it difficult to compare this home and it is 800 feet and well screened from the solar farm. I therefore have not delved deeper into this sale.

3. Matched Pair – Sappony Solar, Sussex County, VA



This project is a 30 MW facility located on a 322.68-acre tract that was built in the fourth quarter of 2017.

I have considered the 2018 sale of Parcel 17 as shown below. This was a 1,900 s.f. manufactured home on a 6.00-acre lot that sold in 2018. I have compared that to three other nearby manufactured homes as shown below. The range of impacts is within typical market variation with an average of -1%, which supports a conclusion of no impact on property value. The landscaping buffer is considered medium.

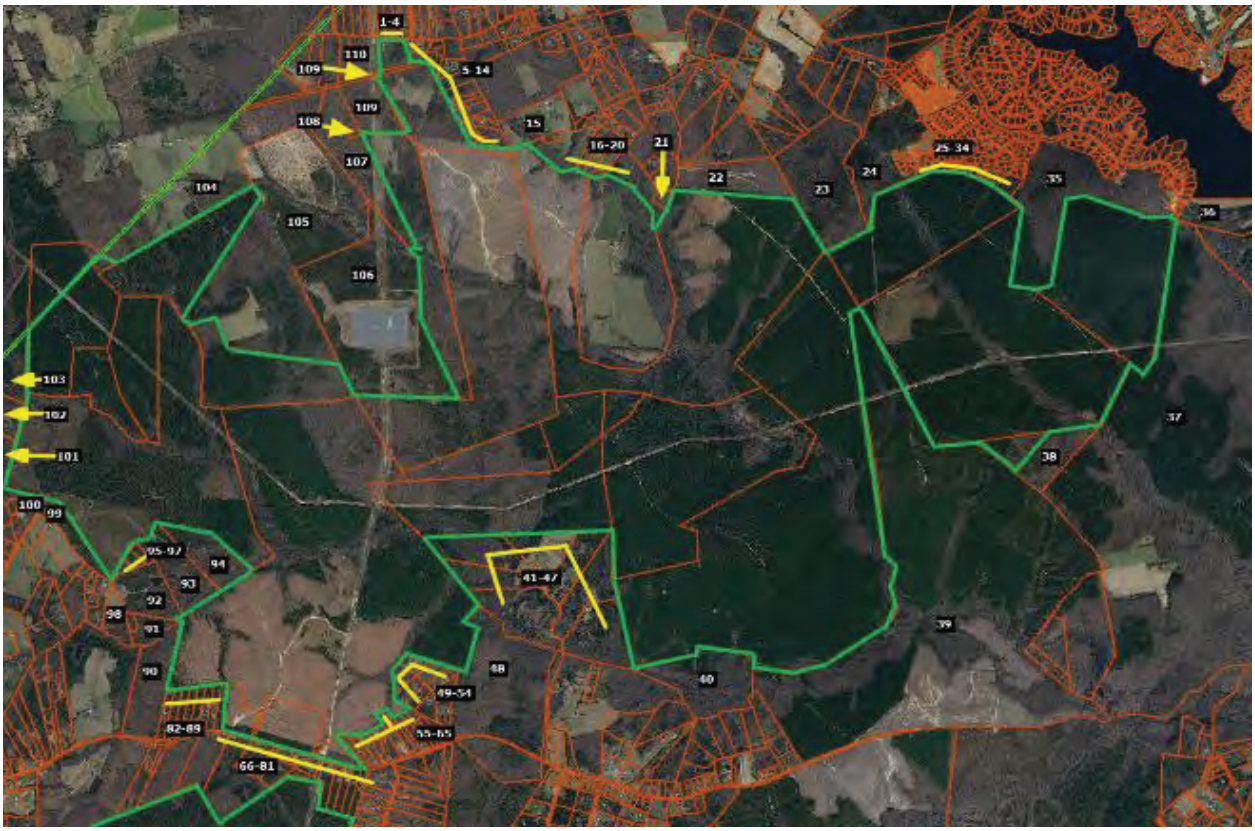
Adjoining Residential Sales After Solar Farm Approved

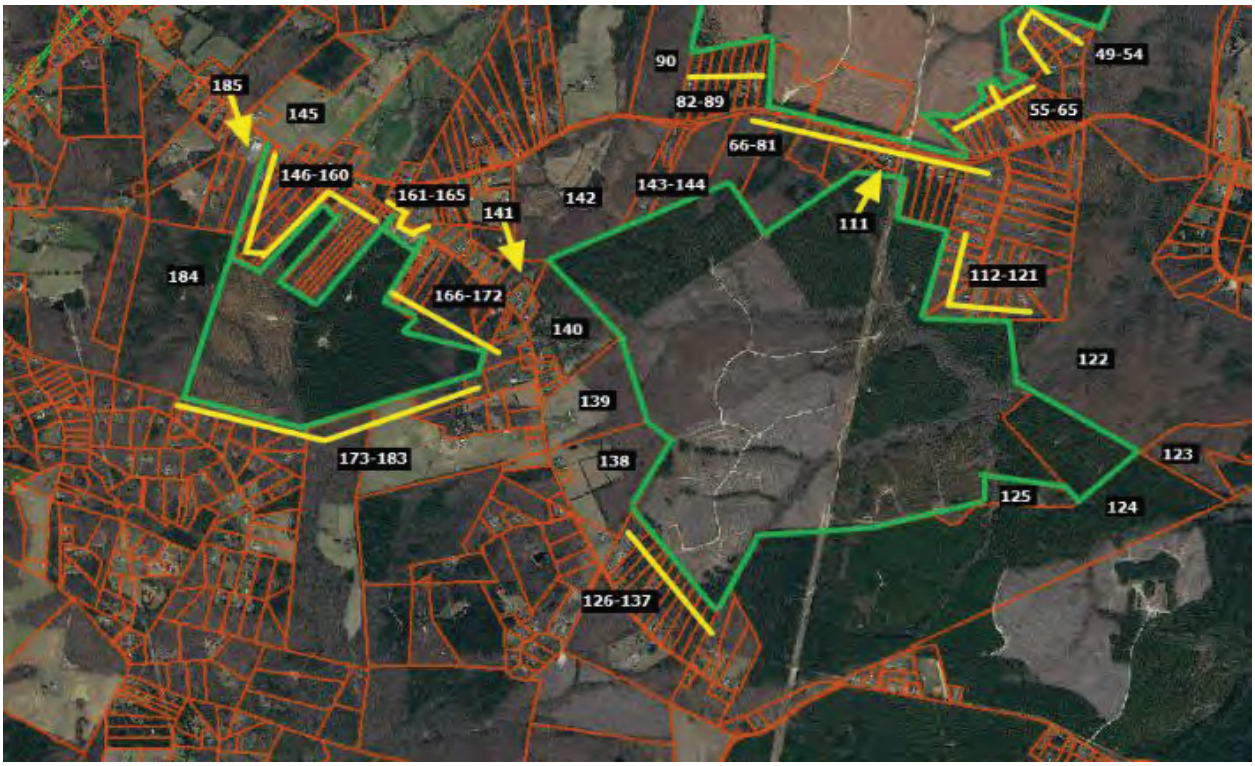
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
	Adjoins	12511 Palestine	6.00	7/31/2018	$128,400	2013	1,900	$67.58	4/2.5	Open	Manuf	
	Not	15698 Concord	3.92	7/31/2018	$150,000	2010	2,310	$64.94	4/2	Open	Manuf	Fence
	Not	23209 Sussex	1.03	7/7/2020	$95,000	2005	1,675	$56.72	3/2	Det Crpt	Manuf	
	Not	6494 Rocky Br	4.07	11/8/2018	$100,000	2004	1,405	$71.17	3/2	Open	Manuf	

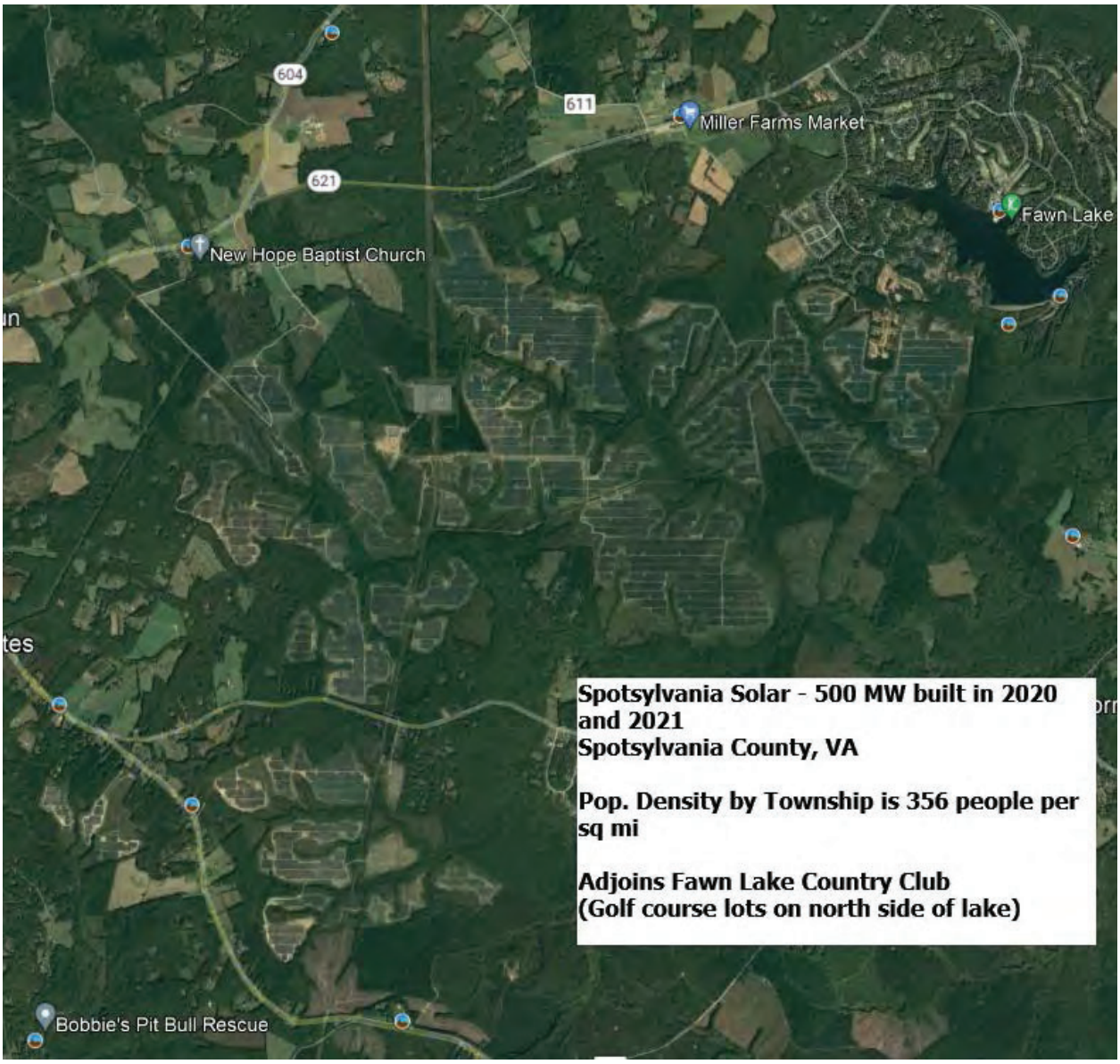
Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							$128,400			1425
$0		$2,250	-$21,299	$5,000			$135,951	-6%		
-$5,660	$13,000	$3,800	$10,209	$5,000	$1,500		$122,849	4%		
-$843		$4,500	$28,185				$131,842	-3%		
									-1%	

4. Matched Pair – Spotsylvania Solar, Paytes, VA







This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 500 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Catharpin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

Spotsylvania Solar Farm

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	12901 Orng Plnk	5.20	8/27/2020	$319,900	1984	1,714	$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	$415,000	2004	2,064	$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	$375,000	2017	1,680	$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	$290,000	1990	1,592	$182.16	3/2.5	Det Gar	Ranch	

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
12901 Orng Plnk								$319,900		1270
8353 Gold Dale	-$5,219	$20,000	-$41,500	-$56,298		-$20,000		$311,983	2%	
6488 Southfork	-$401	-$20,000	-$61,875	$6,071		-$15,000		$283,796	11%	
12717 Flintlock	-$2,312	$40,000	-$8,700	$17,779	-$5,000	-$5,000		$326,767	-2%	
							Average Diff		4%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	9641 Nottoway	11.00	5/12/2020	$449,900	2004	3,186	$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	$390,000	2006	3,142	$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	$489,900	2017	3,350	$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	$485,000	1998	3,076	$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
9641 Nottoway								$449,900		1950
26123 Lafayette	-$2,661	$45,000	-$3,900	$4,369	-$10,000	-$5,000		$417,809	7%	
11626 Forest	-$3,624		-$31,844	-$19,187		-$5,000		$430,246	4%	
10304 Pny Brnch	-$3,030		$14,550	$13,875	-$15,000	-$15,000	-$10,000	$470,396	-5%	
							Average Diff		2%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	13353 Post Oak	5.20	9/21/2020	$300,000	1992	2,400	$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	$330,000	2004	2,352	$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	$280,000	2008	2,240	$125.00	4/2.5	Drive	2-Story	Bsmt/Nd Pnt
Not	10725 Rbrt Lee	5.01	10/26/2020	$295,000	1995	2,166	$136.20	4/3	Gar	2-Story	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
13353 Post Oak								$300,000		1171
9609 Logan Hgt	$12,070		-$19,800	$5,388		-$15,000	$15,000	$327,658	-9%	
12810 Catharpian	$5,408		-$22,400	$16,000	$5,000		$15,000	$299,008	0%	
10725 Rbrt Lee	-$849		-$4,425	$25,496		-$10,000		$305,222	-2%	
							Average Diff		-4%	

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for $140,000 for a 0.76-acre lot. This property was on the market for less than

2 months before closing within 6% of the asking price. This lot sold earlier in September 2019 for $55,000 based on a liquidation sale from NTS to an investor.

A similar 0.68-acre lot at 11507 Stonewood Court within the same subdivision located away from the solar farm sold on March 9, 2021 for $109,000. This lot sold for 18% over the asking price within 1 month of listing suggesting that this was priced too low. Adjusting this lot value upward by 12% for very strong growth in the market over 2021, the adjusted indicated value is $122,080 for this lot. This is still showing a 15% premium for the lot backing up to the solar farm.

The lot at 11009 Southview Court sold on August 5, 2019 for $65,000, which is significantly lower than the more recent sales. This lot was sold by NTS the original developer of this subdivision, who was in the process of liquidating lots in this subdivision with multiple lot sales in this time period throughout the subdivision being sold at discounted prices. The home was later improved by the buyer with a home built in 2020 with 2,430 square feet ranch, 3.5 bathrooms, with a full basement, and a current assessed value of $492,300.

I spoke with Chris Kalia, MAI, Mark Doherty, local real estate investor, and Alex Doherty, broker, who are all three familiar with this subdivision and activity in this neighborhood. All three indicated that there was a deep sell off of lots in the neighborhood by NTS at discounted prices under $100,000 each. Those lots since that time are being sold for up to $140,000. The prices paid for the lots below $100,000 were liquidation values and not indicative of market value. Homes are being built in the neighborhood on those lots with home prices ranging from $600,000 to $800,000 with no sign of impact on pricing due to the solar farm according to all three sources.





Fawn Lake Lot Sales

Parcel	Solar?	Address	Acres	Sale Date	Sale Price	Ad. For Time	% Diff
A	Adjoins	11700 Southview Ct	0.76	12/29/2021	$140,000		
1	1 parcel away	11603 Southview Ct	0.44	3/31/2022	$140,000	$141,960	-1.4%
2	Not adjoin	11507 Stonewood Ct	0.68	3/9/2021	$109,000	$118,374	15.4%
3	Not adjoin	11312 Westgate Wy	0.83	10/15/2020	$125,000	$142,000	-1.4%
4	Not adjoin	11409 Darkstone Pl	0.589	9/23/2021	$118,000	$118,000	15.7%

Average	7.1%
Median	7.0%

Least Adjusted	15.7%
2nd Least Adjusted	-1.4%
(Parcel 1 off solar farm)	

Time Adjustments are based on the FHFA Housing Price Index

I have identified additional home sales after construction was complete. I looked at 11710 Southview Court that sold on May 5, 2022. I have compared that to three similar homes built and sold in the same time frame in the same community but not near the solar farm. The first two comparables are in close proximity to Fawn Lake and may have some mild enhancement from that proximity, but I made no adjustment for that factor.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
Adjoins	11710 Soutview	0.89	5/5/2022	$767,945	2022	3,740	$205.33	5/4.5	2Gar	2-Story	UnBsmt
Not	11305 Hidden	0.57	2/18/2022	$789,905	2022	3,750	$210.64	4/3.5	2Gar	2-Story	PrtFinBsmt
Not	10501 Ridge Cv	0.57	12/30/2021	$737,119	2021	3,535	$208.52	6/4	2Gar	2-Story	UnBsmt
Not	10919 Grn Lf	0.39	6/16/2022	$739,990	2022	3,768	$196.39	4/4.5	2Gar	2-Story	UnBsmt

	Adjoining	Sales	Adjusted							
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
11710 Soutview								$767,945		435
11305 Hidden	$18,092		$0	-$843	$15,000		-$20,000	$802,155	-4%	
10501 Ridge Cv	$27,990		$0	$17,099	$10,000			$792,208	-3%	
10919 Grn Lf	-$9,366		$0	-$2,200				$728,424	5%	
								Average Diff	-1%	

I identified a sale at 11708 Southview Court that sold on September 1, 2021 for $623,345. The first comparable required a significant adjustment for the unfinished basement, but otherwise required the least adjusting. In this time of rapid home value increase, I consider the sale closest in time to be the best indicator for this paired sale.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
Adjoins	11606 Aprils	0.73	9/7/2023	$711,400	2023	2,745	$259.16	4/3	2Gar	2-Story	UnBsmt
Not	11701 Quail Rn	0.44	7/26/2023	$650,000	2020	2,588	$251.16	3/2.5	2Gar	2-Story	
Not	11809 Pheasant	0.36	10/3/2022	$629,510	2022	2,612	$241.01	3/2	2Gar	2-Story	UnBsmt
Not	10908 Grn Lf	0.43	2/16/2023	$774,760	2023	2,927	$264.69	5/4	2Gar	2-Story	UnBsmt

	Adjoining	Sales	Adjusted							
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
11606 Aprils								$711,400		410
11701 Quail Rn	$5,360		$9,750	$15,773	$10,000		$32,500	$723,383	-2%	
11809 Pheasant	$40,927		$0	$12,822	$15,000			$698,258	2%	
10908 Grn Lf	$30,163		$0	-$19,270	-$15,000			$770,653	-8%	
								Average Diff	-3%	

I have considered a home sale at 9811 Deer Park Drive, Spotsylvania that sold on June 16, 2022 for $455,000. This home is located to the south in a small neighborhood off W Catharpin Road. This home is within 1,252 feet of the nearest panel and is well screened from the site. This home is a 3 BR, 3 BA, 2,240 s.f. two-story home with an attached garage built in 1995 on 5 acres. It has a partially finished basement, detached workshop/garage and a decked-in above ground pool. The purchase price works out to $203.13 per s.f.

I have compared this to 8109 Newton Lane, Spotsylvania that sold on March 1, 2022 for $450,000. This home is to the south away from the solar farm. This home is a 3 BR, 2 BA, 2,090 s.f. ranch with two-car garage, built in 2005 on 10 acres. The kitchen was totally remodeled in 2021. The purchase price works out to $215.31 per s.f. Adjusting the sales price upward by $15,000 for the lack of a 3rd bathroom, upward by $12,900 for the difference in square footage, downward by $10,000 for the extra garage, downward by $20,000 for the difference in age, I derive an adjusted indication of value for this home compared to the 9811 Deer Park Drive home of $447,900, or

$199.96 per s.f. This is +2% lower than the home price near the solar farm and supports a finding of no impact on property value. Especially when you note that I made no adjustment for the additional 5 acres at this comparable. Any adjustment for that would only increase the suggested positive impact of the solar farm from the comparable. As noted earlier this is within the typical market imperfection and supports a finding of no impact on property value.

I have considered a home sale at 13000 W Catharpin Road that sold on June 7, 2022 for $450,000 for a 5 BR, 3 BA, 2,968 s.f. ranch built in 2000 on 5.06 acres. It includes a 2-car attached garage and a 2-car detached garage with an upstairs ready to be finished as well as another garage/workshop. The purchase price works out to $151.61 per s.f. This home was listed for $435,000 and sold for $450,000 within 37 days of going to market. This home is 1,020 feet from the nearest panel and is well screened by the trees on this lot.

I have compared this home to 14207 Cedar Plantation Road, Spotsylvania that sold on July 24, 2023 for $473,800 for a 5 BR, 3 BA, 2,800 s.f. ranch with finished basement built in 2023 on 5 acres. The purchase price works out to be $169.21 per s.f. Adjusting this downward by 5% based on the FHFA HPI for this being a more recent sale, the adjusted indication of value is $450,110. Adjusting this downward by 11% for the newer age of this home, the adjusted value is $400,598. I adjusted this upward by 10% for half of the space being in daylight basement for an adjusted indication of value of $440,658. Adjusting this upward by $11,357 for the difference in size and upward by $20,000 for the lack of garages, I derive an adjusted indication of value of $472,015. This indicates an impact of -5% due to proximity to the solar farm. As noted earlier this is within typical market imperfection and supports a finding of no impact on property value. Furthermore, this paired sale required a significant amount of adjusting, which diminishes the reliability of this comparable.

I considered a sale at 12819 Faulconers Court, Spotsylvania that sold on October 12, 2023 for $538,000 for a 4 BR, 3 BA, 2,364 s.f. 2-story home, with a 2-car garage built in 2023 on 3.7 acres. This home is 1,060 feet from the nearest solar panel. The purchase price works out to $227.58 per s.f.

I have compared this to 9811 Catharpin Road, Spotsylvania that sold on November 30, 2023 for $480,000 for a 4 BR, 3.5 BA, 2,696 s.f. 2-story home, with a 2-car garage built in 2017 on 2 acres. This includes 868 s.f. below ground. The purchase price works out to $178.04 per s.f. Adjusting this upward by 3% for the difference in year built the comparable adjusts to $494,400. Adjusting this upward for the inferior daylight basement space based on that space having a 25% reduction in value that works out to 32% of the property being valued at 75%, or an impact to be reversed of 8%. To reverse that impact, I divide the indicated value by 0.92 for an adjusted indication of value of $537,391. Adjusting this downward by $5,000 for the additional half-bathroom and downward by $23,638 for the difference in size, I derive an adjusted indication of value of $508,753. This indicates a market impact of +5%, which supports a finding of no impact due to adjacency to the solar farm.

I considered a sale at 11239 Chancellor Meadows Lane, Locust Grove sold on March 30, 2023 for $499,900 for a 2-story, 4 BR, 2.5 BA, 2,542 s.f. with 2-car garage built in 2022 on 5.06 acres. The purchase price works out to $196.66 per s.f. It has an unfinished walk-up basement. This home was built after the solar farm was developed. This home is 395 feet from the nearest solar panel.

I have compared this to 9651 Meadows Road, Mine Run on July 3, 2023 for $515,000 for a ranch, 3 BR, 3 BA, 2,734 s.f. with 2 car garage built in 2017 on 3 acres. This home includes a full unfinished basement. The purchase price works out to $188.36 per s.f. Adjusting this downward by $10,000 for the difference in bathrooms, downward by $14,438 for the difference in square footage, but upward by 3% for the difference in age ($15,450), the total adjusted indication of value is $506,012. I did not adjust for the difference between this being a ranch versus the Chancellor Meadows Lane being a 2-story structure. Typically, a ranch will sell for a slight premium over a 2-

story structure so I would expect this to come in slightly higher than the 2-story dwelling. This comes in at 1% less than the home next to the solar farm which strongly supports a finding of no impact on property value.

5. Matched Pair – White House Solar, Louisa, VA



This project was built in 2016 for a solar project on a 499.52-acre tract for a 20 MW facility. The closest single-family home is 110 feet away from the closest solar panel. The average distance is 1,195 feet.

1 - I have identified one recent adjoining home sale to the north of this project that sold in 2020. I spoke with the broker, Stacie Chandler, who represented the buyer in that transaction. She indicated that the solar farm had no impact on the price that they negotiated on that home. That is supported by the matched pair shown below.

The adjustments shown below make no adjustment for the difference in acreage for the smaller parcels. One of these is on a smaller lot, but located in a golf course community with rear exposure to the golf course. The other is in Mineral and while the lots are not the same size, they are similarly valued. I also adjusted this property upward by $50,000 for the condition/lack of renovation. This adjustment is based on the fact that this home was renovated following the 2020 purchase and then resold in 2021 for $75,000 more than the 2020 value. Comparing the 2021 renovated price at $144/s.f. to the subject property and adjusting on the same rates would require a downward adjustment to the comparable of $10,400 for time, upward by $8,325 for year built, and downward by $5,000 for the extra half bathroom for an indicated adjusted value of $252,925 which suggests a

5% reduction in value due to the solar farm. Either way this comparable requires significant adjustments and suggests a range of -5% to 0% impact. The Woodger comparable required less adjustment and suggests an 11% enhancement due to proximity to the solar farm and that is without any consideration of this home having a superior exposure to a golf course which would typically increase that indication of enhancement.

Whitehouse Solar

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	127 Walnut Wds	4.09	3/27/2020	$240,000	1984	1,824	$131.58	3/2	2 Gar	Br Rnch	Reno
Not	126 Woodger	0.63	4/29/2019	$240,000	1992	1,956	$122.70	3/2+2	2 Gar	Br Rnch	Golf
Not	808 Virginia	0.51	3/16/2020	$185,000	1975	1,806	$102.44	3/2.5	2 Gar	Br Rnch	
Not	273 Carsons	3.94	9/29/2018	$248,500	1985	2,224	$111.74	4/3	Drive	Ranch	Not Brck

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
127 Walnut Wds								$240,000		1400
126 Woodger	$6,569		-$9,600	-$12,957	-$10,000			$214,012	11%	
808 Virginia	$167		$8,325	$1,475	-$5,000		$50,000	$239,967	0%	
273 Carsons	$11,131		-$1,243	-$35,755	-$10,000	$15,000	$12,425	$240,059	0%	
							Average Diff		4%	

These matched pairs are generally challenging in that one is shown before and after a renovation suggesting impacts of -5% to 0%. The comparable requiring the least adjustment is on a golf course but it also was not recently renovated which makes it less reliable. Finally, the Carsons property was similar, but older and is not brick. While I adjusted for those factors it really does not make for a great matched pair.

The best indication by the matched pairs is -5% to 0%. The broker involved in the transaction indicated that the solar farm had no impact on property value. Given those comments and the range of impacts shown, I conclude that this home sale near the White House solar project indicates no impact on property value.

2 - I have identified one recent nearby home sale to the north of this project located at 751 Chalklevel Road sold on April 22, 2024 for $260,000 for a 4BR, 2BA, 1,248 s.f. built on 1994 on 0.99 acre lot. The home is 1,780 feet from the nearest solar panel. This comes to $208. per s.f.

I have compared this to three other nearby sales as shown below with an average indicated impact of 0% and a range of -4% to +4%. This paired sale supports a finding of no impact on property value.

Whitehouse Solar

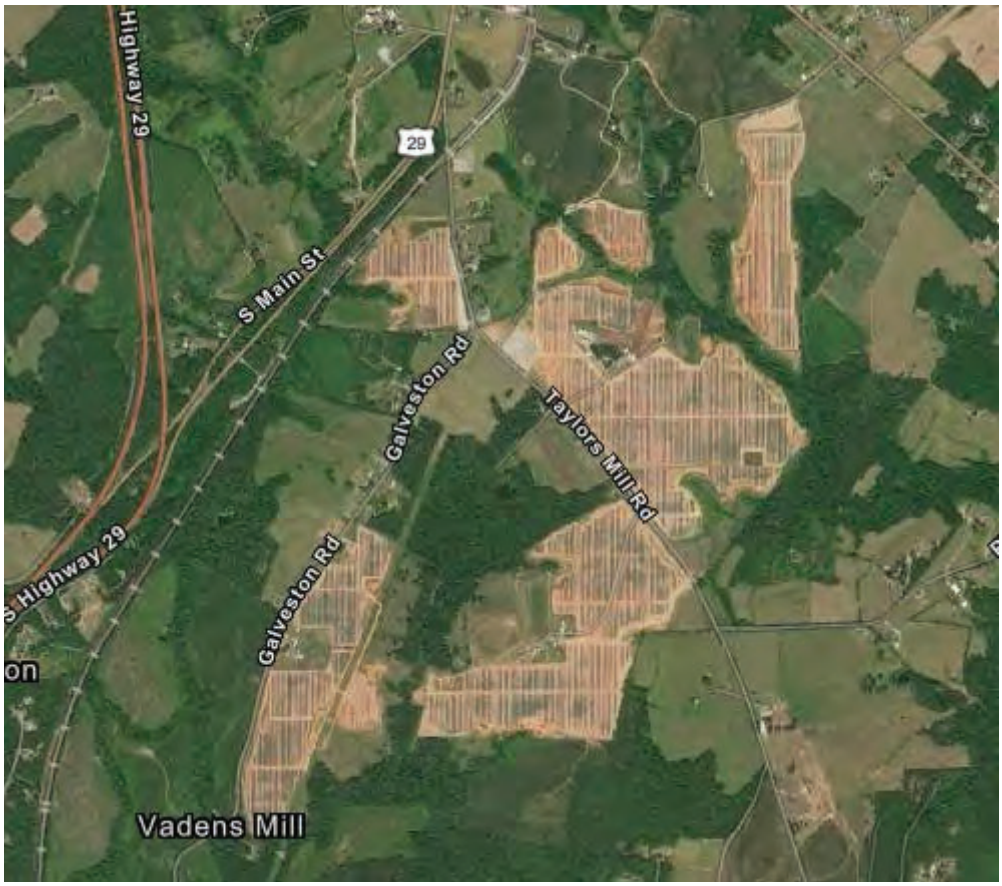
Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Price	Built	GLA	$/GLA	BR/BA	Park	Style	Other
Nearby	751 Chalklevel	0.99	4/22/2024	$260,000	1994	1,248	$208.33	4/2	None	Rnch	
Not	110 Pine Ridge	0.40	7/22/2022	$243,000	1989	1,056	$230.11	3/2	None	Rnch	Barn
Not	2307 Davis Hwy	1.50	7/1/2024	$330,000	2008	1,344	$245.54	3/2	None	Rnch	Renov
Not	1404 Jefferson	2.39	5/10/2024	$219,700	1992	1,040	$211.25	3/1	None	Rnch	

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
751 Chalklevel								$260,000			1,780
110 Pine Ridge	$13,106		$6,075	$17,673			-$10,000	$269,853	-4%		
2307 Davis Hwy	-$1,947		-$23,100	-$9,429			-$33,000	$262,525	-1%		
1404 Jefferson	-$333	-$5,000	$2,197	$17,576	$15,000			$249,140	4%		
										0%	

6. Matched Pair – Whitehorn Solar, Gretna, Pittsylvania, VA



This project was built in 2021 for a solar project with 50 MW. Adjoining uses are residential and agricultural. There was a sale located at 1120 Taylors Mill Road that sold on December 20, 2021, which is about the time the solar farm was completed. This sold for $224,000 for 2.02 acres with a 2,079 s.f. mobile home on it that was built in 2010. The property was listed for $224,000 and sold for that same price within two months (went under contract almost exactly 30 days from listing). This sales price works out to $108 per square foot. This home is 255 feet from the nearest panel.

I have compared this sale to an August 20, 2020 sale at 1000 Long Branch Drive that included 5.10 acres with a 1,980 s.f. mobile home that was built in 1993 and sold for $162,000, or $81.82 per square foot. Adjusting this upward for significant growth between this sale date and December 2021 relied on data provided by the FHFA House Pricing Index, which indicates that for homes in the Roanoke, VA MSA would be expected to appreciate from $162,000 to $191,000 over that period of time. Using $191,000 as the effective value as of the date of comparison, the indicated value of this sale works out to $96.46 per square foot. Adjusting this upward by 17% for the difference in year built, but downward by 5% for the much larger lot size at this comparable, I derive an adjusted indication of value of $213,920, or $108 per square foot.

This indicates no impact on value attributable to the new solar farm located across from the home on Taylors Mill Road.

7. Matched Pair – Altavista Solar, Altavista, Campbell County, VA



This project was mostly built in 2021 with final construction finished in 2022. This is an 80 MW facility on 720 acres just north of Roanoke River and west of Altavista. Adjoining uses are residential and agricultural.

I have done a Sale/Resale analysis of 3211 Leesville Road which is approximately 540 feet from the nearest solar panel. There was an existing row of trees between this home and the panels that was supplemented with additional screening for a narrow landscaped buffer between the home and the solar panels.

This home sold in December 2018 for $72,500 for this 1,451 s.f. home built in 1940 with a number of additional outbuildings on 3.35 acres. This was before any announcement of a solar farm. This home sold again on March 28, 2022 for $124,048 after the solar farm was constructed. This shows a 71% increase in value on this property since 2018. There was significant growth in the market between these dates and to accurately reflect that I have considered the FHFA House Price Index that is specific for the Lynchburg area of Virginia (the closest regional category), which shows an expected increase in home values over that same time period of 33.8%, which would suggest a normal growth in value up to $97,000. The home sold for significantly more than this which certainly does not support a finding of a negative impact and in fact suggests a significant positive impact. However, I was not able to discuss this sale with the broker and it is possible that the home also was renovated between 2018 and 2022, which may account for that additional increase in value. Still given that the home increased in value so significantly over the initial amount there is no sign of any negative impact due to the solar farm adjacency.



Similarly, I looked at 3026 Bishop Creek Road that is approximately 600 feet from the nearest solar panel. This home sold on July 16, 2019 for $120,000, which was before construction of the solar farm. This home sold again on February 23, 2022 for $150,000. This shows a 25% increase in value over that time period. Using the same FHFA House Price Index Calculator, the expected increase in value was 29.2% for an indicated expected value of $155,000. This is within 3% of the actual closed price, which supports a finding of no impact from the solar farm. This home has a dense wooded area between it and the adjoining solar farm.



I also considered 2049 Bishop Creek Road that sold on July 3, 2023. This home included a pool and in the analysis I made no consideration positive or negative for the pool among the comparables. The comparable at 3270 Wards has a partially finished basement instead of a fully finished basement, but I was unable to determine how much that partial indicated. I will focus on the other two paired sales which range from -5% to +4% impacts and support a finding of no impact on property value.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Nearby	2049 Bishop Crk	3.72	7/3/2023	$375,000	1970	3,966	$94.55	3/3	2Gar	Br Rnch	FinBsmt/Pool
Not	56 Whisper. Pn	1.02	2/29/2024	$375,000	1988	3,548	$105.69	5/3	2Gar	Br Rnch	FinBsmt
Not	1900 Woodhaven	1.90	8/31/2022	$355,000	1969	3,643	$97.45	3/2/2	2Gar	Br Rnch	FinBsmt
Not	3270 Wards	3.60	9/21/2023	$325,000	1960	3,564	$91.19	3/2.5	2Gar	Br Rnch	PrtFn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
2049 Bishop Crk								$375,000		745
56 Whisper. Pn	-$17,332	$20,000	-$33,750	$17,672				$361,590	4%	
1900 Woodhaven	$20,833	$10,000	$1,775	$12,590	-$5,000			$395,198	-5%	
3270 Wards	-$4,986		$16,250	$14,663	$10,000			$360,927	4%	
							Average Diff		1%	

8. Matched Pair – Solidago Solar, Windsor, Isle of Wight County, VA

This 20 MW solar farm was completed in March 2024. The closest adjoining home is 350 feet away.



The home located just north of this solar farm at 17479 Courthouse Highway, Windsor on December 28, 2023 for $555,000 for this 4 BR, 2.5 BA with 2,775 s.f. built in 2001 on 3.62 acres with a 2-car garage. This also includes a 4 bay barn and large metal storage building, which complicates using this home for paired sales analysis. The purchase price works out to $200 per s.f. The tax card allocates $23,000 to the two outbuildings (assessed value), which I will use in adjusting the comparables. This home is 610 feet from the nearest solar panel.

I have compared this to 15414 Trump Town Road, Windsor that sold on September 22, 2023 for $463,000 for a 4 BR, 2.5 BA home with 2,583 s.f. built in 1998 on 1.88 acres with a 2-car garage. The purchase price works out to $179.25 per s.f. Adjusting the price upward by $18,000 for the additional acreage and $23,000 for the outbuildings, the indicated price becomes $514,000, or $198.99 per s.f. I made no adjustment for the difference in frontage but Courthouse Highway is a busier road than Trump Town Road, which is inferior. If I adjusted for that road frontage difference, the Trump Town Road sales price would go even lower. The adjusted sales price is 1% less than the price of the home next to the solar farm sold for and supports a finding of no impact on property value. Applying that per s.f. rate to the home size at Courthouse Highway indicates an adjusted value of $552,197, which is also just 1% less than the sales price of the home adjoining the solar farm.

I also considered 11497 Dews Plantation Road, Ivor, which the broker Anna Boyer suggested was a good comparable. This home sold on October 19, 2023 for $640,000 for a 3 BR, 2.5 BA with 2,684 s.f., built in 2003 with a 2-car garage on 15.20 acres. This home includes a powered horse barn with 4 stalls and a tack room, an additional 2-car detached garage with a finished room over it and fenced pasture. Adjusting the price downward by $58,000 for the much larger acreage and $41,000 for the outbuildings (difference in assessed value of relative outbuildings) the adjusted sales price is $541,000, or $201.56 per s.f. This is 1% more than the home at Courthouse Highway without making any adjustment for the difference in frontage, which supports a finding of no impact on property value. Applying that per s.f. rate to the home size at Courthouse Highway indicates an adjusted value of $559,329, which is also just 1% more than the sales price of the home adjoining the solar farm. I consider both of these reasonable comparisons, but the Trump Town Road comparable is closer and required less adjusting, which makes it a more reliable comparable.

I reached out to Anna Boyer with Howard Hanna Smithfield as the listing broker for this home. She indicated that she believed that the solar farm was a big issue for a number of folks who came to look at this home and it could have impacted the sales price. However, she also indicated that while she initially listed the property for $625,000, her internal analysis suggested a value of $550,000 and she only listed it at the higher price due to the owner's insistence. She noted that $550,000 was her opinion assuming no impact from the solar farm. When they later dropped the asking price to $559,000, they received an offer quickly and the property appraised and sold for $555,000. She noted that the appraiser indicated that the solar farm would not impact the value and assigned no impact on the appraisal. The closing price was slightly above the broker's opinion of value and supported by the appraisal with no impact from the adjoining solar farm.

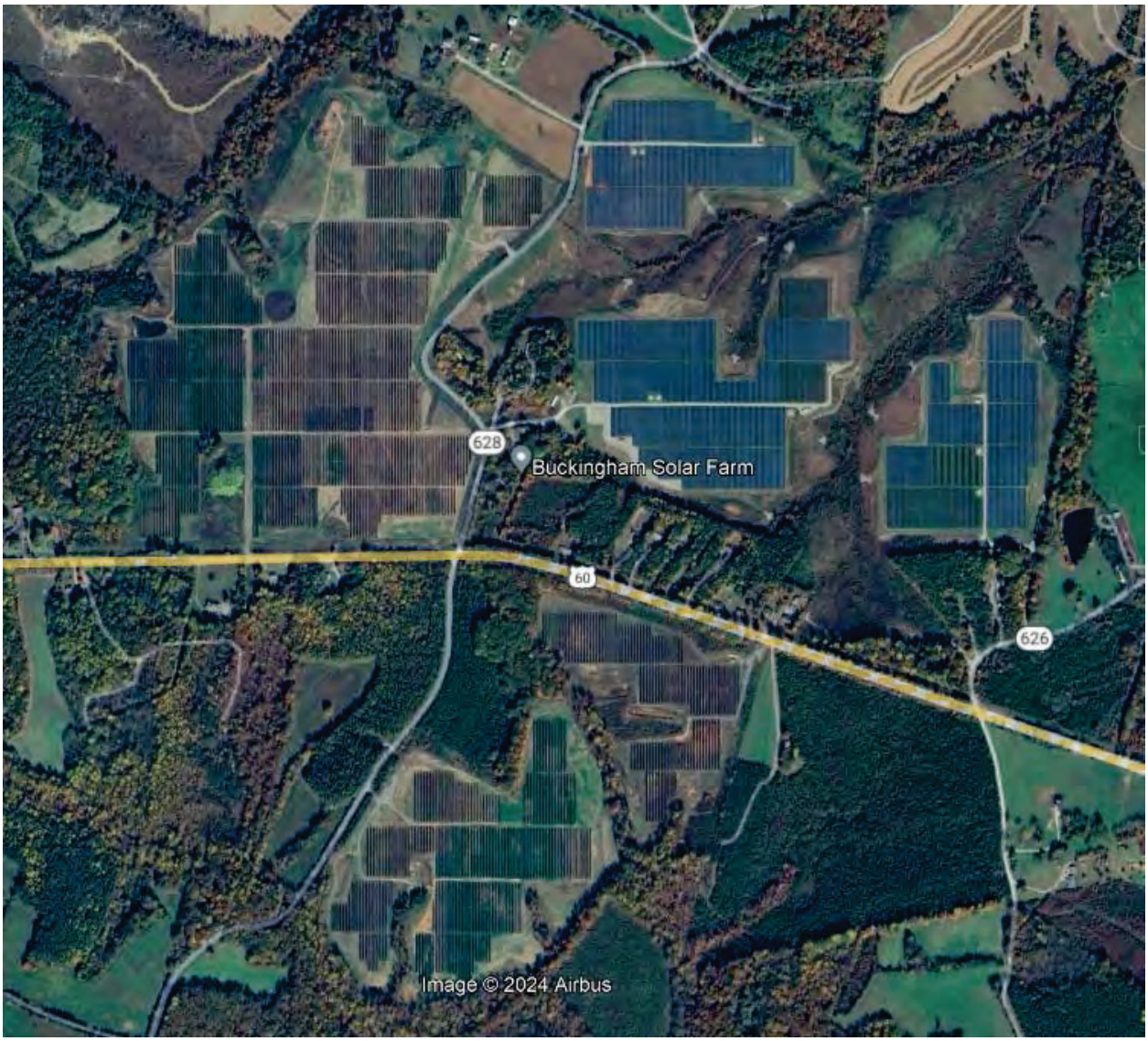
Ms. Boyer indicated that she currently has a listing at 6568 Beechland Road, Elberon that is asking $585,000 for a 4 BR, 3.5 BA with 2,800 s.f. built in 2000 on 9.33 acres with a 2-car garage and a detached garage with a workshop. This has been on the market for 55 days so far and she has had a number of potential buyers express concern over the adjoining solar farm. This illustrates that for some buyers the solar farm will be a deterrent, but she also noted that some potential buyers have indicated that the solar farm is protection from future development nearby.

The home located at 12256 Redhouse Road sold on February 8, 2024 for $671,650 for this 2,640 s.f. home with 3 BR, 2 full BA and 2 half BA built in 2002 on 21 acres, or $254.41 per s.f. Given that this home includes an updated kitchen, bar/entertainment room, 4-stall barn with feed and wash stalls and stable room with electrical fencing for pastures, riding ring and other horse features this becomes a difficult home to use for a paired sales analysis. I reached out to Anna Hansen with Surry Side Realty about this sale. She said that while she expected a certain amount of pushback from the solar farm she did not have any negative comments or impacts from the solar farm and it therefore did not impact the sales price or marketing of this home. This home is 640 feet from the nearest panel.

While it is challenging to find a good comparable, I considered 11497 Dews Plantation Road, Ivor, which has similar pasture and a horse features. This home sold on October 19, 2023 for $640,000 for a 3 BR, 2.5 BA with 2,684 s.f., built in 2003 with a 2-car garage on 15.20 acres. This home includes a powered horse barn with 4 stalls and a tack room, an additional 2-car detached garage with a finished room over it and fenced pasture. Adjusting the price upward by $25,000 for the smaller acreage and assuming that the horse features balance out, the adjusted sales price is $665,000, or $247.76 per s.f. This is 3% less than the home at Redhouse Road, which supports a finding of no impact on property value.

Interestingly, Ms. Anna Boyer indicated that she did bring a prospective buyer to view 12256 Redhouse Road. That buyer visited the site 3 times before deciding that the solar farm would be the reason she did not want to purchase that home. So while there clearly are purchasers in the market that would not purchase a home next to a solar farm, there are enough other buyers that do not see it as a negative to keep the prices stable as illustrated by the paired sales above.

9. Matched Pair – Buckingham Solar, Cumberland, Buckingham County, VA



Buckingham Solar is a 19.8 MW project east of 628 shown above, while Energix Buckingham is a 20 MW project west of 628 shown above.

The closest adjoining home is 125 feet from the nearest panel.

1 - I identified 24081 E James Anderson Highway sold on June 2, 2023 for $160,000 for a 3 BR, 2BA, 1,248 s.f. manufactured home built in 1999 on 1 acre. This home is 380 feet from the solar panels south of US 60 and 760 feet from the solar panels to the north. The sales price works out to $128.21 per s.f.

I compared that to 755 High School Road that sold on September 8, 2023 for $190,000 for a 3 BR, 2BA, 1,296 s.f. manufactured home built in 2007 on 2.04 acres and including a detached workshop with power. Adjusting this sale downward by $5,000 for the difference in lot size, $7,600 for difference in building age (based on 0.5% per year difference in age), and $15,000 for the detached workshop for an adjusted indication of value of $162,400, or $125.31 per s.f. This supports a

finding of no impact on property value for the home at 24081 E James Anderson Highway due to the solar farm proximity.

2 - I also identified 23225 E James Anderson Highway that sold on June 30, 2023 for $180,000 for a 2 BR, 1 BA, 1,076 s.f. home built in 1958 on 1.50 acres with a 2-car garage and a full unfinished basement. This home is 560 feet from the nearest solar panel.

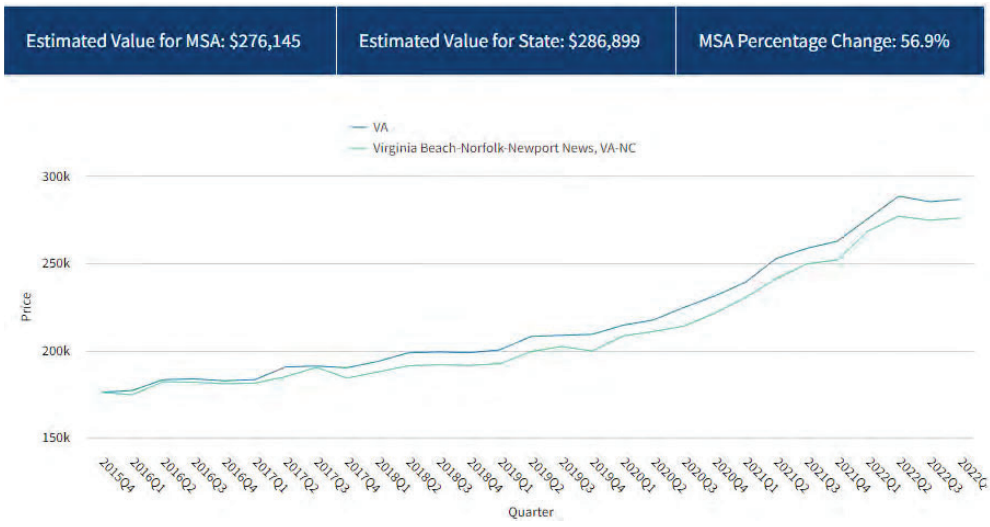
I compared that to 17534 E James Anderson Highway that sold on January 24, 2024 for $205,000 for a 3 BR, 2 BA, 1,218 s.f. home built in 1968 on 2 acres with a carport and detached 2 car garage and a full unfinished basement. Adjusting this sale downward by $10,000 for the extra bathroom and $9,560 for the larger size of this home (based on 40% of the per s.f. value for the difference in s.f.), the adjusted indication of value is $185,440, which is within 3% of the property next to the solar farm. This difference is more likely attributable to the extra 0.50 acres at this site that I did not adjust for, but either way is within typical market imperfection and supports a finding of no impact on property value.

10. Matched Pair – Bedford Solar, Chesapeake, Chesapeake County, VA



This is a 70MW solar facility located in Chesapeake that went operational in 2021. The closest adjoining home is 390 feet from the nearest panel.

I identified 1407 Whittamore Road sold on December 22, 2022 for $293,500 or $214 per square foot, for a 3 BR, 2BA, 1,372 s.f. one-story, single family home built in 1962 on a 0.69 acre lot. This home is 560 feet from the closest panel. This home last sold on December 14, 2015 for $176,000. Using the FHFA HPI to increase the earlier sale based on the typical appreciation, that home price was expected to appreciate to $276,145. Based on this sale/resale analysis, the solar farm is showing no impact on the property value or appreciation of this home adjoining the solar project.



11. Matched Pair – Westmoreland Solar, Warsaw, Westmoreland County, VA



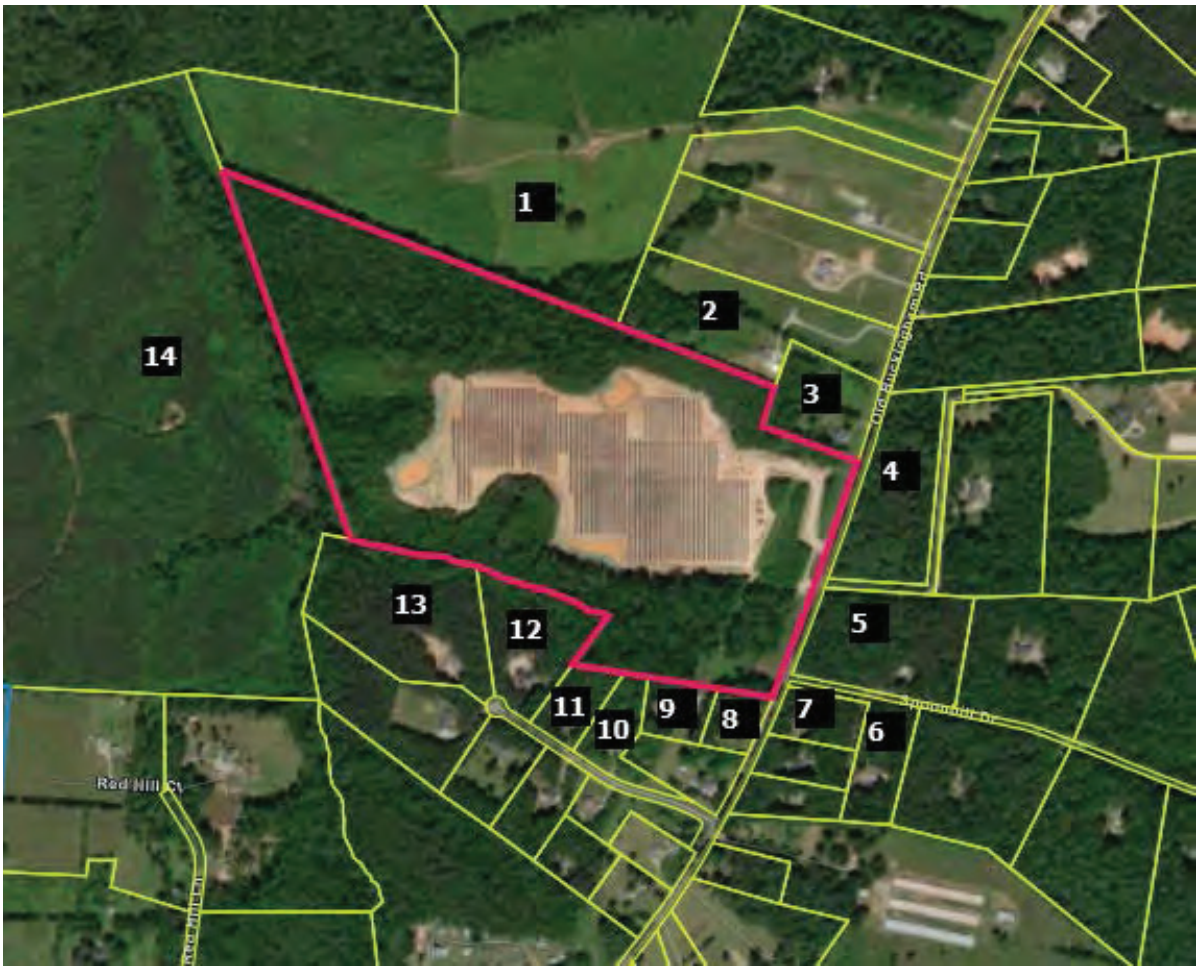
This is 19.9MW solar facility located in Warsaw in Westmoreland County, went operational in 2021.

The closest adjoining home is 220 feet from the nearest panel.

I identified 232 Woodbine Road sold on August 26, 2022 for $649,000 for a 3 BR, 3BA, 2,612 s.f. one-story, single-family home built in 1993 on a 91.55 acre tract. This home is 1,725 feet from the nearest solar panel. This comes to $248 per square foot. The home sits on a 7-acre homesite and remaining acre is on conservation easement. I spoke with Jeff Brooks, listing agent for this property, who indicated that they did not take into account that the property is nearby a solar farm during the listing process. He also noted that the solar panel are visible from the house but this didn't affect the sale at all. The substation lies between the solar farm and the home.

Given the adjacent substation, I did not do further analysis on this home as the substation is closer to the home than the solar panels.

12. Matched Pair – Powhatan Solar, Old Buckingham Road, Powhatan County, VA



This is 5 MW solar facility located in Powhatan, Powhatan County, went operational in 2021.

The closest adjoining home is 350 feet from the nearest panel.

The parcel just north of adjoining Parcel 2, 4408 Old Buckingham Road, sold on March 27, 2025 for $834,000 for this 3,394 s.f. home with 3 BR, 2.5 BA, 2 car garage built in 2022 on 11.48 acres. I reached out to Sandra Woodlief with Liz Moore & Associates, the listing broker who confirmed that the property sold close to the asking price and that the nearby solar project had no impact on the marketing time or price. She noted that no one mentioned the solar during showings either. I spoke with her about which homes that she compared this to for listing, but she confirmed that the new construction, size, and price of the home made it difficult for a comparison in this area. This home is 845 feet from the nearest panel with some heavy screening at the solar farm site.

The parcel just east of adjoining Parcel 4, 4411 Old Buckingham Road, sold on April 29, 2024 for $705,000 for this 2,571 s.f. brick home built in 1999 with 3 BR, 2 full bathrooms and 2 half bathrooms on 12.31 acres. I reached out to Suzanne Cline with Village Concepts Realty Group at 804-901-1193 who noted that the solar project had no impact on the marketing time or the sales price. This home is 1,085 feet from the nearest panel through heavy woods.

13. Matched Pair – Watlington Solar, South Boston, Halifax County, VA



This project was built in 2022 for a 20 MW facility. The closest single-family home is 250 feet away from the closest solar panel.

1 - I have identified a sale of 112 Watlington Drive, which is the closest home to the solar panels at 250 feet way. This home sold on January 9, 2023 for $230,000 for this 1,885 s.f. home with 4 BR/2 BA built in 2002 on 0.79 acres.

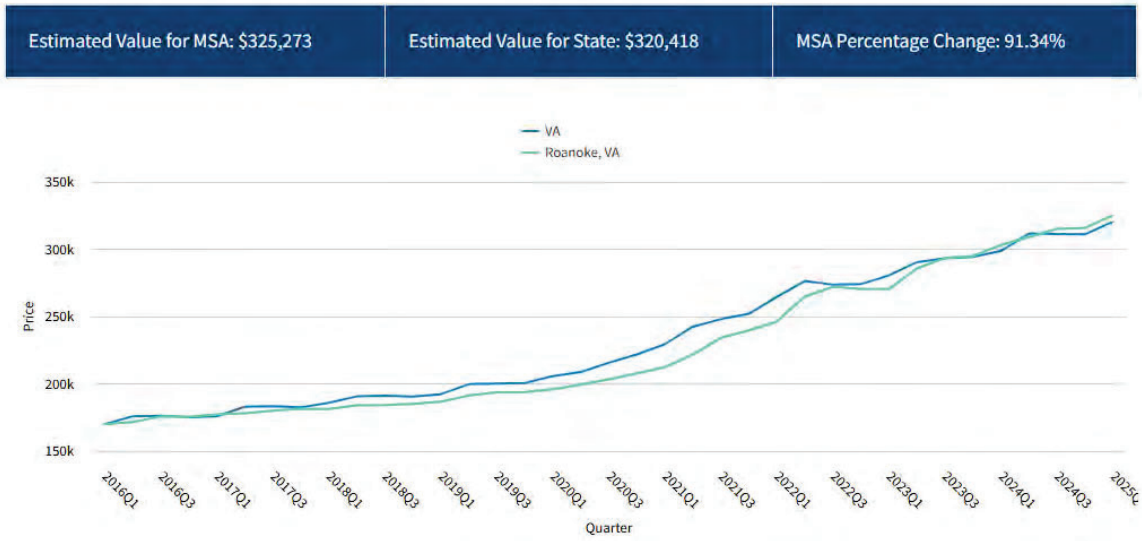
I have compared that to several similar home sales as shown below.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	112 Watlington	0.79	1/9/2023	$230,000	2002	1,885	$122.02	4/2	2Gar	Ranch	
Not	1174 Loftis	1.14	10/21/2022	$250,000	2005	2,216	$112.82	3/2	3Gar	Ranch	
Not	3015 Alphonse	0.99	9/12/2024	$240,000	1957	1,968	$121.95	3/2	Drive	Ranch	Prt Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
112 Watlington								$230,000		250
1174 Loftis			-$3,750	-$14,937	-$5,000			$226,313	2%	
3015 Alphonse	-$43,200		$54,000	-$4,049		-$5,000		$241,751	-5%	
							Average Diff		-2%	

I also looked at 108 Watlington Drive that sold on January 10, 2025 for $335,000 for this two-story 2,074 square foot home with 4 BR and 2.5 BA built in 1994 on 0.64 with a single car garage. This same home sold on February 4, 2016 for $170,000. Using the FHFA HPI to compare the sale from before the solar farm was developed until this second sale, the indicated appreciation supports a value of $325,273. Based on typical appreciation for the area, the home was expected to appreciate to $325,000 and actually sold for $335,000, which strongly supports a finding of no impact on property value. This home is 500 feet from the nearest solar panel.



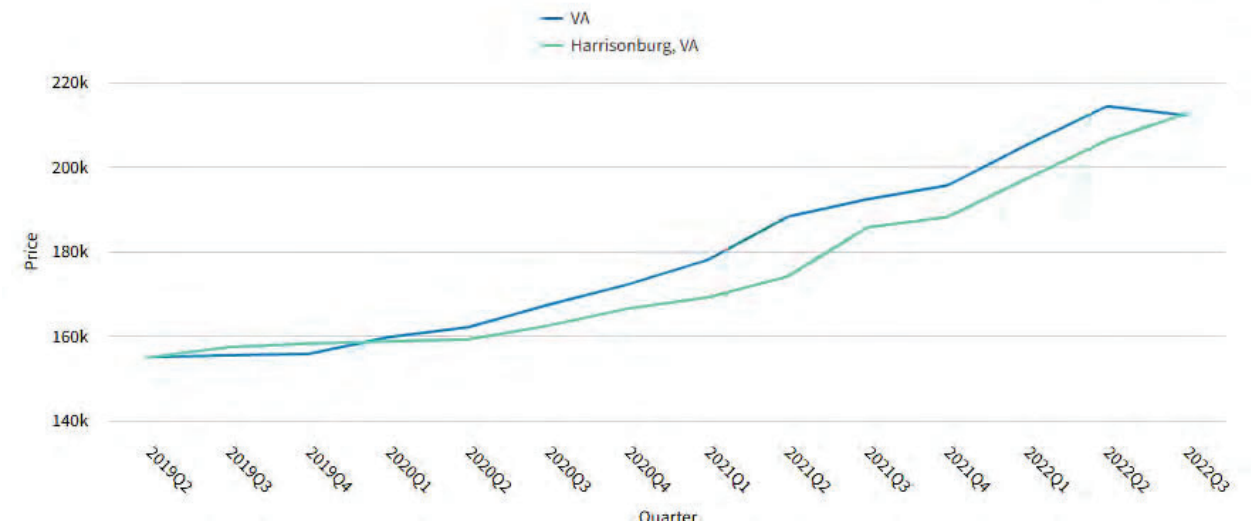
14. Matched Pair – Caden Energix Endless Caverns Solar, New Market, Shenandoah County, VA



This project was built in December 2023 at 776 Craney Island Road, New Market, Virginia for this 31.4 MW project.

I identified a sale at 771 Craney Island Road to the north of the project that sold on September 30, 2022 for $200,000 for this 3 BR/1BA brick ranch with 1,936 s.f. built in 1962 on 0.92 acres with a single car carport. This home sold while the adjoining solar project was nearly complete but still under construction. There was no broker identified with this home sale. This home last sold on May 28, 2019 for $155,000. Using the FHFA HPI to adjust for the shift in value between 2019 and 2022, the property should have appreciated to $212,658. The property sold for 6% less than the expected sales price which suggests a negative impact for this home sale before the start of construction of this site. This home is 300 feet from the nearest panel as shown on the aerial measurement on the next page.

Estimated Value for MSA: $212,658	Estimated Value for State: $212,181	MSA Percentage Change: 37.2%

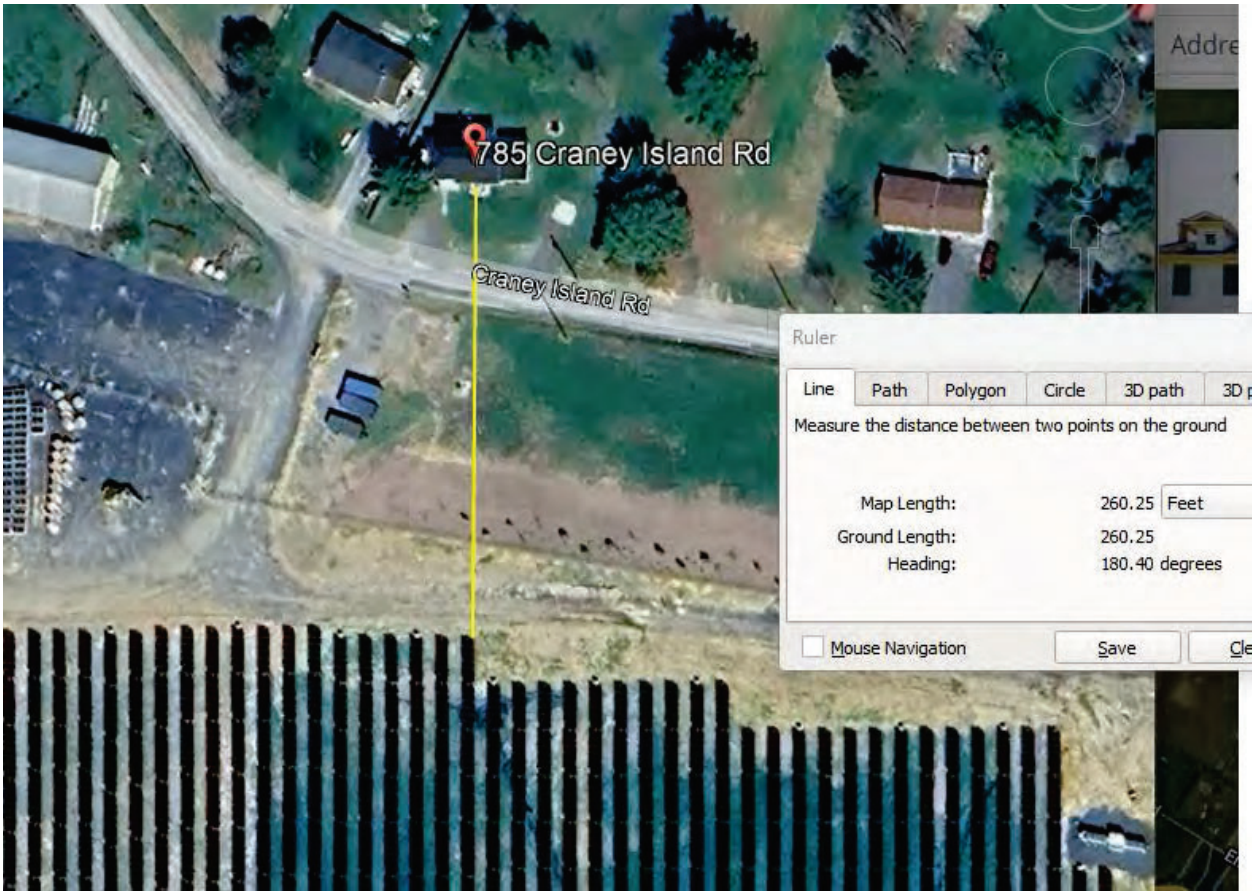




I identified a sale at 785 Craney Island Road, New Market that sold on December 7, 2022, which again would have been before the start of the construction process. This home sold for $299,900 for this 1,600 s.f. 3 BR/2BA brick ranch built in 1964 on 1.1 acres. This home was sold by Brian Ratliff with Old Dominion Realty (540-746-6065). I reached out to Mr. Ratliff for his comments on

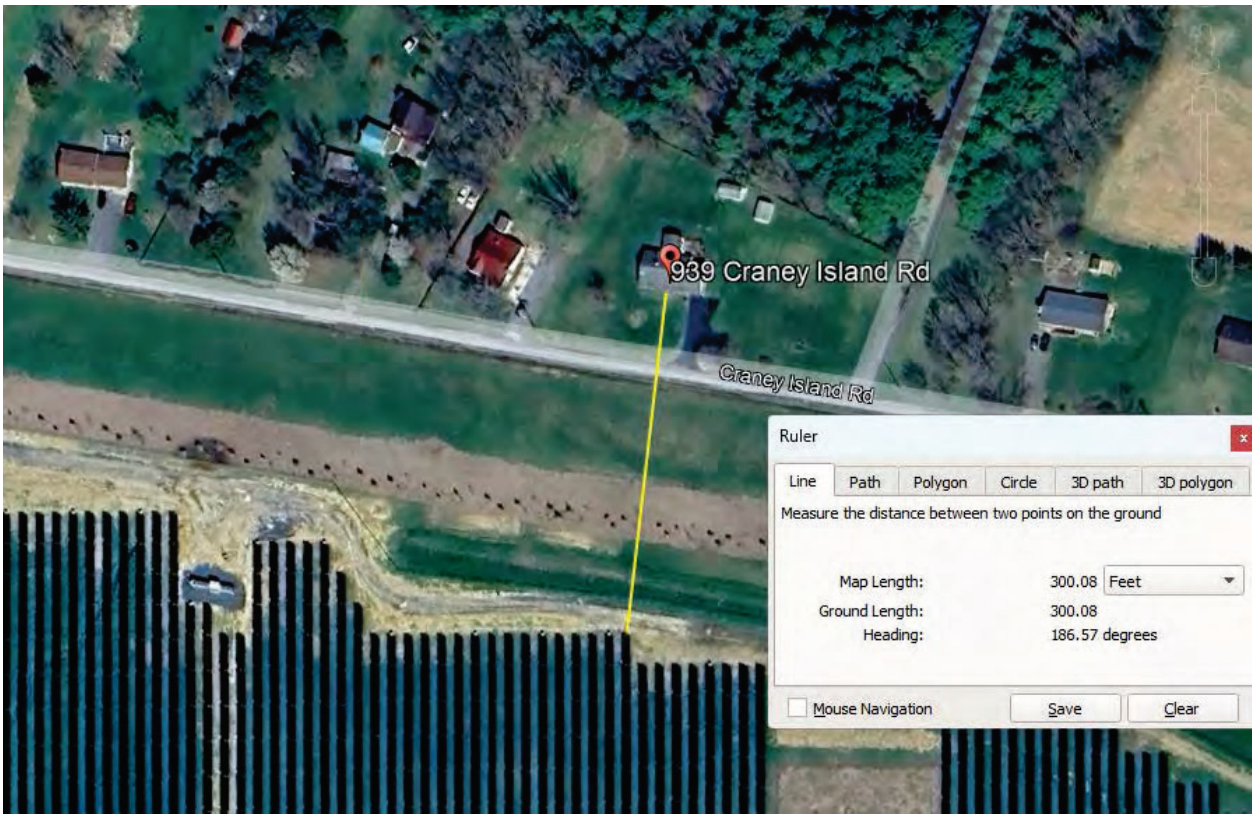
this sale. He indicated that it did not have any impact on the sale. Amy Valor with Old Dominion Realty was the buyer's agent. This home had been fully renovated after being purchased in 2019 for $65,000. I cannot do a Sale/Resale analysis for that reason and the substantial upgrades make it challenging to compare to other sales in the area. This home sale includes a 24x37 garage that has an existing paint booth in it as well. This home is 260 feet from the nearest panel.

The best comparable I could find was 146 Jackson Avenue, New Market that sold on September 7, 2022 for $285,000 for this 1,683 s.f. home with 4 BR/2BA built in 1976 on 0.94 acres. Both bathrooms were recently updated along with other updates. Adjusting this home sale downward by $10,000 for the additional bathroom, I derive an adjusted indication of value of $275,000. This supports an 8% upward impact from the proximity to the solar project.



I identified a sale at 939 Craney Island Road that sold on April 14, 2023 for $206,500 for this 3 BR/1 BA brick ranch with 1,463 s.f. built in 1964 on 1 acre with a single car carport. I was not able to locate a broker for this sale.

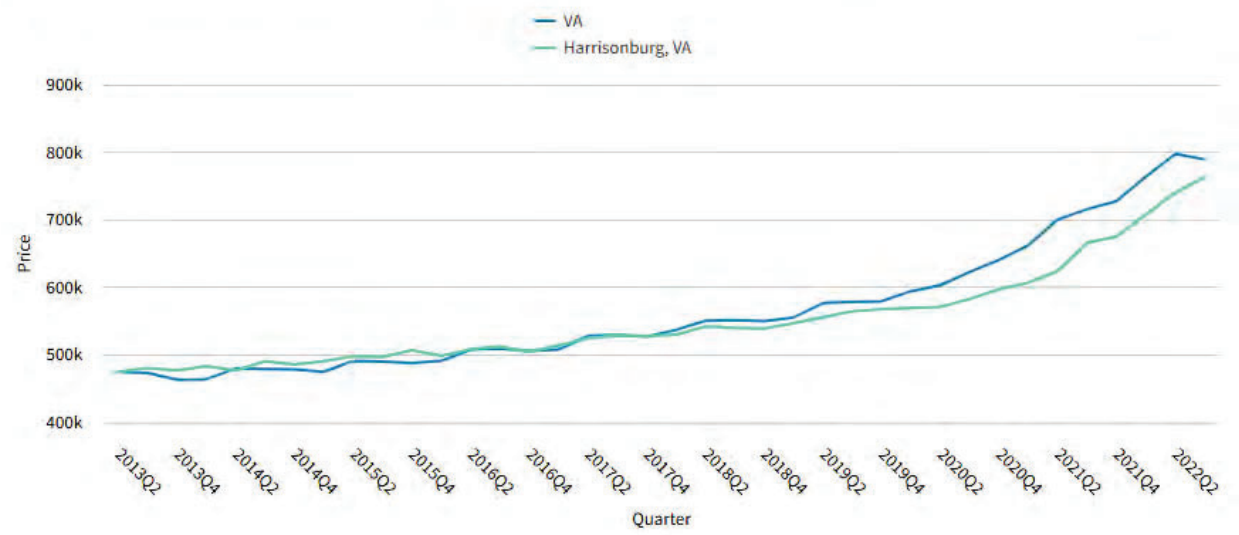
The best comparable I could find was 207 Center Street, Mount Jackson that sold on July 28, 2023 for $200,000 for this 1,358 s.f. home with 3 BR/1BA built in 1957 on 0.57 acres. Adjusting this home sale downward by $6,000 for the growth in the market between these two sales based on the FHFA HPI, but upward by $4,500 for the difference in square footage, I derive an adjusted indication of value of $198,500. This supports a 4% upward impact from the proximity to the solar project. This home is located 300 feet from the nearest panel as shown on the map on the next page.

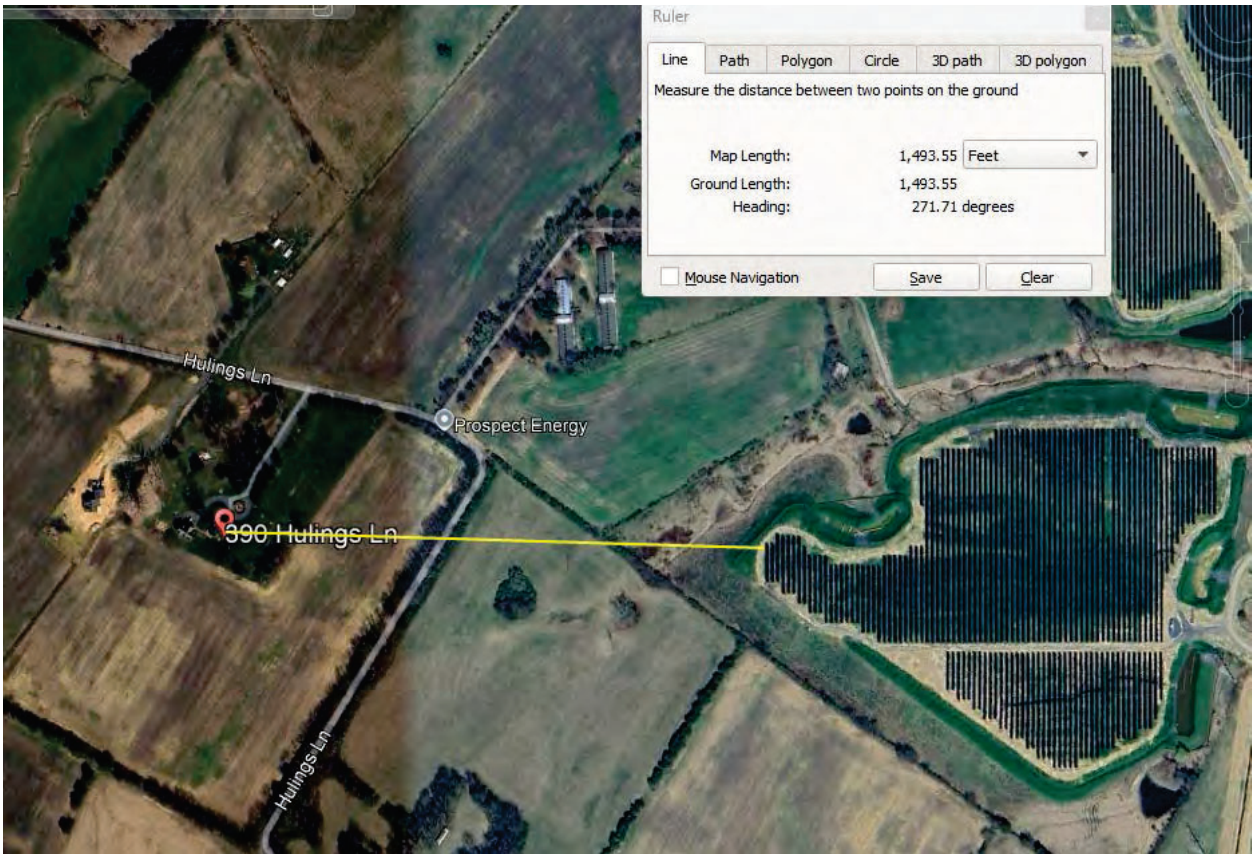


I also identified a sale at 390 Hulings Lane, Timberville that sold on April 29, 2023 for $1,200,000 for this 6,614 s.f. historic home built in 1890 on 5.49 acres with 4 BR/4BA. I reached out to Mrs. Patricia Snyder with Coldwell Banker Premier, the buyer's agent (703-477-7920). This is a very unique property and I have not attempted to compare it to anything in the area. This home is about 1,494 feet from the nearest panel. This home was listed for sale in 2013 for $475,000 but that listing was removed. The home was listed again in 2020 for $1,950,000, dropped to $1,750,000 in 2021 and then down to $1,200,000 in 2022.

I considered the listing price in 2013 at $475,000 and adjusted that asking price upward based on actual appreciation in this market over the time period which would have supported an increase in value from $475,000 up to $763,092. However, this home has had updates in between those dates which clouds this issue. The initial asking price does appear to have been out of scale given that 2013 listing and strongly suggests that the final sales price was dropped not because of any impact from the solar project but to bring the asking price more in line with the market. The significant distance between the solar project and the home further supports that.

Estimated Value for MSA: $763,092	Estimated Value for State: $789,559	MSA Percentage Change: 60.65%





X. Conclusions from Market Research

A. Demographic Data from Solar Projects Identified

The solar developments identified in the earlier section are not all of the ones that I looked at, but all of the ones where I found usable data of some sort. In the following sections, I will address the analysis conclusions based on Sale/Resale Analysis, Paired Sale Analysis, and Broker Comments.

Below I have simply summarized the demographic data around the solar projects identified to illustrate the mix of uses and demographics around these projects.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

Matched Pair Summary							**Adj. Uses By Acreage**				**1 mile Radius (2010-2025 Data)**		
	Name	**City**	**State**	**Acres**	**MW**	**Topo Shift**	**Res**	**Ag**	**Ag/Res**	**Com/Ind**	**Population**	**Med. Income**	**Avg. Housing Unit**
1	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	$81,022	$374,453
2	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	$80,773	$320,076
3	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	$51,410	$155,208
4	Spotyslvania	Paytes	VA	3,500	500.00	160	37%	52%	11%	0%	74	$120,861	$483,333
5	Crittenden	Crittenden	KY	34	2.70	40	22%	51%	27%	0%	1,419	$60,198	$178,643
6	White House	Louisa	VA	500	20.00	N/A	24%	55%	18%	3%	409	$57,104	$209,286
7	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	$43,179	$168,750
8	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	$50,000	$341,667
9	Solidago	Isle of Wight	VA	193	20.00	N/A	N/A	N/A	N/A	N/A	62	$88,375	$312,500
10	Buckingham	Cumberland	VA	240	39.80	50	4%	6%	90%	0%	120	$59,445	$251,562
11	Bedford	Chesapeake	VA	N/A	70.00	N/A	N/A	N/A	N/A	N/A	993	$127,047	$509,365
12	Powhatan	Powhatan	VA	89	5.00	50	23%	77%	N/A	N/A	280	$98,856	$427,604
13	Watlington	S. Boston	VA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14	Endless Cave	New Market	VA	324	31.40	100	15%	27%	51%	7%	247	$72,180	$377,872
	Average			604	64.21	78	17%	53%	33%	1%	356	$76,188	$316,178
	Median			322	20.00	60	15%	52%	24%	0%	203	$72,180	$320,076
	High			3,500	500.00	160	37%	98%	90%	7%	1,419	$127,047	$509,365
	Low			34	2.70	40	2%	6%	0%	0%	7	$43,179	$155,208
	Augusta												
	1 Mile Radius			1,268	100.00	40	11%	72%	14%	3%	310	$58,467	$427,439
	3 Mile Radius			1,268	100.00	40	11%	72%	14%	3%	10,065	$62,094	$318,177
	5 Mile Radius			1,268	100.00	40	11%	72%	14%	3%	33,003	$67,342	$302,061

B. Sale/Resale Analysis

In the market data I was able to identify a number of home sales where I was able to complete a Sale/Resale Analysis. The summary of that data is shown below.

Residential Dwelling Sale/Resale Analysis

Pair	Solar Farm	City	State	Area	MW	Approx Distance	Tax ID/Address	Date	Sale Price	Adj. Sale Price	% Diff
1	Altavista	Altavista	VA	Rural	80	600	3026 Bishop Crk	Feb-22	$150,000		
							3026 Bishop Crk	Jul-19	$120,000	$155,000	-3%
2	Bedford	Chesapeake	VA	Rural	70	560	1407 Whittamore	Dec-22	$293,500		
							1407 Whittamore	Dec-15	$176,000	$276,145	6%
3	Watlington	S. Boston	VA	Suburban	20	500	108 Watlington	Feb-16	$335,000		
							108 Watlington	Jan-25	$170,000	$325,000	3%
4	Endless Cave	New Market	VA	Rural	31	300	771 Craney Island	Sep-22	$200,000		
							771 Craney Island	May-19	$155,000	$212,658	-6%

Sale/Resale Comparable Stats

	MW	Avg. Distance
Average	50.25	490
Median	50.50	530
High	80.00	600
Low	20.00	300

4 Data Points

	Indicated Impact
Average	0%
Median	0%
High	6%
Low	-6%

The Sale/Resale Analysis includes 3 examples with impacts ranging from -6% to +6% with an average impact of +0% and a median impact of +0%.

The closest adjoining home is 300 feet and the range of solar projects range from 20 MW up to 80 MW.

The Sale/Resale Analysis uses no appraiser judgement and links the consideration of appreciation to the FHFA Home Price Index. The advantage of this approach is that there is only one factor to address and it is linked to a national source. The disadvantage is that there is generally a more limited pool of homes that are usable in this type of analysis. Homes with significant updates or renovations between sales are less reliable and extended periods of time between the sales could lead to less reliable results.

I have attempted to minimize any usage of homes with updates, though there are a few examples of those as discussed in the data. I have also attempted to minimize the usage of homes with extended period of time between the first and second sale.

C. Paired Sale/Matched Pair Analysis

In the market data I was able to identify a number of home sales where I was able to complete a Paired Sale or Matched Pair Analysis. The summary of that data is shown on the next page.

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx Distance	Tax ID/Address	Date	Sale Price	Adj. Sale Price	% Diff
1	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	$295,000		
							6801 Middle	Dec-17	$249,999	$296,157	0%
2	Walker	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	$264,000		
							9252 Ordinary	Jun-19	$277,000	$246,581	7%
3	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Aug-19	$385,000		
							2393 Old Chapel	Aug-20	$330,000	$389,286	-1%
4	Sappony	Stony Creek	VA	Rural	20	1425	12511 Palestine	Jul-18	$128,400		
							6494 Rocky Branch	Nov-18	$100,000	$131,842	-3%
5	Spotsylvania	Paytes	VA	Rural	617	1270	12901 Orange Plnk	Aug-20	$319,900		
							12717 Flintlock	Dec-20	$290,000	$326,767	-2%
6	Spotsylvania	Paytes	VA	Rural	617	1950	9641 Nottoway	May-20	$449,900		
							11626 Forest	Aug-20	$489,900	$430,246	4%
7	Spotsylvania	Paytes	VA	Rural	617	1171	13353 Post Oak	Sep-20	$300,000		
							12810 Catharpin	Jan-20	$280,000	$299,008	0%
8	Whitehorn	Gretna	VA	Rural	50	255	1120 Taylors Mill	Dec-21	$224,000		
							100 Long Branch	Aug-20	$162,000	$213,920	5%
9	Solidago	Windsor	VA	Rural	20	610	17479 Courthouse	Dec-23	$555,000		
							15414 Trump Town	Sep-23	$463,000	$552,197	1%
10	Solidago	Windsor	VA	Rural	20	630	6568 Beechland	Feb-24	$671,500		
							11497 Dews Plant.	Oct-23	$640,000	$665,000	1%
11	Spotsylvania	Spotsylvania	VA	Rural	617	435	11710 Southview	May-22	$767,945		
							10919 Green Leaf	Jun-22	$739,990	$728,424	5%
12	Spotsylvania	Spotsylvania	VA	Rural	617	410	11606 Aprils	Sep-23	$711,400		
							11701 Quail Run	Jul-23	$650,000	$723,383	-2%
13	Altavista	Altavista	VA	Rural	80	745	2049 Bishop Crk	Jul-23	$375,000		
							1900 Woodhaven	Aug-22	$355,000	$395,198	-5%
14	Buckingham	Cumberland	VA	Rural	40	380	24081 E James And	Jun-23	$160,000		
							755 High Sch	Sep-23	$190,000	$162,400	-2%
15	Buckingham	Cumberland	VA	Rural	40	560	23225 E James And	Jun-23	$180,000		
							17534 E James And	Jan-24	$205,000	$185,440	-3%
16	Spotsylvania	Spotsylvania	VA	Rural	617	1252	9811 Deer Park	Jun-22	$455,000		
							8109 Newton	Mar-22	$450,000	$447,900	2%
17	Spotsylvania	Spotsylvania	VA	Rural	617	1020	13000 W Catharpian	Jun-22	$450,000		
							14207 Cedar Plant.	Jul-23	$473,800	$472,015	-5%
18	Spotsylvania	Spotsylvania	VA	Rural	617	1060	12819 Faulconers	Oct-23	$538,000		
							9811 Catharpin	Nov-23	$480,000	$508,753	5%
19	Spotsylvania	Spotsylvania	VA	Rural	617	395	11239 Chancellor M	Mar-23	$499,900		
							9651 Meadows	Jul-23	$515,000	$506,012	-1%
20	White House	Louisa	VA	Rural	20	1780	751 Chalklevel	Apr-24	$260,000		
							1404 Jefferson	May-24	$219,700	$249,140	4%
21	Watlington	S. Boston	VA	Suburban	20	250	112 Watlington	Jan-23	$230,000		
							1174 Loftis	Oct-22	$250,000	$226,313	2%
22	Endless Cave	New Market	VA	Rural	31	260	785 Craney Island	Dec-22	$299,900		
							146 Jackson	Sep-22	$285,000	$275,000	8%
23	Endless Cave	New Market	VA	Rural	31	300	939 Craney Island	Apr-23	$206,500		
							207 Center	Jul-23	$200,000	$198,500	4%

Matched Pair Comparable Stats

	MW	Avg. Distance
Average	260.22	820
Median	40.00	630
High	617.00	1,950
Low	20.00	250

23 Data Points

	Indicated Impact
Average	1%
Median	1%
High	8%
Low	-5%

The Matched Pairs includes 23 examples with impacts ranging from -5% to +8% with an average impact of +1% and a median impact of +1%.

The closest adjoining home is 250 feet and the range of solar projects range from 20 MW up to 617 MW.

The Matched Pair Analysis includes numerous examples and many were also supported with supporting broker data, which strengthens the reliability of these results. Furthermore, these results show a very similar breakdown of values to the Sale/Resale Analysis.

D. Broker Comments

From the research identified in the earlier section, I was able to identify and speak with the brokers identified below. The full comments provided by the brokers are shown in the market research, but the summary below shows that 6 of the 7 brokers who had sold a home adjoining a solar development identified no impact on property value. The one broker who identified a sale that was impacted outlined that the impact was due to damage to the surrounding roads during construction and would likely be cured once the project was complete and the roads repaired. This same broker confirmed a similar home that was closer to a solar project was not negatively impacted by that project.

#	Solar Farm	City	State	Area	MW	Approx Dist.	Tax ID/Address	Date	Sale Price	Impac	Broker
1	Walker-Corr.	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	$264,000	No	Alex Uminski, SRA
2	Walker-Corr.	Barhamsville	VA	Rural	20	510	5300 Barham	Apr-17	$358,000	No	Patrick McCrery
3	Solidago	Windsor	VA	Rural	20	610	17479 Courthouse	Dec-23	$555,000	No	Anna Boyer
4	Cavalier	Elberon	VA	Rural	20	850	6568 Beechland	Jun-24	$535,000	Yes	Anna Boyer
5	Powhatan	Powhatan	VA	Rural	5	885	4408 Old Buckingha	Mar-25	$834,000	No	Sanda Woodlief
6	Powhatan	Powhatan	VA	Rural	5	1085	4411 Old Buckingha	Apr-24	$705,000	No	Suzanne Cline
7	Endless Cave	New Market	VA	Rural	31.4	260	785 Craney Island	Dec-22	$299,900	No	Brian Ratliff

	MW	Avg. istance
Average	17.34	636
Median	20.00	610
High	31.40	###
Low	5.00	250

	Sale Price	Impact	
Average	$507,271	6	**NO**
Median	$535,000	1	**Yes**
High	$834,000	0	**Maybe**
Low	$264,000		

XI. Supporting Data

A. National Data

Matched Pair Summary

	Name	City	State	Acres	MW	Topo Shift	Adj. Uses By Acreage: Res	Ag	Ag/Res	Com/Ind	1 mile Radius (2020 Data): Population	Med. Income	Avg. Housing Unit
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	$37,358	$148,375
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	$40,936	$171,746
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	$106,550	$350,000
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	$35,057	$126,562
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	$79,114	$281,731
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	$43,940	$99,219
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	$75,000	$291,667
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	$63,678	$256,306
9	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	$70,158	$187,037
10	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	$61,115	$167,515
11	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	$36,439	$137,884
12	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	$81,022	$374,453
13	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	$105,714	$444,696
14	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	$111,562	$515,399
15	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	$78,417	$362,428
16	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	$92,346	$343,492
17	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	$76,155	$269,922
18	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	$51,002	$107,171
19	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	$80,773	$320,076
20	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	$58,688	$183,435
21	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	$60,037	$276,347
22	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	$47,208	$187,214
23	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	$46,839	$110,361
24	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	$63,652	$253,138
25	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	$81,081	$280,172
26	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	$80,997	$292,308
27	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	$51,410	$155,208
28	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	$84,426	$230,288
29	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	$50,355	$231,408
30	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	$46,867	$171,939
31	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	$59,627	$139,088
32	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	$41,574	$135,490
33	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	$38,919	$96,555
34	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	$36,737	$143,320
35	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	$90,909	$403,571
36	Spotyslvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	$120,861	$483,333
37	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	$43,179	$168,750
38	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	$50,000	$341,667
39	Hattiesburg	Hattiesburg	MS	400	50.00	N/A	10%	85%	5%	0%	1,065	$28,545	$129,921
40	Bremen	Bremen	IN	37	6.80	15	40%	60%	0%	0%	388	$62,855	$232,857
41	North Rock	Fulton	WI	472	50.00	N/A	3%	40%	57%	0%	236	$86,238	$370,062
42	Wood County	Saratoga	WI	1,200	150.00	N/A	N/A	N/A	N/A	N/A	187	$74,110	$204,545
43	Solidago	Isle of Wight	VA	193	20.00	N/A	N/A	N/A	N/A	N/A	62	$88,375	$312,500
44	Buckingham	Cumberland	VA	240	39.80	50	4%	6%	90%	0%	120	$59,445	$251,562
45	Crane	Burns City	IN	182	24.30	100	N/A	N/A	N/A	N/A	114	$68,227	$273,077
46	Kokomo 1	Kokomo	IN	83	5.40	5	30%	36%	0%	34%	8,656	$50,193	$168,723
47	White Tail 1	Mowersville	PA	135	13.50	20	2%	73%	25%	0%	254	$81,086	$354,297
48	Twiggs	Dry Branch	GA	N/A	200.00	N/A	N/A	N/A	N/A	N/A	15	$55,000	$50,000
49	Kings Bay	Kings Bay	GA	N/A	30.00	N/A	N/A	N/A	N/A	N/A	721	$102,293	$364,808
50	Dougherty	Albany	GA	N/A	120.00	N/A	N/A	N/A	N/A	N/A	30	$60,354	$204,167
51	Whitetail 2	St Thomas	PA	293	20.00	N/A	N/A	N/A	N/A	N/A	107	$85,844	$274,265
52	Elk Hill 1	Mercersburg	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	791	$72,722	$372,932
53	Elk Hill 2	Mercersburg	PA	N/A	15.00	N/A	N/A	N/A	N/A	N/A	454	$81,208	$484,672
54	Cottontail 1	York	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	1,495	$84,872	$315,508
55	Cottontail 2	York	PA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	707	$61,415	$383,896

Matched Pair Summary							Adj. Uses By Acreage				1 mile Radius (2020 Data)		
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit
56	Grazing Yak	Calhan	CO	272	35.00	N/A	0%	97%	3%	0%	40	$78,104	$623,214
57	San Luis Vlly	Hooper	CO	308	35.00	N/A	5%	95%	0%	0%	11	$59,164	$450,000
58	SR Jenkins	Ft. Lupton	CO	142	13.00	N/A	2%	90%	8%	0%	129	$114,961	$802,703
59	Big Horn 1	Pueblo	CO	2,760	240.00	N/A	0%	44%	2%	54%	20	$75,000	$400,000
60	Bison/Raw	Wellington	CO	1,160	52.00	N/A	0%	93%	7%	0%	0	$0	$0
61	Alamosa	Mosca	CO	163	30.00	N/A	0%	87%	13%	0%	7	$0	$0
62	Pioneer	Bennett	CO	611	110.00	N/A	3%	81%	16%	0%	67	$82,329	$497,991
63	Sandhill/SunE	Mosca	CO	N/A	10.00	N/A	N/A	N/A	N/A	N/A	4	$0	$0
64	Bellflower 1	Lewisville	IN	N/A	152.50	N/A	N/A	N/A	N/A	N/A	45	$78,261	$215,789
65	Riverstart	Winchester	IN	N/A	200.00	N/A	N/A	N/A	N/A	N/A	47	$75,000	$169,565
66	Mustang	Robbins	NC	50	5.00	N/A	N/A	N/A	N/A	N/A	941	$54,430	$369,398
67	North Star	North Branch	MN	1,099	100.00	N/A	18%	73%	7%	2%	218	$119,700	$323,413
68	Logansport	Logansport	IN	N/A	6.80	N/A	N/A	N/A	N/A	N/A	4,534	$51,694	$122,099
69	Anderson 6	Anderson	IN	N/A	6.80	N/A	N/A	N/A	N/A	N/A	736	$77,343	$181,635
70	Dunns Brdge	Wheatfield	IN	N/A	435.00	N/A	N/A	N/A	N/A	N/A	208	$71,098	$203,986
71	Bedford	Chesapeake	VA	N/A	70.00	N/A	N/A	N/A	N/A	N/A	993	$127,047	$509,365
72	Mt. Olive Crk	Russell Spr	KY	421	60.00	N/A	N/A	N/A	N/A	N/A	149	$60,646	$152,778
73	EW Brown	Harrodsburg	KY	50	10.00	N/A	3%	44%	29%	25%	182	$68,772	$294,444
74	Logan Cnty	Russellville	KY	1,100	173.00	N/A	N/A	N/A	N/A	N/A	177	$54,545	$284,459
75	Bluebird	La France	SC	N/A	3.00	N/A	N/A	N/A	N/A	N/A	634	$81,446	$302,527
76	Centerfield	Chesterfield	SC	N/A	75.00	N/A	N/A	N/A	N/A	N/A	248	$51,170	$91,364
77	Harts Mill	Tarboro	NC	N/A	80.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
78	Lenoir	Kinston	NC	N/A	5.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
79	Tate	Castalia	NC	N/A	5.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
80	Hardin	Alger	OH	N/A	150.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
81	Hillcrest	Mt Orab	OH	N/A	200.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
82	Powhatan	Powhatan	VA	89	5.00	50	23%	77%	N/A	N/A	280	$98,856	$427,604
83	Watlington	S. Boston	VA	N/A	20.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
84	Endless Cave	New Market	VA	324	31.40	100	15%	27%	51%	7%	247	$72,180	$377,872
	Average			419	56.75	36	19%	56%	20%	7%	1,026	$67,106	$266,503
	Median			182	20.00	20	13%	63%	8%	0%	347	$68,500	$263,114
	High			3,500	617.00	160	98%	98%	94%	54%	8,656	$127,047	$802,703
	Low			35	3.00	0	0%	0%	0%	0%	0	$0	$0

From these 84 solar developments I have identified with 35 Sale/Resale data points, 162 matched pairs, and 45 broker comments as summarized below.

Sale/Resale Comparable Stats

	MW	Avg. Distance
Average	58.11	633
Median	20.00	375
High	200.00	2,000
Low	2.00	150

35 Data Points

	Indicated Impact
Average	4%
Median	4%
High	15%
Low	-6%

Matched Pair Comparable Stats

	MW	Avg. Distance
Average	61.66	531
Median	14.00	400
High	617.00	1,950
Low	2.00	135

165 Data Points

	Indicated Impact
Average	1%
Median	0%
High	12%
Low	-10%

Broker Comment Breakdown

	MW	Avg. Distance
Average	49.16	553
Median	20.00	440
High	435.00	2,200
Low	2.00	105

53 Data Points

	Sale Price	Impact
Average	$319,351	52 **NO**
Median	$264,000	1 **Yes**
High	$835,000	0 **Maybe**
Low	$94,000	

XII. Distance Between Homes and Panels

I have measured distances at matched pairs as close as 105 feet between panel and home to show no impact on value. This measurement goes from the closest point on the home to the closest solar panel. This is a strong indication that at this distance there is no impact on adjoining homes.

However, in tracking other approved solar farms, I have found that it is common for there to be homes within 100 to 150 feet of solar panels. Given the visual barriers in the form of privacy fencing or landscaping, there is no sign of negative impact.

I have also tracked a number of locations where solar panels are between 50 and 100 feet of single-family homes. In these cases the landscaping is typically a double row of more mature evergreens at time of planting. There are many examples of solar farms with one or two homes closer than 100-feet, but most of the adjoining homes are further than that distance.

XIII. Topography

As shown on the summary charts for the solar farms, I have been identifying the topographic shifts across the solar farms considered. Differences in topography can impact visibility of the panels, though typically this results in distant views of panels as opposed to up close views. The topography noted for solar farms showing no impact on adjoining home values range from as much as 160-foot shifts across the project. Given that appearance is the only factor of concern and that distance plus landscape buffering typically addresses up close views, this leaves a number of potentially distant views of panels. I specifically note that in Crittenden in KY there are distant views of panels from the adjoining homes that showed no impact on value.

General rolling terrain with some distant solar panel views are showing no impact on adjoining property value.

XIV. Potential Impacts During Construction

Any development of a site will have a certain amount of construction, whether it is for a commercial agricultural use such as large-scale poultry operations or a new residential subdivision. Construction will be temporary and consistent with other development uses of the land and in fact dust from the construction will likely be less than most other construction projects given the minimal grading. I would not anticipate any impacts on property value due to construction on the site.

I note that in the matched pairs that I have included there have been a number of home sales that happened after a solar farm was approved but before the solar farm was built showing no impact on property value. Therefore the anticipated construction had no impact as shown by that data.

I did have one broker comment in VA regarding a home sale near a solar project that she believed was negatively impacted during construction due to damage to the roads during construction. That broker indicated that once the project was complete and the roads repaired that she believed the impact would be cured.

XV. Scope of Research

I have researched over 1,000 solar farms and sites on which solar farms are existing and proposed in Ohio, Virginia, Illinois, Tennessee, North Carolina, Kentucky as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

Percentage By Adjoining Acreage

	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	19%	53%	20%	2%	6%	887	344	91%	8%
Median	11%	56%	11%	0%	0%	708	218	100%	0%
High	100%	100%	100%	93%	98%	5,210	4,670	100%	98%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

Res = Residential, Ag = Agriculture, Com = Commercial

Total Solar Farms Considered: 705

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provide a more complete picture of the neighboring properties.

Percentage By Number of Parcels Adjoining

	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	61%	24%	9%	2%	4%	887	344	93%	6%
Median	65%	19%	5%	0%	0%	708	218	100%	0%
High	100%	100%	100%	60%	78%	5,210	4,670	105%	78%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

Res = Residential, Ag = Agriculture, Com = Commercial

Total Solar Farms Considered: 705

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.

XVI. Specific Factors Related To Impacts on Value

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow a hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

A solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development and even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no odor.

3. Noise

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. Even less sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar farms are adjoining elementary, middle and high schools as well as churches and subdivisions. I note that one of the solar farms in this report not only adjoins

a church, but is actually located on land owned by the church. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.









The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 "Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities

are considered desirable features, particularly for residential properties." Dr. Bell continues on Page 147 that "View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or covenants, conditions, and restrictions (CC&Rs), although such protections are relatively uncommon as a practical matter. The market often assigns significant value to desirable views irrespective of whether or not such views are protected by law."

Dr. Bell concludes that a view enhances adjacent property, even if the adjacent property has no legal right to that view. He then discusses a "borrowed" view where a home may enjoy a good view of vacant land or property beyond with a reasonable expectation that the view might be partly or completely obstructed upon development of the adjoining land. He follows that with "This same concept applies to potentially undesirable views of a new development when the development conforms to applicable zoning and other regulations. Arguing value diminution in such cases is difficult, since the possible development of the offending property should have been known." In other words, if there is an allowable development on the site then arguing value diminution with such a development would be difficult. This further extends to developing the site with alternative uses that are less impactful on the view than currently allowed uses.

This gets back to the point that if a property has development rights and could currently be developed in such a way that removes the viewshed such as a residential subdivision, then a less intrusive use such as a solar farm that is easily screened by landscaping would not have a greater impact on the viewshed of any perceived value adjoining properties claim for viewshed. Essentially, if there are more impactful uses currently allowed, then how can you claim damages for a less impactful use.

XVII. Conclusion

The Sale/Resale and Matched Pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land at the distances noted. Most of the projects identified used landscaping screens as part of the development, though there were a number of exceptions even with homes in close proximity to the solar project. However, the bulk of the data shows landscaping screens where homes are within 900 feet of solar panels.

The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the Southeast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Virginia.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is no traffic.

XVIII. Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;

5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;

6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;

7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;

8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;

10. I have not made a personal inspection of the property that is the subject of this report, and;

11. No one provided significant real property appraisal assistance to the person signing this certification.

12. As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute;

13. I have not completed any other appraisal related assignments regarding this project within the three years prior to engagement in this current assignment.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.





Richard C. Kirkland, Jr., MAI, ARA
State Certified General Appraiser





Nicholas D. Kirkland
State Certified General Appraiser #A8662
VA Certified General Appraiser #4001018168

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Professional Experience

Kirkland Appraisals, LLC, Raleigh, N.C. — 2003 – Present
Commercial appraiser

Hester & Company, Raleigh, N.C.
Commercial appraiser — 1996 – 2003

Professional Affiliations

MAI (Member, Appraisal Institute) designation #11796 — 2001
ARA (American Society of Farm Managers and Rural Appraisers) — 2025
NC State Certified General Appraiser # A4359 — 1999
VA State Certified General Appraiser # 4001017291
SC State Certified General Appraiser # 6209
KY State Certified General Appraiser # 5522
TN State Certified General Appraiser # 6240
FL State Certified General Appraiser # RZ3950
GA State Certified General Appraiser # 321885
MI State Certified General Appraiser # 1201076620
PA State Certified General Appraiser # GA004598
OH State Certified General Appraiser # 2021008689
IN State Certified General Appraiser # CG42100052
IL State Certified General Appraiser # 553.002633
LA State Certified General Appraiser # APR.05049-CGA
TX State Certified General Appraiser # 1380528 G
ND State Certified General Appraiser # CG-224129
OR State Certified General Appraiser # C001665

Education

Bachelor of Arts in English, University of North Carolina, Chapel Hill — 1993

Continuing Education

Valuation of Residential Solar	2025
Fair Housing Bias and Discrimination	2025
The Cost Approach	2025
Uncovering and Valuing Current Luxury Home Trends	2025
Uniform Standards of Professional Appraisal Practice Update	2024
ASFMRA Integrated Approaches to Value (A360)	2024
ASFMRA Best in Business Ethics	2023
Appraising Natural Resources Series – Oil, Gas & Minerals	2023
Appraisal of Industrial and Flex Buildings	2023
Commercial Land Valuation	2023
Fair Housing, Bias and Discrimination	2023

Pennsylvania State Mandated Law for Appraisers	2023
What NOT to Do (NCDOT Course)	2023
The Income Approach – A Scope of Work Decision	2023
Valuation of Residential Solar	2022
Introduction to Commercial Appraisal Review	2022
Residential Property Measurement and ANSI	2022
Business Practices and Ethics	2022
Uniform Standards of Professional Appraisal Practice Update	2022
Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Florida Appraisal Laws and Regulations	2020
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2019
The Cost Approach	2019
Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002

Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

8.7 Community Meeting Summary

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Richmond, VA 23230

Valley Solar Community Meeting Summary

09/29/2025

A community meeting was held on Monday, October 29th, 2025, at 6pm for the Valley Solar Project. The meeting was held at the Horizons Edge Sports Campus which is roughly two (2) miles East of the proposed project location. Property owners within a one-mile radius of the project parcel were notified by first class mail. Per the Rockingham County Code of Ordinances, the meeting gave attendees the opportunity to review application materials, ask questions, and provide feedback. Project maps and materials were on display along with informational flyers and a binder containing the proposed application materials. The meeting was attended by approximately 15 guests. Attendees included Rockingham County planning staff, District 2 Supervisor Sallie Wolfe-Garrison, adjacent and nearby neighbors of the proposed project, Students from James Madison University, and other supporters of renewable energy in the community

Included below is a summary of the topics discussed at the community meeting, the community meeting sign in sheet, and the invitation that was mailed to landowners within 1 mile of the project.

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Below is a summary of the discussions held, and input received at the community meeting.

1. Are you able to add an entrance off Kratzer Road?

- The location shown was preliminarily chosen by Engineers from the Timmons Group.
- The location will be reviewed by VDOT as part of the application review process.
- VDOT reviewed the entrance location during the pre-application meeting and did not have any concerns at that time.

2. Is this project being built as part of the industrial park nearby?

- This project is not associated with the industrial park, or any other development in the county.
- The distribution level power generation from this project will help to offset the rising power demand from new industrial / manufacturing uses in the area.

3. How big is the project / how much land is needed?

- The project parcel totals 112.97 acres.
- The proposed fenced area is less than 20 acres.

4. How long will the project last?

- The life of the project will have an operational lifetime of approximately 40 years.

5. What happens at the end of the project's life?

- As a condition of project permitting, a decommissioning bond or other form of financial security will be established to ensure timely removal of the project.
- Upon removal of the equipment, the land will be returned to the landowner for whatever use they see fit.

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6. How are you managing the possible sinkholes nearby?

- CEP and The Timmons Group (the project engineering consultant) have conducted thorough desktop level diligence to determine the potential location of sinkholes. The locations will be verified by geotechnical evaluation and electrical resistivity tomography testing. The project plans to avoid and buffer from all sinkholes.

7. Will there be any runoff?

- The project will be designed to manage and prevent any runoff on site. The final site design of the project will be held to a stringent stormwater management and erosion control permitting process at both the county and state levels.

8. What vegetation will you be planting?

- A vegetative buffer will be planted to screen the project. The project will use a “solar seed mix blend” for the panel area which includes fast growing grasses to secure soil stability and native and naturalized pollinators. The other areas of the project will be seeded with a native pollinator mix.

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2.1 Community Meeting Invitation

COMMUNITY MEETING

MONDAY, SEPTEMBER 29, 2025 | 6-8 PM

Horizons Edge - Indoor Turf Field

325 Cornerstone Dr, Harrisonburg, VA 22802



CEP Solar will be hosting a community meeting for **Valley Solar** to discuss the project with local landowners and other stakeholders. The project will be located at 2494 Kratzer Road in Rockingham County (Tax Map #94-A-99B). It will add up to 5MW of electrical capacity to the local grid. The estimated project area is roughly 20 acres.

You are invited to attend, and your feedback and questions are appreciated.

CEPSOLAR
COMMONWEALTH ENERGY PARTNERS

CEPSOLAR

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Richmond, VA 23220



SCAN ME

Contact Us

For questions, please contact:
Paul Cozens, Project Manager
paul.cozens@cepsolar.com
804-789-4040 ext. 715

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2.2 Community Meeting Sign-in Sheet

Welcome to the Valley Solar Community Meeting

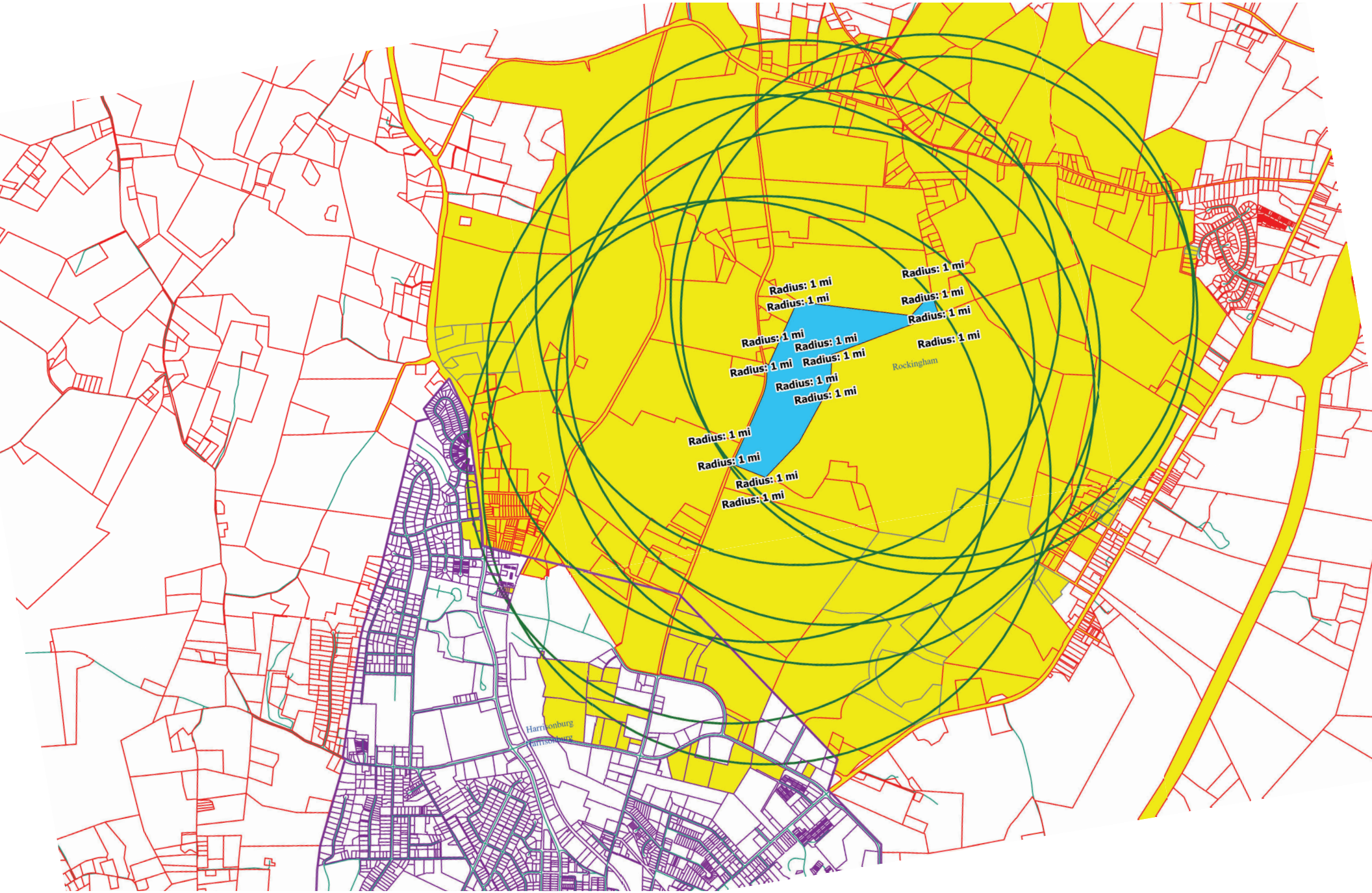
Please sign in below:

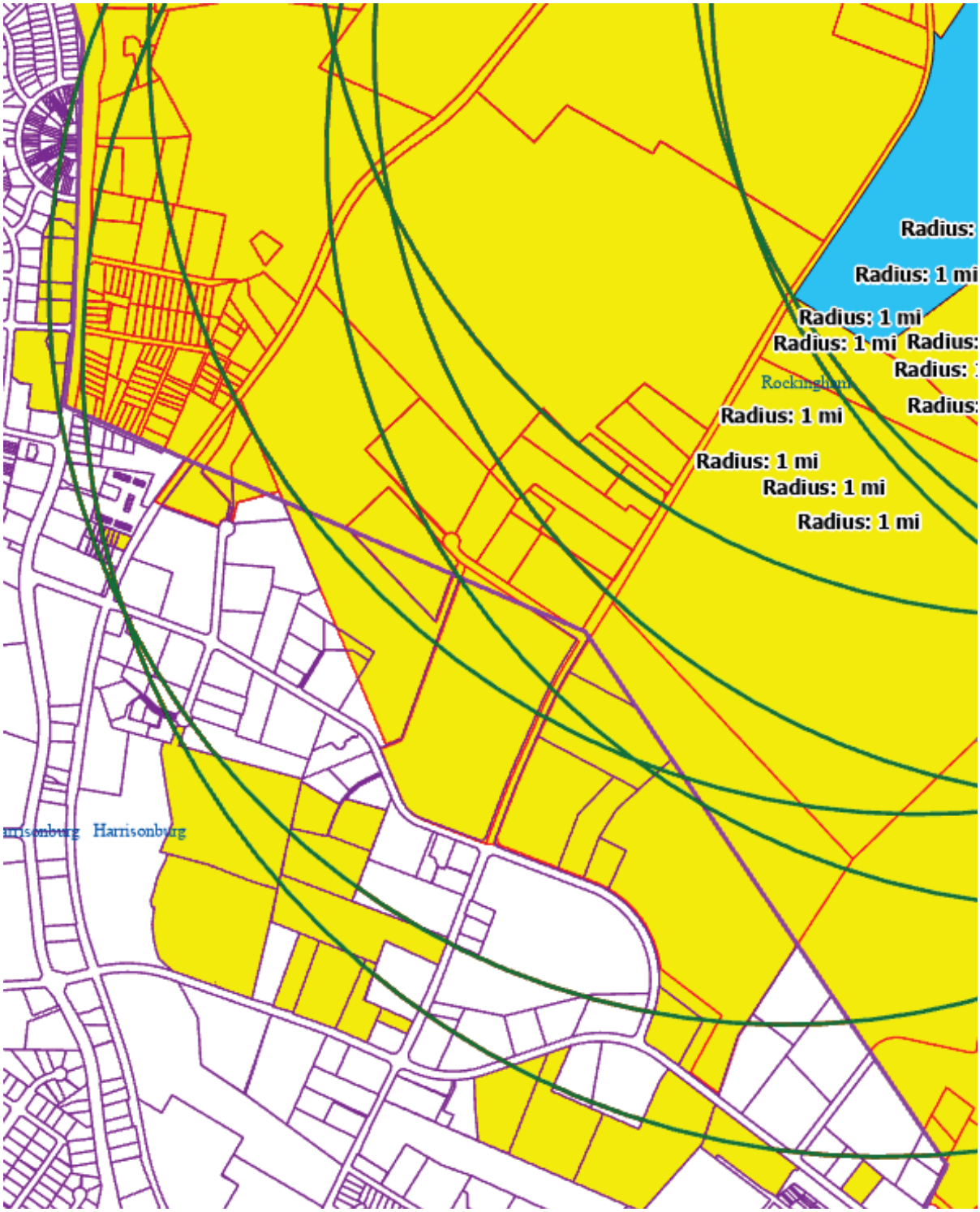
Name	Address	Phone	Email	Preferred Method of Contact
Daniel Barnett	20 E. Gay St. Harrisonburg VA	540-578-1120	DBarnett@Rockinghamcountyva.com	email
Ronald & Sherry Shoaltter	5141 Cromer Rd H'burg		sherryshow@aol.com	email
Everett B.	Renew Rockton	—	—	
Michael D Poff	Peaceful Rockingham Ln	540-705-4028		
MJ Gallup	JMU Student	252-702-3672	gallupmj@dukes.jmu.edu	email
Bill Howe	2090 Tailor Dr Rockingham 22801	201-983-3474	WmHowe@Yahoo.com	email
Dallie Wolfgang	R'ham County	540.688.8082	on record	
Jonathan Miles	Albemarle County	—	Milesjj@jmu.edu	
Osiah Dosamantes	JMU Student	757-966-8909	dosamantesosiah@gmail	
Amanda Eckhoff	JMU	9199318735	eckhofax@dukes.jmu.edu	email
Kendall McCurrach	JMU	804-972-0784	kgmmcc13@gmail.com	Email
Bruce Wiggins	JMV		wigginba@jmu.edu	"
Pete Bsumek	220 N 4 Ave		pkbsumek@gmail.com	email

CAAV

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2.3 Exhibit and mailing list for property owners within 1 mile of project parcel


Radius: 1 mi
Radius: 1 mi
Radius: 1 mi
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Harrisonburg

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Rockingham County Parcels

Tax Map Number	Name	Address	City	State	Zip
94-A-124A	ALEXANDER DONALD LEE	791 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95C-4-8	ALLEN LANDON R & TABITHA N	3029 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94B-2-5	AMAYA ZELAYA JUAN C & KIMBERLY ANN MITCHELL	1115 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-6	AMAYA ZELAYA JUAN C & KIMBERLY ANN MITCHELL	1115 HAMLET DR	ROCKINGHAM	VA	22802
94-1-1A	AMERIGAS PROPANE L P	PO BOX 798	VALLEY FORGE	PA	19482
94-1-1	AMERIGAS PROPANE LP	460 NORTH GULPH RD	KING OF PRUSSIA	PA	19406
79-6-3F	ARBOGAST MICHAEL L & LISA M	1880 IRISH PATH	ROCKINGHAM	VA	22802
95-A-2A	ARBOGAST SHAWN M	1330 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-2A3	ARMENTROUT DOUGLAS W JR & RHONDA ROACH	4733 TURTLE LN	ROCKINGHAM	VA	22802
94-A-37A	ARMENTROUT LUTHER C & DORIS JEAN	1866 LILAC LN	ROCKINGHAM	VA	22802
94B-3-1	ARMENTROUT LUTHER C & DORIS JEAN	1866 LILAC LN	ROCKINGHAM	VA	22802
79-5-4A	ARMSTRONG CAROLYN C & LINDA C FULK	16314 NEW MARKET RD	TIMBERVILLE	VA	22853
95C-4-5	ARMSTRONG WILLIAM H & MARISSA G	2927 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-4-6	ARMSTRONG WILLIAM H & MARISSA G	2927 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-4-7	ARMSTRONG WILLIAM H & MARISSA G	2927 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-101A1	AT & T COMMUNICATION OF VA INC	PO BOX 1329	MORRISTOWN	NJ	07962
94-A-101A	AT & T COMMUNICATIONS OF VA INC	PO BOX 1329	MORRISTOWN	NJ	07962
94-A-91	B & A GROUP LLC	1206 TULIP TER	ROCKINGHAM	VA	22801
94-A-91B	B & A GROUP LLC	1206 TULIP TER	ROCKINGHAM	VA	22801
95-9-1B	B & A GROUP LLC	1206 TULIP TER	ROCKINGHAM	VA	22801
95B-1-4	BAILEY JAMES F JR & MILDRED A	626 GRAVELS RD	ROCKINGHAM	VA	22802
94B-4-7	BAKER ELIZABETH AND DOUGLAS M JR & KAY F MOWBRAY	992 HARMAN RD	ROCKINGHAM	VA	22802
95B-A-9	BAKER EVERETTE C & NANCY R	829 GRAVELS RD	ROCKINGHAM	VA	22802
94B-5-29	BAKER WANDA B	1125 HARMAN RD	ROCKINGHAM	VA	22802
94B-5-30	BAKER WANDA B	1125 HARMAN RD	ROCKINGHAM	VA	22802
94B-5-27	BAKER WANDA D	1125 HARMAN RD	ROCKINGHAM	VA	22802
94B-5-28	BAKER WANDA D	1125 HARMAN RD	ROCKINGHAM	VA	22802
94-A-94	BARAHONA CARLOS E LOBO & KENIA AYALA ESPINOZA	6186 BOARD WOODS LN	ROCKINGHAM	VA	22802
94-A-95	BARAHONA CARLOS E LOBO & KENIA AYALA ESPINOZA	761 ELMWOOD DR	HARRISONBURG	VA	22801
94B-1-10	BECHLER DAVID A & BRENDA K	2720 SUNSHINE CT	ROCKINGHAM	VA	22802
94B-1-11	BECHLER DAVID A & BRENDA K	2720 SUNSHINE CT	ROCKINGHAM	VA	22802
94-A-22	BENDER ERIC K & LUANN M JT REV TRUST	2941 HARPINE HWY	ROCKINGHAM	VA	22801
94-A-23	BENDER ERIC K & LUANN M JT REV TRUST	2941 HARPINE HWY	ROCKINGHAM	VA	22801
79-5-4	BIBLE RHONDA A	2078 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-5A2	BLACKWAY ADAM R	3037 TWIN OAKS DR	ROCKINGHAM	VA	22802
95C-10-12	BLAKELY JAMES A & KRISTINA H	134 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-5-19	BOTKIN ROLAND T	1160 SHARON LN	HARRISONBURG	VA	22802
94B-5-20	BOTKIN ROLAND T	1160 SHARON LN	HARRISONBURG	VA	22802
94-A-112E	BRITTON CINDY L	1921 GRAVELS RD	ROCKINGHAM	VA	22802
79-6-2A1	BROWN SANDRA W	4927 INDIAN RIDGE LN	ROCKINGHAM	VA	22802
79-A-121A	BURRUSS CHARLES W & PATRICIA R LIFE ESTATE	1976 IRISH PATH	ROCKINGHAM	VA	22802
94B-1-1	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-1-2	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-1-3	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-1-4	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94B-1-5	C D FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
95B-1-1	CABRERA ROMERO ROSA E	690 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-5	CALABAZA LLC	3861 SINGERS GLEN RD	ROCKINGHAM	VA	22802
95-A-60	CAMP DARBY LLC	420 NEFF AVE STE 215	HARRISONBURG	VA	22801
94B-2-10	CASTILLO ROY ADALITH & EDITH ESTHER	1135 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-9	CASTILLO ROY ADALITH & EDITH ESTHER	1135 HAMLET DR	ROCKINGHAM	VA	22802
95-3-1B	CAVE DAVID R	555 GRAVELS RD	ROCKINGHAM	VA	22802
94B-5-1	CD FAMILY PROPERTIES LLC	129 WINDY KNOLL DR	ROCKINGHAM	VA	22801
95B-A-11	CHANDLER WENDELL HOWARD & BETTY	787 GRAVELS RD	ROCKINGHAM	VA	22802
94B-5-10	CHURCH-SOUTH CONGREGATION OF JEHOVAHS WITNESSES	1766 HARPINE HWY	ROCKINGHAM	VA	22801
94-A-122	CLARK MILLARD D	1376 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-102	COFFMAN FARMS INC	2988 KRATZER RD	ROCKINGHAM	VA	22802
94-A-102B	COFFMAN JANE F LIFE ESTATE	2988 KRATZER RD	ROCKINGHAM	VA	22802
94-A-100	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM	VA	22802
94-A-103	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM	VA	22802
94-A-99A	COFFMAN POULTRY FARM INC	2881 KRATZER RD	ROCKINGHAM	VA	22802
95C-10-7	COMBS MICHAEL J & ANGELA D	3166 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-7-6	CONLEY CURTIS W & DEBORAH H CONLEY	1580 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-10	CONLEY LYDIA PIRKEY	1048 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-111C	CONMAT PROPERTIES L C	PO BOX 1347	HARRISONBURG	VA	22803
94-A-111	CONMAT PROPERTIES LC	PO BOX 1347	HARRISONBURG	VA	22803
94-A-111B	CONMAT PROPERTIES LC	PO BOX 1347	HARRISONBURG	VA	22803
94-A-89	CONSOLIDATED PROPERTIES L L C	PO BOX 1347	HARRISONBURG	VA	22803
94-A-89B	CONSOLIDATED PROPERTIES L L C	PO BOX 1347	HARRISONBURG	VA	22803
94-A-128A	CONTENTMENT INC	2811 PEACEFUL LN	ROCKINGHAM	VA	22802
94-7-6A	COOK RONALD W & DEBORAH D	4819 TRIPLE RIDGE LN	ROCKINGHAM	VA	22802
95-A-8	COPPERPEN L C	716 N MAIN ST	HARRISONBURG	VA	22802
79-11-1	CRIDER LORETTA H	3988 KRATZER RD	ROCKINGHAM	VA	22802
94-A-5D	CROWN COMMUNICATION INC	4017 WASHINGTON RD	CANONSBURG	PA	15317
94-8-1	DATTOLO VINCENZO	84 PLEASANT VALLEY RD	HARRISONBURG	VA	22801
95C-1-27	DAVIS WILMALEA R	1750 PEAR ST APT A	HARRISONBURG	VA	22801
79-A-110A	DEAN DAVID A & CORA E	2103 TEDDY BEAR TRL	ROCKINGHAM	VA	22802
94-A-34B	DEAN KAREN E & KENTON E & DOUGLAS A & KIMBERLY A YODER	1110 HAMLET DR	ROCKINGHAM	VA	22802
79-6-4C	DEAN YALE VINCENT	1919 IRISH PATH	ROCKINGHAM	VA	22802
79-6-4F	DEAN YALE VINCENT	1919 IRISH PATH	ROCKINGHAM	VA	22802
95B-A-4	DEAVERS HENRY G JR	921 GRAVELS RD	ROCKINGHAM	VA	22802

94-A-116	DEAVERS JANET & HENRY (BY DESCENT)	1511 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-117	DEAVERS JANET L	1511 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-118	DEMASTUS ERIC	1973 IRISH PATH	ROCKINGHAM	VA	22802
79-A-119	DEMASTUS ERIC	1973 IRISH PATH	ROCKINGHAM	VA	22802
95B-A-8	DEPUTY PEGGY E	849 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-110A	DIMARCHI-MURPHY CANDICE	375 OAKWOOD DR	ROCKINGHAM	VA	22801
95C-10-1	DIRSCHERL DAMIAN B & LINDA R	3189 WINDY HTS LN	ROCKINGHAM	VA	22802
95C-4-1	DONOVAN EDWARD L & MARLENE GNAGEY	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-4-2	DONOVAN EDWARD L & MARLENE GNAGEY	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-4-3	DONOVAN EDWARD L & MARLENE GNAGEY	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-4-4	DONOVAN EDWARD L & MARLENE GNAGEY	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-1-22	DONOVAN EDWARD L & MARLENE K GNAGEY & REYNOLDS KENNETH G	2794 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-1-23A	DOVE RICHARD E	720 WYNDHAM WOODS CIR	HARRISONBURG	VA	22801
94-A-3	EMSWILER B FRANKLIN & LUELLA G	2998 HARPINE HWY	ROCKINGHAM	VA	22802
79-A-113	EMSWILER CLOYD S JR & SANDRA B	8687 GOODS MILL RD	MCGAHEYSVILLE	VA	22840
94-7-3	ESTAD BETTY J	1582 GRAVELS RD	ROCKINGHAM	VA	22802
95B-1-5	ESTEP KRISTIN H	614 GRAVELS RD	ROCKINGHAM	VA	22802
95B-A-10	FARRIS MATTHEW S	821 GRAVELS RD	ROCKINGHAM	VA	22802
95C-10-8	FITZGERALD PATRICK K & DURAND PAULA M	3136 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-10-8	FITZGERALD PATRICK K & DURAND PAULA M	3136 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-111A	FOLTZ JOEY WAYNE	324 ROCKY MTN LN	NEW MARKET	VA	22844
79-6-4G1	FORRY KEVIN J & KENDRA R	2078 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-89A	FRIENDSHIP INDUSTRIES INC	801 FRIENDSHIP DR	HARRISONBURG	VA	22802
94-A-88	FRIENDSHIP PROPERTY PARTNERS LLC	3020 JOHN WAYLAND HWY	DAYTON	VA	22821
94-A-88B	FRIENDSHIP PROPERTY PARTNERS LLC	3020 JOHN WAYLAND HWY	DAYTON	VA	22821
94B-5-39	FULK CHARLOTTE H CLATTERBUCK	2320 MAPLE DR	ROCKINGHAM	VA	22802
94B-5-40	FULK CHARLOTTE H CLATTERBUCK	2320 MAPLE DR	ROCKINGHAM	VA	22802
94-A-107	FULK JONATHAN	848 INGLENOOK LN	LONGS	SC	29568
94-A-5A4	FULL CIRCLE CHURCH OF HARRISONBURG	3004 TWIN OAKS DR	ROCKINGHAM	VA	22802
94B-5-13	GARCIA LANDERO MARIA MAGDALENA	1175 HARMAN RD	ROCKINGHAM	VA	22802
94-7-4	GENTRY RONALD J & TRACEY A	1548 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-123	GENTRY TREVOR	900 SHIRTTAIL ALY	ROCKINGHAM	VA	22802
94B-3-3	GIBSON JEAN & DOUGLAS A PHILLIPS	1834 LILAC LN	ROCKINGHAM	VA	22802
95C-1-24	GLENN NATHANAEL Q & TAMMY J	100 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-A-32	GONZOL DAVID J & KAREN F LIFE ESTATE	1130 HAMLET DR	ROCKINGHAM	VA	22802
94-A-33	GONZOL DAVID J & KAREN F LIFE ESTATE	1130 HAMLET DR	ROCKINGHAM	VA	22802
79-A-122	GOOD BOBBY A & LORRAINE B	2600 RISING ROCK CT	ROCKINGHAM	VA	22802
79-A-114	GREAVER TERRY D	1869 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-114A	GREAVER TERRY D	1869 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-107	GREENAWALT THEODORE L & KIMBERLEE S	4291 KRATZER RD	ROCKINGHAM	VA	22802
94-A-108	GREYWOLF DALE G & FULK JONATHAN TURNER	2293 PULSES HILL LN	ROCKINGHAM	VA	22802
95E-6-50	GRIMSBY GREGORY WALTER & GRIMSBY RACHEL LEIGH-MALLORY	4055 ROMNEY CT	ROCKINGHAM	VA	22802
79-12-1	GTP INVESTMENT PROPERTIES LLC	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
79-12-2	GTP INVESTMENT PROPERTIES LLC	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-112G	GTP INVESTMENT PROPERTIES LLC	1249 SHIRTTALE ALLEY	ROCKINGHAM	VA	22802
94-A-112G1	GTP INVESTMENT PROPERTIES LLC	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
79-A-104B	GUS LLC	PO BOX 228	HINTON	VA	22831
95C-4-11	GUY ELIZABETH M E	235 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-A-112C	GUZMAN HERNANDEZ KENY OMAR	199 CHESTNUT RIDGE APT C	HARRISONBURG	VA	22801
94-A-114	GUZMAN HERNANDEZ KENY OMAR	199 CHESTNUT RIDGE APT C	HARRISONBURG	VA	22801
95B-A-6	HALOSKEY ROBERT M	893 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-124B	HARMAN TIMMY L & CYNTHIA L	745 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-124C	HARMAN TIMMY L & CYNTHIA L	745 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95-6-12A	HARPINE LARRY STEPHEN LIFE ESTATE	386 ESSEX ST	BROADWAY	VA	22815
95C-1-22E	HARPINE LARRY STEPHEN LIFE ESTATE	386 ESSEX ST	BROADWAY	VA	22815
95C-1-22E	HARPINE LARRY STEPHEN LIFE ESTATE	386 ESSEX ST	BROADWAY	VA	22815
94B-2-7	HARRISON DANIEL S	1125 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-8	HARRISON DANIEL S	1125 HAMLET DR	ROCKINGHAM	VA	22802
999-A-9	HARRISONBURG CITY PARCELS	409 S MAIN ST	HARRISONBURG	VA	22801
95-3-4A	HARTMAN CHARLES W & JUDITH W	637 GRAVELS RD	ROCKINGHAM	VA	22802
95C-4-9	HASSLER SHAWN L & BETTY ANN	3063 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-5C2	HEATWOLE BENJAMIN L & LAVONNE M	3190 WITS END WAY	ROCKINGHAM	VA	22802
94B-2-13	HEATWOLE CONRAD D & MARY JANE	3351 HILL GAP RD	BRIDGEWATER	VA	22812
94B-2-14	HEATWOLE CONRAD D & MARY JANE	3351 HILL GAP RD	BRIDGEWATER	VA	22812
94B-2-15	HEATWOLE CONRAD D & MARY JANE	3351 HILL GAP RD	BRIDGEWATER	VA	22812
94B-2-16	HEATWOLE CONRAD D & MARY JANE	3351 HILL GAP RD	BRIDGEWATER	VA	22812
79-A-120A	HELMUTH JOSHUA I & HOPE N	3093 HILLGAP RD	BRIDGEWATER	VA	22812
79-A-120	HELMUTH MARK & RETHA	2033 IRISH PATH	ROCKINGHAM	VA	22802
95C-1-24B	HENSLEY DAMIAN P	2527 HARPINE HWY	ROCKINGHAM	VA	22802
79-5-1	HENSLEY LEWIS A & ROSALEA	2152 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-37B	HERNANDEZ OVIEDO JOSUE N	1850 LILAC LN	ROCKINGHAM	VA	22802
94B-3-2	HERNANDEZ OVIEDO JOSUE N	1850 LILAC LN	ROCKINGHAM	VA	22802
95C-4-7A	HERSHBERGER KEITH L	3011 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94B-5-25	HERSHBERGER JAMES L & ANN K	5647 WENGERS MILL RD	LINVILLE	VA	22834
94B-5-26	HERSHBERGER JAMES L & ANN K	5647 WENGERS MILL RD	LINVILLE	VA	22834
94-6-7	HERTZLER LOWELL T & BETTY J	2895 CEDAR HILL DR	ROCKINGHAM	VA	22802
94B-5-42	HERTZLER SHELBY T & JODI NISLY HERTZLER	2300 MAPLE DR	ROCKINGHAM	VA	22802
95-A-21	HIGGS GARY W	776 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-20	HIGGS GARY W & MARY R HIGGS	776 GRAVELS RD	ROCKINGHAM	VA	22802
95-2-D1	HIGGS MYRTLE V & HERSHEL G	776 GRAVELS RD	ROCKINGHAM	VA	22802
80-6-1B	HOLLORAN JOHN C & ANNETTE M	1783 HAMMOCK DR	FERNANDINA	FL	32034
95-A-2	HUFFMAN DOUGLAS A	1376 GRAVELS RD	ROCKINGHAM	VA	22802

94-A-26	HULL JACOB F & AMY R	1150 HAMLET DR	ROCKINGHAM	VA	22802
94-A-31	HULL JACOB F & AMY R	1150 HAMLET DR	ROCKINGHAM	VA	22802
79-6-4	HUTCHINSON DANIEL W & KELSI N	1856 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-110	IGLESIA FAMILIAR ELYON INC	70 S HIGH ST	HARRISONBURG	VA	22801
94-A-131	INGLEWOOD FARMS INC	2811 PEACEFUL LN	ROCKINGHAM	VA	22802
94-A-88A	INTERNATIONAL SEASONING INC	1711 N LIBERTY ST	HARRISONBURG	VA	22802
94-A-5C1A	JACOB ROBERT W & CHARLENE A	3000 WITS END WAY	ROCKINGHAM	VA	22802
95-A-5	JEBS ESTATES LLC	4490 N VALLEY PIKE	HARRISONBURG	VA	22802
95-A-6	JEBS ESTATES LLC	4490 N VALLEY PIKE	HARRISONBURG	VA	22802
95-A-7	JEBS ESTATES LLC	4490 N VALLEY PIKE	HARRISONBURG	VA	22802
95-6-12	JEWELL-LOUDERBACK	74 JEWELL ST	ROCKINGHAM	VA	22802
79-6-4A	JOHNSON RONALD E	1784 GRAVELS RD	ROCKINGHAM	VA	22801
79-6-4B	JOHNSON RONALD E	1784 GRAVELS RD	ROCKINGHAM	VA	22801
95-A-16	JUAREZ ORTIZ ARMIDA & GUSTAVO ORTIZ VAZQUEZ	964 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-17A	JUAREZ ORTIZ ARMIDA & GUSTAVO ORTIZ VAZQUEZ	964 GRAVELS RD	ROCKINGHAM	VA	22802
94B-1-14	K & K ENTERPRISES LLC	1880 HARPINE HWY	ROCKINGHAM	VA	22802
94B-1-7	K & K ENTERPRISES LLC	1880 HARPINE HWY	ROCKINGHAM	VA	22802
95B-1-6	KELLER LAURA PAIGE & MICHAEL KELLER	594 GRAVELS RD	ROCKINGHAM	VA	22802
95B-1-7	KELLER LAURA PAIGE & MICHAEL KELLER	594 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-108A1	KEPHART KENNETH L & BOYD F & DAVID E & KAREN S TAYLOR	4050 KRATZER RD	ROCKINGHAM	VA	22802
79-6-4D	KEPLINGER DAVID L & DEBORAH S	1949 IRISH PATH	ROCKINGHAM	VA	22802
95-A-13	KNOPP NATHAN A & KAREN D	1000 GRAVELS RD	ROCKINGHAM	VA	22801
79-6-3	KNUPP DAVID W & DEBBIE W KNUPP	5216 SPRINGHOUSE CIR	ROCKINGHAM	VA	22802
79-6-3E	KNUPP JAMIE C	1742 IRISH PATH	ROCKINGHAM	VA	22802
94B-2-1	KNUPP MARVIN L & RUBY M	1035 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-2	KNUPP MARVIN L & RUBY M	1035 HAMLET DR	ROCKINGHAM	VA	22802
79-5-2	KNUPP MARVIN L II & ANGELA B	5088 SPRINGHOUSE CIRCLE	ROCKINGHAM	VA	22802
80-6-1A	KNUPP MARVIN L II & ANGELA B	5088 SPRINGHOUSE CIR	ROCKINGHAM	VA	22802
79-A-107A	KOON JERROD A & MINDY F	4015 KRATZER RD	ROCKINGHAM	VA	22802
94-A-101	LAM GARY E & CINTHIA A	14145 LAM HOLLOW DR	ELKTON	VA	22827
94-1-1B	LAM GARY W	1311 MELROSE RD	ROCKINGHAM	VA	22802
94-7-1	LAM MARCUS B & ELIZABETH C	1660 GRAVELS RD	ROCKINGHAM	VA	22802
94-6-4	LANDES PHILIP R & JANA B	2884 CEDAR HILL DR	ROCKINGHAM	VA	22802
95-2-A	LAWRENCE SUSAN L	1231 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-5C1	LAYMAN STEPHANIE A	3132 WITS END WAY	ROCKINGHAM	VA	22802
95-9-1A	LEFEVER ASSOCIATES LLC & POUSADA LLC AND	2787 SOUTHWICK DR	LANCASTER	PA	17601
95-A-61	LEFEVER ASSOCIATES LLC & POUSADA LLC AND	2787 SOUTHWICK DR	LANCASTER	PA	17601
94-A-4	LIBERTY HALL LLC	PO BOX 588	HARRISONBURG	VA	22803
95E-6-52	LITWIN MICHAEL WAYNE & PAULA ANNE	97 CEDAR POINT LN	ROCKINGHAM	VA	22802
95B-1-2	LLOYD STEVEN D & TINA M BALDWIN	672 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-92	LOBO BARAHONA CARLOS EDUARDO & AYALA ESPINOZA KENIA	6186 BEARD WOODS LN	ROCKINGHAM	VA	22802
94-A-92A	LOBO BARAHONA CARLOS EDUARDO & AYALA ESPINOZA KENIA	6186 BEARD WOODS LN	ROCKINGHAM	VA	22802
94-A-125	LOHR JUNIOR LEE & SHIRLEY M LIFE ESTATE	4313 LAUREL RD	ALEXANDRIA	VA	22309
95-3-5A	LONAS ALBERT J JR & ESTHER M	685 GRAVELS RD	ROCKINGHAM	VA	22802
94B-4-1	LOPEZ MONTIEL JOSE ANTONIO	1780 LILAC LN	ROCKINGHAM	VA	22802
94B-4-2	LOPEZ MONTIEL JOSE ANTONIO	1780 LILAC LN	ROCKINGHAM	VA	22802
94B-1-15	LOPEZ ULISES APARICIO	1160 HARMAN RD	ROCKINGHAM	VA	22802
79-6-4E	LOWERY ALBERTA L	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-112	LOWERY ALBERTA L	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-113	LOWERY ALBERTA L	1249 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95-A-22	LUCAS STEPHEN K & AIGAIL J SCHWEBER	718 GRAVELS RD	ROCKINGHAM	VA	22802
94B-2-3	LUTZ MARTIN DOUGLAS & MILDRED	1065 HAMLET DR	ROCKINGHAM	VA	22802
94B-2-4	LUTZ MARTIN DOUGLAS & MILDRED	1065 HAMLET DR	ROCKINGHAM	VA	22802
94B-1-12	MADDOX KEITH & SAMANTHA MARIE	1155 HAMLET DR	ROCKINGHAM	VA	22802
94B-1-13	MADDOX KEITH & SAMANTHA MARIE	1155 HAMLET DR	ROCKINGHAM	VA	22802
95-A-14	MAILHOT NORMAND R & MARILYN S	978 GRAVELS RD	ROCKINGHAM	VA	22802
95C-1-24A	MARTIN DONALD R & SHANNON M	92 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-7-5	MARTIN MELVIN F & BETTY L	4805 TRIPLE RIDGE LN	ROCKINGHAM	VA	22802
95C-10-6	MARTINEZ RENDON VICTOR MANUEL & RAQUEL MARTINEZ	3188 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-109	MASON PHILLIP R & CONSTANCE J	2126 PULSES HILL LN	ROCKINGHAM	VA	22802
94-A-109A	MASON PHILLIP R & CONSTANCE R	2126 PULSES HILL LN	ROCKINGHAM	VA	22802
95E-6-A	MEADOWBROOK PROPERTY OWNERS ASSOCATION	218 E MARKET ST	HARRISONBURG	VA	22802
95C-1-22A	MENDOZA SANDRA	218 DANIEL SMITH LN	ROCKINGHAM	VA	22802
95B-A-12	MILLER ELLA V	767 GRAVELS RD	ROCKINGHAM	VA	22802
95C-10-2	MILLER WILLIAM V	3235 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-1-26B	MILLER WILLIAM V ESTATE	PO BOX 640	HARRISONBURG	VA	22802
79-6-3A	MITCHELL SHIRLEY C LIFE ESTATE	1922 IRISH PATH	ROCKINGHAM	VA	22802
94-A-110B	MONTIEL JOSE ANTONIO LOPEZ & SANDRA STELLA MARTINEZ	1781 LILAC LN	ROCKINGHAM	VA	22802
94B-4-3	MOORE STEVEN M & SUSAN A	1758 LILAC LN	ROCKINGHAM	VA	22802
94B-4-4	MOORE STEVEN M & SUSAN A	1758 LILAC LN	ROCKINGHAM	VA	22802
95-3-3	MORRIS JOSEPH W & CASSANDRA	6837 HOPKINS GAP RD	FULKS RUN	VA	22802
95C-10-3	MORRIS TOMMY F & PAMELA L	3167 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-106	MOUNTAINGATEORGANICS LLC	3351 RAGTOWN RD	ROCKINGHAM	VA	22802
94-A-36	MOWBRAY DOUGLAS M & KAY F LIFE ESTATE	992 HARMAN RD	ROCKINGHAM	VA	22802
94B-4-10	MOWBRAY DOUGLAS M & KAY F LIFE ESTATE	992 HARMAN RD	ROCKINGHAM	VA	22802
94B-4-11	MOWBRAY DOUGLAS M & KAY F LIFE ESTATE	992 HARMAN RD	HARRISONBURG	VA	22802
79-6-3D	MOYER BRADLEY K & MOYER SHERRI A	4505 N POINTE DR	BROADWAY	VA	22815
94-A-5A1	MOYER BRADLEY KELLER & SHERRI ANN	4505 N POINTE DR	BROADWAY	VA	22815
94-A-120	MOYER SHIRLEY MAY	9389 PHILLIPS STORE RD	BROADWAY	VA	22815
79-A-109	MOYERS ROSE D	2134 TEDDY BEAR TRL	ROCKINGHAM	VA	22802
94-A-25A	MULLET JAMES I & JUDY H	922 SUMMIT AVE	HARRISONBURG	VA	22802
94-A-5A3	N & B MANAGEMENT PROPERTIES LLC	1051 GREENDALE RD	HARRISONBURG	VA	22801

94-A-128	NAVA EMILY ANNE	2811 PEACEFUL LN	ROCKINGHAM	VA	22802
94B-5-41	NISLY FAMILY IRREVOCABLE TRUST	2310 MAPLE DR	ROCKINGHAM	VA	22802
95-A-60D	NORTH 67 LLC	57 S MAIN ST STE 605	HARRISONBURG	VA	22801
95-A-63	NORTHWOOD PARK FARM LLC	57 S MAIN ST STE 605	HARRISONBURG	VA	22801
79-11-2	NYCE DOUGLAS J & DAWN L	3982 KRATZER RD	ROCKINGHAM	VA	22802
95-3-2	OREBAUGH ELIZABETH E	523 GRAVELS RD	ROCKINGHAM	VA	22802
95-3-1	OREBAUGH STEVEN A & ELIZABETH E	523 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-117	OREBAUGH TIMOTHY C	9989 PHILLIPS STORE RD	BROADWAY	VA	22815
94-A-132	ORGANIC PLANT LLC	779 MASSANUTTAN ST	HARRISONBURG	VA	22802
95E-6-53	OSMAN BLND ARSALAN	4105 ROMNEY CT	ROCKINGHAM	VA	22802
79-A-105	OTT PATRICK L & PATRICIA L	2413 BUTTERMILK CREEK RD	ROCKINGHAM	VA	22802
94-A-109B	PARTNERS EXCAVATING CO	PO BOX 2098	HARRISONBURG	VA	22802
94-A-110C	PARTNERS EXCAVATING CO	PO BOX 2098	HARRISONBURG	VA	22801
94-A-104	PATRICIO GARCIA JOSE ALFONSO &	2147 PULSES HILL LN	ROCKINGHAM	VA	22802
95-A-2A2	PENCE AARON	4809 TURTLE LN	ROCKINGHAM	VA	22802
95-A-2B	PENCE AARON	4809 TURTLE LN	ROCKINGHAM	VA	22802
95C-4-7A1	PEREZ GONZALEZ YARITZA & REGLA NIRMA	3013 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94B-3-4	PHILLIPS DOUGLAS A	1808 LILAC LN	ROCKINGHAM	VA	22802
95B-A-1	PHILLIPS NICHOLAS JOHN & EMILY RACHEL ZANE	977 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-131A	POFF MARGARET S	2894 PEACEFUL LN	ROCKINGHAM	VA	22802
94-A-131A1	POFF MICHAEL D & MARGARET S	2894 PEACEFUL LN	ROCKINGHAM	VA	22802
95-A-9	POWER HEATHER M & WILLIAM G JENKINS	1001 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-112H	PRICE STEPHANIE R	1093 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95-2-D	PUFFENBARGER DOROTHY L	1150 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-89C	R & R INVESTMENT LLC	380 ROCKINGHAM DR	HARRISONBURG	VA	22802
80-A-21A	RANDOLPH GREGORY W	5388 SPRINGHOUSE CIR	ROCKINGHAM	VA	22802
95C-4-10	RATLIFF ELVA H	1750 PEAR ST APT A	HARRISONBURG	VA	22801
94-5-B	REST HAVEN MEMORIAL GARDENS INC	459 NOLL DR	HARRISONBURG	VA	22802
94-5-C	REST HAVEN MEMORIAL GARDENS INC	459 NOLL DR	HARRISONBURG	VA	22802
95C-1-23	REYNOLDS KENNETH E	945 S HIGH ST	HARRISONBURG	VA	22801
95C-1-27A	REYNOLDS KENNETH E	945 S HIGH ST	HARRISONBURG	VA	22801
94-A-127	RHODES EILEEN R	557 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95B-1-3	RHODES LOIS B	650 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-104	RHODES MARVIN D & LINDA L LIVING TRUST	9809 HIDDEN NEST	TOANO	VA	23168
95C-1-26	RICHARDSON CHARLES BRADLEY & MELANIE KALEA	3137 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
94-A-124A1	RIDDLE DEANNA R	761 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95-A-12	RINGGOLD ELIZABETH A	1030 GRAVELS RD	ROCKINGHAM	VA	22802
95C-10-9	RIOS OCHOS CHRISTIAN GENARO & LOPEZ YAZMIN SANCHEZ	11742 WAMPLER RD	BROADWAY	VA	22815
95C-10-9	RIOS OCHOS CHRISTIAN GENARO & LOPEZ YAZMIN SANCHEZ	11742 WAMPLER RD	BROADWAY	VA	22815
79-5-3	RITCHIE CURTIS A	2100 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-118	RITCHIE LARRY A & JO ANN W RITCHIE LIFE ESTATE	1547 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-15	RITCHIE LARRY E SR & MARGARET M	3181 WAPITI LN	ROCKINGHAM	VA	22802
999-A-ROW	ROADS/RAILROADS ROW				0
95-A-64	ROBLES PEDRO & ROBLES ROSINA	15920 N MOUNTAIN RD	BROADWAY	VA	22815
79-6-3C	ROBLES PEDRO & ROSINA	15920 N MOUNTAIN RD	BROADWAY	VA	22815
94-A-4A	ROCKINGHAM COUNTY	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130A	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130B	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-130C	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-134	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
94-A-139	ROCKINGHAM COUNTY VIRGINIA	PO BOX 1252	HARRISONBURG	VA	22803
95-6-11	ROCKINGHAM TOWNHOMES LLC	PO BOX 5306	CHARLOTTESVILLE	VA	22905
94-A-105	ROGERS JAMES STUART & MICHELLE A	2187 PULSES HILL LN	ROCKINGHAM	VA	22802
95-A-9A	ROWE ERIC WAYNE & SABRENA MICHELLE	1121 GRAVELS RD	ROCKINGHAM	VA	22802
79-A-115	RYALLS DOROTHY B ESTATE	1906 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-135	S & K LAND HOLDINGS LLC	3235 WELLSLEIGH PL	ROCKINGHAM	VA	22801
94-A-136	S & K LAND HOLDINGS LLC	3235 WELLSLEIGH PL	ROCKINGHAM	VA	22801
79-A-111	SAMPSON KELLY	1992 GRAVELS RD	ROCKINGHAM	VA	22802
95B-A-2	SARNOWSKA-CAMPBELL ANNA	959 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-25	SAUDER JOHN A JR & DENISE B SAUDER	2060 HARPINE HWY	ROCKINGHAM	VA	22802
95E-6-50A	SCAKL LC	199 SUFFOLK DR	ROCKINGHAM	VA	22802
95E-6-51A	SCAKL LC	199 SUFFOLK DR	ROCKINGHAM	VA	22802
95E-6-51B	SCAKL LC	199 SUFFOLK DR	ROCKINGHAM	VA	22802
94-A-102A	SCHOOL- ROCKINGHAM COUNTY SCHOOL BD	PO BOX 1252	HARRISONBURG	VA	22803
95-3-4	SERRELL JOHN M & PHYLLIS L	716 N MAIN ST	HARRISONBURG	VA	22802
95-3-5	SERRELL JOHN M & PHYLLIS L	716 N MAIN ST	HARRISONBURG	VA	22802
95-3-6	SERRELL JOHN M & PHYLLIS L	716 N MAIN ST	HARRISONBURG	VA	22802
95B-A-14	SERRELL JOHN M & PHYLLIS L	716 N MAIN ST	HARRISONBURG	VA	22802
95C-10-4	SHABANI ASLLAN & HABIBE	3232 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95C-10-10	SHEHU ROLAND & KOSTANDINA	164 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-A-99B	SHERGILL LLC	43107 BARON ST	CHANTILLY	VA	20152
94-A-39	SHERMAN DOWL F JR & KAREN S	1654 VIRGINIA AVE	HARRISONBURG	VA	22802
94-A-124D	SHIFFLETT HARRY S & VICKIE L	837 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95C-10-11	SHIFFLETT IVAN M JR & JAIMIE L	150 WINDY KNOLL DR	ROCKINGHAM	VA	22802
94-A-124	SHIFFLETT KINGSLEY JEFFREY	799 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-101B	SHIFFLETT MELIA DAWN	1987 SANDY BOTTOM RD	ELKTON	VA	22827
79-6-4G	SHIRK ERIC D & KAREN H	1855 IRISH PATH	ROCKINGHAM	VA	22802
94B-4-5	SHOEMAKER CHARLES L LIFE EST	972 HARMAN RD	ROCKINGHAM	VA	22802
94B-4-6	SHOEMAKER CHARLES L LIFE ESTATE	972 HARMAN RD	ROCKINGHAM	VA	22802
94B-2-19	SHOEMAKER JAMES W & BARBARA J	1070 HARMAN RD	ROCKINGHAM	VA	22802

94B-2-20	SHOEMAKER JAMES W & BARBARA J	1070 HARMAN RD	ROCKINGHAM	VA	22802
94B-2-20A	SHOEMAKER JAMES W & BARBARA J	1070 HARMAN RD	ROCKINGHAM	VA	22802
79-6-3B	SHOEMAKER RICKY LYNN	1948 IRISH PATH	ROCKINGHAM	VA	22802
79-6-3B1	SHOEMAKER RICKY LYNN	1948 IRISH PATH	ROCKINGHAM	VA	22802
94B-5-15A	SHOWALTER NEIL S & MILDRED N	1200 SHARON LN	HARRISONBURG	VA	22802
94B-5-8	SHOWALTER NEIL S & MILDRED N	1200 SHARON LN	HARRISONBURG	VA	22802
94B-5-9A	SHOWALTER NEIL S & MILDRED N	1200 SHARON LN	HARRISONBURG	VA	22802
94B-5-9	SHOWALTER NEIL S & MILDRED S	1200 SHARON LN	HARRISONBURG	VA	22802
94B-4-8	SIMMONS DANIEL R	1035 HARMAN RD	ROCKINGHAM	VA	22802
94-A-29	SIMMONS ROY R & KAREN S	1188 HAMLET DR	ROCKINGHAM	VA	22802
94-A-126	SIMMONS TIMOTHY W & LISA M	610 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95B-A-7	SIMMONS TYLER E & KRISTINA RENEE	4528 SPADERS CHURCH RD	MOUNT CRAWFORD	VA	22841
94-A-5C	SKYBOX LLC	1168 NELSON DR	HARRISONBURG	VA	22801
94-A-5C	SKYBOX LLC	1168 NELSON DR	HARRISONBURG	VA	22801
94-A-91A	SKYLAR & TALLI LLC	PO BOX 1039	HARRISONBURG	VA	22803
94-A-5A	SLYE KARL W & JACALYN L	3004 TWIN OAKS DR	ROCKINGHAM	VA	22802
94B-5-17	SMITH IRENE M LIFE ESTATE	13089 JENNY LN	FULKS RUN	VA	22830
94B-5-18	SMITH IRENE M LIFE ESTATE	13089 JENNY LN	FULKS RUN	VA	22830
95-3-3A	SMITH KIMBERLY D	625 GRAVELS RD	ROCKINGHAM	VA	22802
94B-2-17	SMITH NANCY JANE LIFE ESTATE	1090 HARMAN RD	ROCKINGHAM	VA	22802
94B-2-18	SMITH NANCY JANE LIFE ESTATE	1090 HARMAN RD	ROCKINGHAM	VA	22802
94B-5-21	SMITH NORMAN O & LINDA K LIFE ESTATE	2325 MAPLE DR	ROCKINGHAM	VA	22801
94B-5-22	SMITH NORMAN O & LINDA K LIFE ESTATE	2325 MAPLE DR	ROCKINGHAM	VA	22801
94B-5-23	SMITH NORMAN O & LINDA K LIFE ESTATE	2325 MAPLE DR	ROCKINGHAM	VA	22801
94B-5-24	SMITH NORMAN O & LINDA K LIFE ESTATE	2325 MAPLE DR	ROCKINGHAM	VA	22801
95-A-65	SMITH SUSAN G TRUST & WAYNE A SMITH TRUST	504 MOSSY ROCK LN	ROCKINGHAM	VA	22802
94-7-2	SMITH VERNON L	188 CAPT SHANDS RD	WEYERS CAVE	VA	24486
94B-5-4	SOUTH CONGREGATION OF JEHOVAHS	1766 HARPINE HWY	ROCKINGHAM	VA	22802
94B-5-5	SOUTH CONGREGATION OF JEHOVAHS	1766 HARPINE HWY	ROCKINGHAM	VA	22802
94B-5-6	SOUTH CONGREGATION OF JEHOVAHS	1766 HARPINE HWY	ROCKINGHAM	VA	22802
94B-5-7	SOUTH CONGREGATION OF JEHOVAHS	1766 HARPINE HWY	ROCKINGHAM	VA	22802
79-A-110	SPEVAK STEPHEN THOMAS	P O BOX 37501	WINCHESTER	VA	22604
95-A-19	SPONAUGLE MICHELLE D	798 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-93	STAT JV I LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
94-A-96	STAT JV I LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
94-A-99	STONE HILL FARMS INC	3651 TRAVEREL RD	ROCKINGHAM	VA	22801
95C-1-26A	STRANGES DEBORAH A	3113 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
79-11-3	STULTZ CARL LEE & VICKIE S	2228 OLD TRAIL WAY	ROCKINGHAM	VA	22802
95C-10-5	SUBHI NOORULDEEN	243 KELLEY ST	HARRISONBURG	VA	22802
95C-4-12	SWAUGER BRUCE R & NICOLE M	3081 WINDY HEIGHTS LN	ROCKINGHAM	VA	22802
95-A-3	TAYLOR SAMUEL F	1310 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-112A	TRAINER LARRY W & VICKY D	1005 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-112F	TROBAUGH KENNETH RAY & LOIS JEAN	1063 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
95B-A-3	TURNER MARY T	941 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-122A	TURNER NEFF C III & TURNER CODY A	970 SHIRTTAIL ALY	ROCKINGHAM	VA	22802
94B-2-11	TUSING MADELINE JOY	208 KESWICK CIR	DAYTON	VA	22821
94B-2-12	TUSING MADELINE JOY	208 KESWICK CIR	DAYTON	VA	22821
94-A-104A	UNKNOWN		ROCKINGHAM	VA	22802
94-A-21	WAIDELICH JOHN D & SHERRI L S	2138 HARPINE HWY	ROCKINGHAM	VA	22802
94-A-21B	WAIDELICH JOHN D & SHERRI L S	2136 HARPINE HWY	ROCKINGHAM	VA	22802
95B-A-5	WEAN STEVEN A SR	903 GRAVELS RD	ROCKINGHAM	VA	22802
94B-2-1A	WENGER COLTON A & ALECIA M	1015 HAMLET DR	ROCKINGHAM	VA	22802
79-A-108	WENGER RHODA S LIFE ESTATE	2260 OLD TRAIL WAY	ROCKINGHAM	VA	22802
94B-5-32	WERNER MILTON E & NANCY LEE HICKS	1065 HARMAN RD	ROCKINGHAM	VA	22802
95-A-11	WHITE DENNIS EUGENE & CAROLYN SUE	922 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-17	WHITE DENNIS EUGENE & CAROLYN SUE	922 GRAVELS RD	ROCKINGHAM	VA	22802
94B-5-35	WHITMORE NANCY J TRUST	2340 MAPLE DR	ROCKINGHAM	VA	22802
94B-5-36	WHITMORE NANCY J TRUST	2340 MAPLE DR	ROCKINGHAM	VA	22802
94B-5-37	WHITMORE NANCY J TRUST	2340 MAPLE DR	ROCKINGHAM	VA	22802
94B-5-38	WHITMORE NANCY J TRUST	2340 MAPLE DR	ROCKINGHAM	VA	22802
94-A-27	WHITMORE SHELDON L SR	1998 HARPINE HWY	ROCKINGHAM	VA	22802
94-A-28A	WHITMORE SHELDON L SR	1998 HARPINE HWY	ROCKINGHAM	VA	22802
94-A-126A	WILKINS FRANKLIN W & TERESA	644 SHIRTTAIL ALLEY	ROCKINGHAM	VA	22802
94-A-119	WIMER JACK N JR	1289 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-121	WIMER JACK N JR	1289 GRAVELS RD	ROCKINGHAM	VA	22802
94-A-122B	WIMER JACK N JR	1289 GRAVELS RD	ROCKINGHAM	VA	22802
95-2-C	WIMER JACK N JR	4490 N VALLEY PIKE	HARRISONBURG	VA	22802
95-2-B	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-1	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-1A	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-1B	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-23	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-23A	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95-A-4	WIMER JACK N JR & KATHY L LAYMAN & LISA S ARBOGAST	4490 N VALLEY PIKE	ROCKINGHAM	VA	22802
95C-1-23A1A	YAQOOB RAWAA	129 WINDY KNOLL DR	ROCKINGHAM	VA	22802
95C-10-13	YODER ALEX R & SHANNON M	128 WINDY KNOLL DR	HARRISONBURG	VA	22802
94B-5-15	YODER ELWOOD E & YODER JOY E	1180 SHARON LN	ROCKINGHAM	VA	22802
94B-5-16	YODER ELWOOD E & YODER JOY E	1180 SHARON LN	ROCKINGHAM	VA	22802
94-A-5B	YODER LAWSON F & MARY PIMENTEL	2532 HARPINE HWY	ROCKINGHAM	VA	22802
94-A-14	YODER NELSON L	3230 WAPITI LN	ROCKINGHAM	VA	22802
95-A-25B	ZIRK DOUGLAS S & KAREN S	538 GRAVELS RD	ROCKINGHAM	VA	22802
95-A-25	ZIRK DOUGLAS SCOTT	538 GRAVELS RD	ROCKINGHAM	VA	22802

79-A-106	ZIRKWIN FARMS LLC	2693 LONGS PUMP RD	ROCKINGHAM	VA	22802
94-8-2	ZOTOV MIKHAIL A & ANNA A & ROMAN	983 HAMLET DR	ROCKINGHAM	VA	22802

Commonwealth Energy Partners, LLC
2201 W Broad St. Suite 200
Richmond, VA 23230

City of Harrisonburg Parcels

Tax Map Number	Name	Address	City	State	Zip
052 C 4	1640 VIRGINIA LLC	1630 VIRGINIA AVE	HARRISONBURG	VA	22801
052 C 56	2JM HOLDINGS LLC	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 57	2JM HOLDINGS LLC	737 E MARKET ST	HARRISONBURG	VA	22801
046 D 4-B	A & A PROPERTY MANAGEMENT GROUP LLC	1583 CF POURS DR	HARRISONBURG	VA	22802
045 C 6	ACORN LLC	1301 STONECHRIS DR	HARRISONBURG	VA	22802
045 D 4	ACORN LLC	1301 STONECHRIS DR	HARRISONBURG	VA	22802
045 D 7	ACORN LLC	1301 STONECHRIS DR	HARRISONBURG	VA	22802
045 D 8	ACORN LLC	1301 STONECHRIS DR	HARRISONBURG	VA	22802
056 B 6	ACORN MINI-STORAGE INC	5445 WENGERS MILL RD	LINVILLE	VA	22834
056 B 7	ACORN MINI-STORAGE INC	5445 WENGERS MILL RD	LINVILLE	VA	22834
053 N 56	ADA ESMERALDA MENDEZ	1308 OLD WINDMILL CIR	HARRISONBURG	VA	22802
052 C 28	ADAM K BAGZADA & BANAN K BAGZADA	1713 EVERGREEN DR	HARRISONBURG	VA	22801
053 N 37	AL SADUN ARKAN S & EKHLOS AL SADOON	1284 OLD WINDMILL CIR	HARRISONBURG	VA	22802
052 C 16	ALLEN WESLEY K DORIS JEAN KELLISON	1130 ROYAL CT	HARRISONBURG	VA	22802
056 A 7	AMERIGAS PROPANE LP	PO BOX 965	VALLEY FORGE	PA	19482
056 A 8	AMERIGAS PROPANE LP	PO BOX 965	VALLEY FORGE	PA	19482
053 N 68	ANAHELY P CRUZ-CRUZ	1414 OLD WINDMILL CIR	HARRISONBURG	VA	22802
053 N 1	ANDREW E RACHEL YODER	99 BRENNEMAN LA	STUARTS DRAFT	VA	24477
045 D 5	ARAM MAJEED & CHIYAH MAJEED	737 NORTHFIELD CT	HARRISONBURG	VA	22802
057 A 1	ARIAKE USA INC	1711 N LIBERTY ST	HARRISONBURG	VA	22802
053 K 10	ATWELL FAMILY CHIROPRACTIC AND WELLNESS PLC	1811 VIRGINIA AVE	HARRISONBURG	VA	22802
052 C 20	BELLAMY GREGORY S	1114 ROYAL CT	HARRISONBURG	VA	22802
046 C 3	BENINCASA FRANK ANNA MARIE	4251 BROWN ROAN LA	HARRISONBURG	VA	22801
053 N 42	BENJAMIN KORNBLATT & NICOLE M KORNBLATT	911 CONFEDERACY DR	PENN LAIRD	VA	22846
045 A 4	BLACKWATER PROPERTIES LLC	199 MT CLINTON PK	HARRISONBURG	VA	22801
045 D 1	BTS BIOENERGY SV LLC	50 STATE CIR	ANNAPOLIS	MD	21401
045 D 3	BTS BIOENERGY SV LLC	50 STATE CIR	ANNAPOLIS	MD	21401
053 N 67	BUCKWALTER BRUCE O & ROSEMARY JO SHENK	4033 BRENNEMAN CHURCH RD	ROCKINGHAM	VA	22802
053 N 29	BURKHOLDER THOMAS L TERESA R	2821 PARADISE LA	HARRISONBURG	VA	22802
053 N 33	BURKHOLDER THOMAS L TERESA R	2821 PARADISE LA	HARRISONBURG	VA	22802
052 C 22	CAMPBELL BARBARA MARTIN	1111 ROYAL CT	HARRISONBURG	VA	22802
056 C 2-A	CB HOLDINGS LLC	975 COTTONTAIL TRAIL	MOUNT CRAWFORD	VA	22841
056 C 2-B	CB HOLDINGS LLC	975 COTTONTAIL TRAIL	MOUNT CRAWFORD	VA	22841
046 D 1	CF POURS PROPERTY LLC	1630 VIRGINIA AVE	HARRISONBURG	VA	22802
053 N 8	CHARLOTTE W MAUPIN TR & CHARLOTTE W MAUPIN REVOCABLE DECLARATION OF TRUST	1371 THREE SPRINGS RD	MCGAHEYSVILLE	VA	22840
052 C 8-A	CHLOE RAIN HATTON & CARLOS ENRIQUE OLIVIA LEON	1171 SHARON LA	HARRISONBURG	VA	22802
044 A 2	CITY OF HARRISONBURG	409 S MAIN ST	HARRISONBURG	VA	22801
044 A 2	CITY OF HARRISONBURG	409 S MAIN ST	HARRISONBURG	VA	22801
045 E 6	CITY OF HARRISONBURG	89 WEST BRUCE ST	HARRISONBURG	VA	22801
046 C 4-A	CITY OF HARRISONBURG	409 S MAIN ST	HARRISONBURG	VA	22801
046 C 5	CITY OF HARRISONBURG	409 S MAIN ST	HARRISONBURG	VA	22801
046 C 2	CJSJ REAL ESTATE PROPERTIES LC	1572 PARK RD	HARRISONBURG	VA	22802
052 C 30	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 31	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 32	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 33	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 44	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 45	CLINE ERIC R	2789 SUNSHINE CT	HARRISONBURG	VA	22802
056 E 20-A	COMMONWEALTH OF VIRGINIA & DEPARTMENT OF STATE POLICE	7700 MIDLOTHIAN TURNPIKE	NORTH CHESTERFIEL	VA	23235
045 A 12	COMMONWEALTH OF VIRGINIA DEPT OF AGRICULTIRE & CONSUMER SERV	102 GOVERNORS ST	RICHMOND	VA	23219
056 A 3	CONMAT PROPERTIES LC	PO BOX 1347	HARRISONBURG	VA	22803
044 A 3	COPPERPEN LC	109 FAIRWAY DR	HARRISONBURG	VA	22802
053 K 8-A	DAL ENTERPRISES OF VIRGINIA LLC	1891 VIRGINIA AVE	HARRISONBURG	VA	22802
053 N 35	DARRELL E ZOOK & GWENDOLYN D ZOOK	1236 UPLAND DR	HARRISONBURG	VA	22802
052 C 27	DAVID ALBERT BECHLER & BRENDA BECHLER	1131 ROYAL CT	HARRISONBURG	VA	22802
053 N 55	DENNIS J SHEETS	1310 OLD WINDMILL CIR	HARRISONBURG	VA	22802
052 C 19	DEVIN YOUNG & ALYSSA YOUNG	1118 ROYAL CT	HARRISONBURG	VA	22802
045 C 2	DGRP ENTERPRISE LC	641 ACORN DR	HARRISONBURG	VA	22802
045 C 4	DILLON SUPPLY COMPANY	PO BOX 14535	RALEIGH	NC	27620
052 C 5	DOLGENCORP INC C/O DG STORE #7693	100 MISSION RIDGE	GOODLETTSVILLE	TN	37072
053 K 8	DUNHAM ENTERPRISES LLC	9386 BINGHAM RD	GROTTOES	VA	24441
044 C 1	DUPONT COMMUNITY CREDIT UNION	PO BOX 1365	WAYNESBORO	VA	22980
045 A 8	EBYLAND INC & MARTIN Z EBY & & TRUSTEES OF LYDIA P EBY	2326 ALSTON CIRCLE	HARRISONBURG	VA	22802
046 C 8 LC-A	EDMOND H BLACKWELL	1432 RED OAK ST	HARRISONBURG	VA	22802
056 G 3	EINSTEIN MATTHEW S HOLLY C	963 SAWTOOTH OAK CIR	HARRISONBURG	VA	22802
052 C 17	ELIZABETH A HAMMOND	1126 ROYAL CT	HARRISONBURG	VA	22802
056 E 26	ERETZ PROPERTIES LLC	1432 RED OAK ST	HARRISONBURG	VA	22802
052 C 8	ERIC D PLOWMAN	1039 STUART ST	HARRISONBURG	VA	22802
052 C 34	ERSAM PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 40	ERSAN PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 41	ERSAN PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 42	ERSAN PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
052 C 43	ERSAN PROPERTIES LLC	2789 SUNSHINE CT	HARRISONBURG	VA	22802
053 N 63	EWA LLC	PO BOX 1791	HARRISONBURG	VA	22803
056 C 4	FRATROC LLC	PO BOX 1293	HARRISONBURG	VA	22803
056 A 5	FRIENDSHIP INDUSTRIES INC	801 FRIENDSHIP DR	HARRISONBURG	VA	22802
045 B 1	GEORGE'S FAMILY FARMS LLC	PO BOX 2030	SPRINGDALE	AR	72765
053 K 9	GOODS PROPERTIES LLC	3551 APPLE TREE DR	ROCKINGHAM	VA	22802
046 C 8 LC-C	GREGORY S JOHNSON	390 CLAREMONT AVE	HARRISONBURG	VA	22801

044 D 26-31	GSW INVESTORS	P O BOX 1234	HARRISONBURG	VA	22803
056 C 5	HALL JR JAMES E	969 ACORN DR	HARRISONBURG	VA	22802
053 N 61	HALNON CHRISTOPHER T	1400 OLD WINDMILL CIR	HARRISONBURG	VA	22802
053 N 34	HARMAN HANS C	4433 LAWYERS RD	MCGAHEYSVILLE	VA	22840
053 N 65	HARMAN HERTA K TRUSTEE OF THE THOMAS KHAI GST TRUST	2655 HILLMEADOW DR	HARRISONBURG	VA	22801
053 I 1	HARMAN REALTY INC	1741-A VIRGINIA AVE	HARRISONBURG	VA	22802
053 I 4	HARMAN REALTY INC	1741-A VIRGINIA AVE	HARRISONBURG	VA	22802
056 A 10	HARRISONBURG ATD OWNER LLC C/O TREETOP COMPANIES	500 FRANK W BURR BLVD # 47	TEANECK	NJ	07666
056 D 15	HARRISONBURG ATD OWNER LLC C/O TREETOP COMPANIES	500 FRANK W BURR BLVD # 47	TEANECK	NJ	07666
056 D 16	HARRISONBURG ATD OWNER LLC C/O TREETOP COMPANIES	500 FRANK W BURR BLVD # 47	TEANECK	NJ	07666
056 D 17	HARRISONBURG ATD OWNER LLC C/O TREETOP COMPANIES	500 FRANK W BURR BLVD # 47	TEANECK	NJ	07666
053 N 38	HELMUTH PAUL D	1286 OLD WINDMILL CIR	HARRISONBURG	VA	
056 G 4	HOBJAY LLC	RIVER CLOSE 9 SOUTHWAY	BURLEY IN WHARFEDALE ILKLEY	UK	LS29 7HJ
046 D 5	I AND S ENTERPRISES LLC	1592 CF POURS DR	HARRISONBURG	VA	22802
045 C 7	JACKTOWN HOLDINGS LLC	80 SOUTH MAIN ST	HARRISONBURG	VA	22801
046 C 8 LC-0	JAMISON BLACK MARBLE WILDLIFE PRESERVE CONDOMINIUM ASSOCIATION	1430 RED OAK ST	HARRISONBURG	VA	22802
046 C 8 LC-LK	JAMISON BLACK MARBLE WILDLIFE PRESERVE CONDOMINIUM ASSOCIATION	1430 RED OAK ST	HARRISONBURG	VA	22802
053 N 9	JEREMY L GARBER & MEREDITH ANNE GARBER	1218 OLD WINDMILL CIR	HARRISONBURG	VA	22802
046 C 9	JODY D HART & WENDY L HART	2365 MAYLAND RD	BROADWAY	VA	22815
052 C 23	JOSEPH H BROWER	8517 HALSTEAD RD	RICHMOND	VA	23235
053 N 64	JOY ELLEN CLAYTON & JASON DAVID CLAYTON	2459 HAWKSBILL RD	MCGAHEYSVILLE	VA	22840
053 N 66	KAREEM DILAN M	1052 ALEXANDER HALMILTON LA	HARRISONBURG	VA	22802
052 C 53	KATHERINE R DONNELLY TRUSTEE & KATHERINE R DONNELLY REVOCABLE TRUST	1638 VIRGINIA AVE APT H	HARRISONBURG	VA	22802
045 D 2	KB EXPRESS LLC	104 MIDDLEBROOK ST	HARRISONBURG	VA	22801
056 A 9	LAM GARY W	1311 MELROSE RD	HARRISONBURG	VA	22802
046 D 3	LANTZ INVESTMENTS LLC	539 S MAIN ST	BROADWAY	VA	22815
053 N 31	LILLY JEAN G	1270 OLD WINDMILL CIR	HARRISONBURG	VA	22802
056 E 21	LIVING GREEN PROPERTIES LLC	202 N LIBERTY ST STE 101	HARRISONBURG	VA	22802
056 E 24	LIVING GREEN PROPERTIES LLC	203 N LIBERTY ST STE 101	HARRISONBURG	VA	22802
053 N 57	MARTIN SHELDON N NAOMI G	2316 WICKLYN RD	LANCASTER	PA	17601
053 K 11	MATA PROPERTIES LLC	1851 VIRGINIA AVE	HARRISONBURG	VA	22802
045 C 1	MAUREEN AND DAVE WARD LLC	1611 N LIBERTY ST	HARRISONBURG	VA	22802
052 C 11	MAY EVERETT A JR	19878 BERGTON RD	BERGTON	VA	22811
046 C 1	MAYLAND PROPERTIES LLC	4799 QUICKSBURG RD	NEW MARKET	VA	22844
053 N 6	MCKENZIE THOMAS F	1212 OLD WINDMILL CIR	HARRISONBURG	VA	22802
053 N 32	MCLAREN KEVIN P WENDY G	966 HUMBERT RD	CRIMORA	VA	24431
056 E 23	MESSERLEY REBECCA A	1531 HILLCREST DR	HARRISONBURG	VA	22802
056 E 25-A	MESSERLEY REBECCA A	1531 HILLCREST DR	HARRISONBURG	VA	22802
053 N 59	MICHAEL J DIOSZEGHY & BRITTANY DIOSZEGHY	1302 OLD WINDMILL CIR	HARRISONBURG	VA	22802
046 C 8 LC-B	MICHELE BILLER BLACKWELL	1430 RED OAK ST	HARRISONBURG	VA	22802
052 C 15	MILLER HAROLD F ANNETTA W	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 13	MILLER MARTIN R KAREN B	1218 WEST DOGWOOD DR	HARRISONBURG	VA	22802
045 C 5	MOUNTAIN VALLEY CONTRACTING LLC	531 ACORN DR	HARRISONBURG	VA	22802
052 C 9	NATALIE DAWN SHAFER & JEFFREY TODD SHAFER	1181 SHARON LN	HARRISONBURG	VA	22802
053 N 39	NDAYIZIGIYE JEAN B & SPES MANIRAMBONA	1288 OLD WINDMILL CIR	HARRISONBURG	VA	
052 C 25	NEFIN DINC	1123 ROYAL CT	HARRISONBURG	VA	22802
044 B 1	NEW VENTURE PARTNERS LLC	1250 IVY LANE	HARRISONBURG	VA	22802
042 B 12-14	NORTHSIDE GATEWAY PLAZA LLC	PO BOX 8	MT JACKSON	VA	22842
044 B 2	NORTHSIDE GATEWAY PLAZA LLC	PO BOX 8	MT JACKSON	VA	22842
045 A 13	ODY D HART & WENDY L HART	2365 MAYLAND RD	BROADWAY	VA	22815
053 N 5	OLD WINDMILL RENTALS LLC	3545 WHITE OAK DR	ROCKINGHAM	VA	22801
052 C 3	O'REILLY AUTOMOTIVE STORES INC & O'REILLY AUTO PARTS	PO BOX 9167	SPRINGFIELD	MO	65801
044 C 2	ORGANIC PLANT LLC	PO BOX 189	HARRISONBURG	VA	22803
045 E 5	ORGANIC PLANT LLC	PO BOX 189	HARRISONBURG	VA	22803
052 C 14	PARK ROSE VILLAGE UNIT OWNERS ASSOCIATION	3358 WILLOW RUN RD	HARRISONBURG	VA	22802
053 I 2	PARK VIEW FEDERAL CREDIT UNIION	1675 VIRGINIA AVE	HARRISONBURG	VA	22802
052 C 26	PAUL W HEISEY TRUSTEE & PAUL WENDELL HEISEY REVOCABLE TRUST	1127 ROYAL CT	HARRISONBURG	VA	22802
053 N 3	PENNINGTON RALPH T CYNTHIA A	3417 MIDDLETOWN ST	PORT CHARLOTTE	FL	33952
053 N 60	PHILLIPS CAROLYN A	1300 OLD WINDMILL CIR	HARRISONBURG	VA	22802
045 D 2-A	PRISM RESOURCES LLC	4130 TANNERS CT	ROCKINGHAM	VA	22802
053 N 62	QUINTANILLA MENDEZ CARMEN DEL MILAGRO	1402 OLD WINDMILL CIR	HARRISONBURG	VA	22802
056 D 18	RASUL AHMED	1311 STONECHRIS DR	HARRISONBURG	VA	22802
056 G 1	RED OAK PROPERTY LLC	1630 VIRGINIA AVE	HARRISONBURG	VA	22802
056 G 2-A	RED OAK PROPERTY LLC	1630 VIRGINIA AVE	HARRISONBURG	VA	22802
056 C 3	RODAMER CHARLES S	951 ACORN DR	HARRISONBURG	VA	22802
056 D 19	ROSE LAND PROPERTIES LLC	1219 DUCK RUN RD	PENN LAIRD	VA	22846
056 D 20	ROSE LAND PROPERTIES LLC	1130 FREDRICK RD	ROCKINGHAM	VA	22801
053 N 41	RUSH RENTALS LLC & AMY RUSH	92 N LIBERTY ST	HARRISONBURG	VA	22802
045 A 6	S & K HOLDINGS LLC	3235 WELLSLEIGH PLACE	ROCKINGHAM	VA	22801
044 B 3	S & K LAND HOLDINGS LLC	3235 WELLSLEIGH PLACE	ROCKINGHAM	VA	22801
053 N 2	S & R EXODUS LLC	11614 HOPKINS GAP RD	FULKS RUN	VA	22830
053 N 40	SALIHI NASREEN R NAJAT M	1342 OLD WINDMILL CIR	HARRISONBURG	VA	22802
053 N 4	SERENDIPITY RENTALS LLC	172 2ND ST	BROADWAY	VA	22815
053 N 58	SHARPE DOUGLAS S	1304 OLD WINDMILL CIR	HARRISONBURG	VA	22802
052 C 6	SHERMAN DOWL F JR KAREN S	1654 VIRGINIA AVE	HARRISONBURG	VA	22802
052 C 10-A	SHERMAN DOWL F JR & JOHNNIE E SHERMAN	1654 VIRGINIA AVE	HARRISONBURG	VA	22802

053 N 36	SHERWIN D RACHEL M YODER	1282 OLD WINDMILL CIR	HARRISONBURG	VA	22802
046 C 7	SHIFFLETT WAYNE G	PO BOX 1480	HARRISONBURG	VA	22803
045 D 6	SHIFFLETT WAYNE G & AUDREY L	PO BOX 1480	HARRISONBURG	VA	22803
056 E 20-B	SIERRA VALLEY RESOURCES, LLC	785 ACORN DR	HARRISONBURG	VA	22802
052 C 10	SONIFRANK MILLARD N BONITA R	1646 VIRGINIA AVE	HARRISONBURG	VA	22802
056 D 22	STARCOUNT PROPERTIES LLC	3190 PEOPLES DR	HARRISONBURG	VA	22801
056 C 6	STONELEIGH ACRES	2780 SUNSHINE CT	HARRISONBURG	VA	22802
045 E 4	STORAGE LLC	3132 PRESTON LAKE DR	ROCKINGHAM	VA	22801
056 D 21	STOUT HILLS LLC	1050 SMITHLAND RD	HARRISONBURG	VA	22802
052 C 18	STUTZMAN DORCAS V	1122 ROYAL CT	HARRISONBURG	VA	22802
056 E 25-B	SUPERIOR PLUS ENERGY SERVICES INC	1870 S WINTON RD STE 200	ROCHESTER	NY	14618
052 C 24	SUZANE H KENNEDY TR & SUZANE H KENNEDY TRUST	1119 ROYAL CT	HARRISONBURG	VA	22802
053 N 43	SWARTLEY J DAVID SHELBY C	86 SPENCER AVE	LANCASTER	PA	17603
053 N 44	SWARTLEY J DUANE JOANNA	1546 HILLCREST DR	HARRISONBURG	VA	22802
053 N 30	SWARTLEY JAMES DAVID SHELBY C	86 SPENCER AVE	LANCASTER	PA	17603
052 C 1	TRUSTEES VALLEY CHURCH OF CHRIST	1570 VIRGINIA AVE	HARRISONBURG	VA	22802
052 C 29	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 35	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 36	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 37	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 38	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 39	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 46	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 47	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 48	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 49	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 50	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 51	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 52	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 54	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 55	TURNER GARY A	737 E MARKET ST	HARRISONBURG	VA	22801
052 C 21	URIEL LOPEZ	1110 ROYAL CT	HARRISONBURG	VA	22802
052 C 7	VARENS OSVALDO A RODRIGUEZ	1020 OLD FURNACE RD	HARRISONBURG	VA	22802
044 B 5	VIRGINIA TECHNOLOGY INCUBATOR LLC	210 VIRGINIA AVE APT 333	BRIDGEWATER	VA	22812
044 B 6	VIRGINIA TECHNOLOGY INCUBATOR LLC	210 VIRGINIA AVE APT 333	BRIDGEWATER	VA	22812
044 B 4	VISTASHARE HOLDINGS LLC	1400 TECHNOLOGY DR	HARRISONBURG	VA	22802
052 C 12	WARNER DEBRA KAY	1670 VIRGINIA AVE	HARRISONBURG	VA	22802
046 D 4-A	WARREN LAUREL E	711 ACORN DR	HARRISONBURG	VA	22802
053 N 7	WASHINGTON KAYE F	1214 OLD WINDMILL CIR	HARRISONBURG	VA	22802
056 C 5-A	WHITE TORCH GROUP LLC	PO BOX 1992	HARRISONBURG	VA	22801
056 C 2	WILLIAM L FITZERALD TR REBECCA K WHITFIELD TR & WILLIAM L FITZERALD LIVING TRUST	PO BOX 167	ELKTON	VA	22827
046 D 2	WINDSONG LLC	1595 BLACKBERRY LA	HARRISONBURG	VA	22802
045 D 2-B	YANOYABUT LLC	1687 BALD EAGLE CIR	HARRISONBURG	VA	22801

8.8 Site Control

Prepared by and return to:
CEP Solar, LLC
Attn: Richard H. Wright
2201 W. Broad Street, Suite 200
Richmond, VA 23220

MEMORANDUM OF OPTION TO LEASE

This **MEMORANDUM OF OPTION TO LEASE** (this "**Memorandum**"), is made this 27 day of June 2024 by Shergill LLC (the "**Landlord**") and CEP Solar, LLC a Virginia limited liability company (the "**Tenant**").

Landlord and Tenant have entered into that certain Option to Lease Agreement dated June 27, 2024 (the "**Option Agreement**") affecting the property described below. In connection with Option Agreement, Landlord and Tenant wish to set forth and acknowledge the following information:

1. Name and Address of Landlord: Shergill LLC, 43107 Barons Street, Chantilly, VA 20152

2. Name and Address of Tenant: CEP Solar, LLC, 2201 W. Broad Street, Suite 200, Richmond, VA 23220

3. Property: That certain real property located in Rockingham County on Kretzer Road and identified as parcel number 94-A-99B as further described in Attachment 1 hereto.

4. Option: Pursuant to the Option Agreement, Landlord has granted to Tenant the exclusive option to lease all or a portion of the Property (the "**Option**").

5. Term of Option: Five (5) years.

6. Extensions of Option: Tenant has the right to extend the option by one (1) period of one (1) year.

7. Amendment: The Option Agreement may be amended in writing by the Landlord and the Tenant from time to time during the term of the Option Agreement and thereafter, and such amendment shall be deemed part of the original Option Agreement.

8. This Memorandum is executed and recorded for the purpose of providing record notice of the existence of the Option Agreement and the Option.

This Memorandum shall not supersede or in any way modify the terms or conditions of the Option Agreement. In the event of any conflict between any term or provision of the Option Agreement and this Memorandum, the applicable term or provision of the Option Agreement shall control. All capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such term in the Option

Agreement. This Memorandum may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Option to Lease under seal as of the date set forth above.

LANDLORD:

SHERGILL LLC

By: _____

Name: Gursimran Singh Shergill

Title: Owner

STATE OF Virginia

COUNTY OF Fairfax

This instrument was acknowledged before me this 27 day of June, 2024, by Gursimran S. Shergill.

_____
Notary Public

My commission expires: Sept. 30, 2026

(SEAL)

ANNELISE F. FRAKES
NOTARY PUBLIC
REG. #359756
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2026

TENANT:

CEP SOLAR, LLC,
a Virginia limited liability company

By: _____

Name: RICHARD H. WRIGHT

Title: MANAGER

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND

This instrument was acknowledged before me this 18 day of July, 2024, by Richard H. Wright as Manager of CEP Solar, LLC on behalf of the company.

MADELINE FARRIS
NOTARY PUBLIC
REGISTRATION # 8093421
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 08/31/2027

(SEAL)

_____
Notary Public

My Commission expires: 8/31/2027

ATTACHMENT 1

LEGAL DESCRIPTION OF PROPERTY

The Property is all of the following tracts or parcels of land, situated in Rockingham County, Commonwealth of Virginia consisting of approximately 112.968 acres, more particularly described as follows:

Parcel Number(s) and acreage:

1. Map Number 94-A-99B and approximately 112.968 acres

In the event of inaccuracies in the foregoing legal description, Landlord and Tenant shall amend this Lease to correct such inaccuracies.

8.9 Valley Solar Environmental Resource Impact Analysis

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7053 Celebration Park Ave,
Suite 300
Richmond, VA 23225

P 804.200.6500
F 804.560.1016
www.timmons.com

MEMORANDUM

TO: Rockingham County Planning and Zoning Department

FROM: Timmons Group, on behalf of Valley Solar

DATE: December 5, 2025

RE: Valley Solar Environmental Resource Impact Analysis

Timmons Group, on behalf of Valley Solar, has conducted a limited review of resources that may be present within a two-mile radius of the proposed project. The proposed leased area is located on 50.1 acres within a 112.9-acre parcel in Rockingham County (See Figure 1: Vicinity Map). This memorandum includes a review of threatened or endangered species databases, the proximity to managed lands and airports, the location of wetlands and streams, and the location of cultural and historic resources that may be present at Valley Solar (Site).

Federal, State, and Local Conservation and Recreation Lands and Airports

According to the Protected Lands Database of the United States (PADUS), the Site does not intersect with any federal, state, or local lands that are protected. The locally managed Ralph Sampson Park is located 1.8 miles south of the Site. There are no other federal, state, or local lands with protection within two miles of the Site.

There are no airports within two miles of the Site.

The Site does not intersect with any Core Areas or Field of Fire areas designated by the Cross Keys and Port Republic Battlefields Preservation Plan. (See Figure 2: Context Map).

Wetlands and Streams

Wetlands and streams have been delineated onsite and are pending confirmation from the US Army Corps of Engineers. If wetland or stream impacts are unavoidable, the Applicant will obtain the appropriate permit for any impacts to USACE jurisdictional wetlands and streams. (See Figure 3: Environmental Inventory Map).

Wetlands and streams form a natural wildlife corridor, and as they will generally not be impacted by the Site, will remain as interior corridors for wildlife utilization. Wetlands and streams are generally outside the fenced area so free passage of wildlife will be allowed for the duration of the project.

Threatened and Endangered Species

Timmons Group has conducted a limited threatened and endangered (T&E) species review of the Site using the Virginia Department of Wildlife Resources (VDWR) Wildlife Environmental Review Mapping System (WERMS). There is one protected species, the federal and state threatened Madison Cave Isopod, that has been documented within two miles of the Site. (See Figure 4: Wildlife Environmental Review Map).

If state or federal permits are necessary, the Valley Solar will coordinate with agencies to ensure the protection and avoidance of T&E species.

Cultural and Historical Resources

A review of the Virginia Cultural Resource Information System (VCRIS), maintained by the Virginia Department of Historic Resources (VDHR), was conducted for a half-mile buffer surrounding the Site. There are three previously recorded architectural resources within the half-mile buffer surrounding the Site. One of these resources, VDHR ID # 082-0051, is listed on the National Register of Historic Places (NRHP) and the Virginia Landmark Register (VLR). This resource is adjacent to the southern boundary of the Project Parcel. Another resource, VDHR ID # 082-5728, is located on the edge of the half-mile buffer surrounding the Site and is considered eligible for the purposes of environmental review. The remaining resource is not eligible for listing.

There are no previously recorded archaeological resources within the half-mile buffer surrounding the Site. (See Figure 5: Cultural Resource Map).

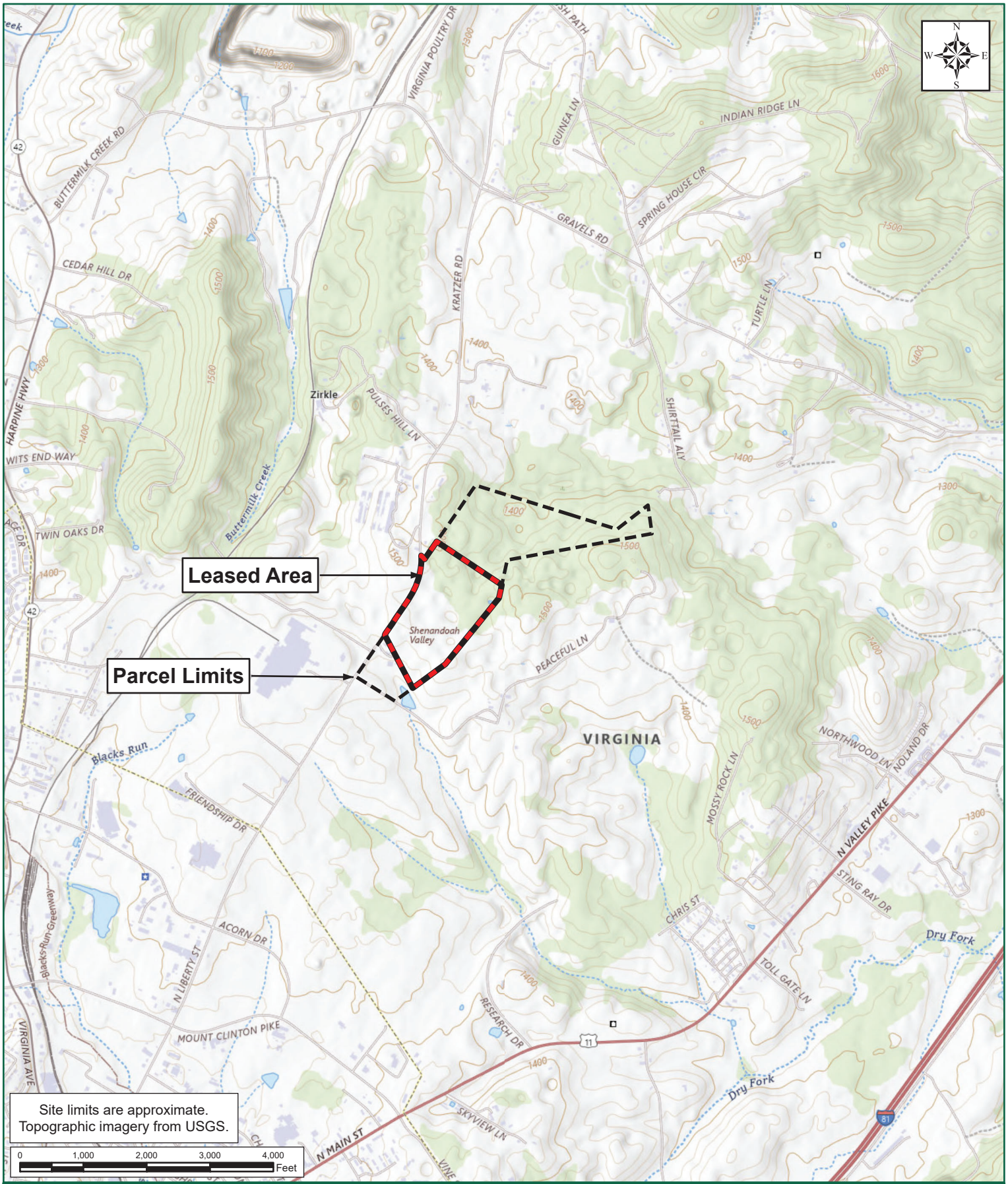
If state or federal permits are necessary, the Applicant will coordinate with agencies to ensure the protection and avoidance of cultural and historical resources.

Figures

Figure 1 Vicinity Map
Figure 2 Context Map
Figure 3 Environmental Inventory Map
Figure 4 Wildlife Environmental Review Map
Figure 5 Cultural Resource Map

Figure 1: Vicinity Map

Path: Y:\852\47661.041-Valley_Solar\GIS\47661.041 - ERIA\47661.041 - ERIA.aprx



VALLEY SOLAR

ROCKINGHAM COUNTY, VIRGINIA

FIGURE 1: VICINITY MAP

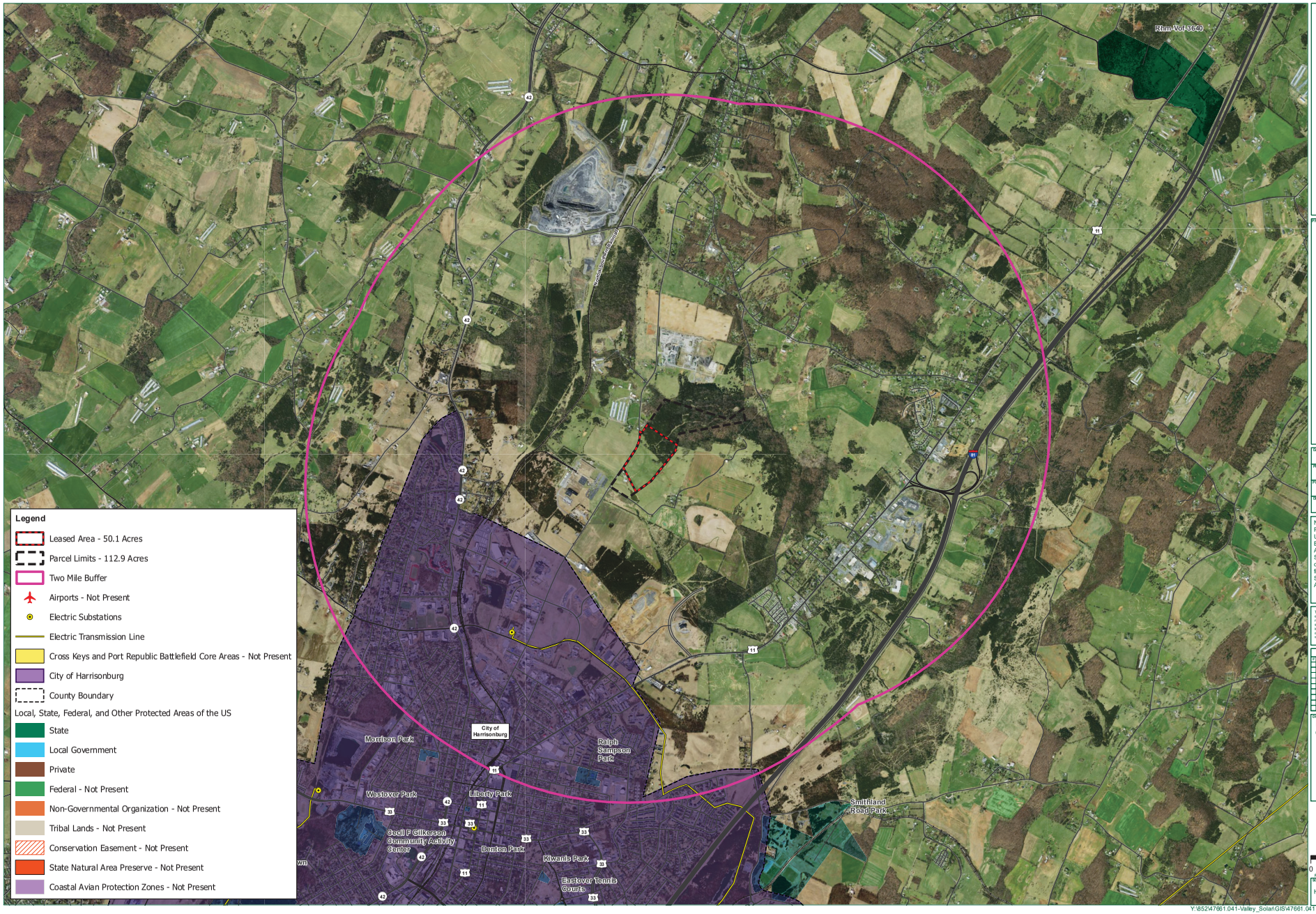
TIMMONS GROUP
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TIMMONS GROUP JOB NUMBER:*47661.041*
PARCEL LIMITS: *112.9 ACRES* | LEASED AREA: *50.1 ACRES*
LATITUDE:*38.4848270*
LONGITUDE:*-78.8479614*

U.S.G.S. QUADRANGLE(S):*HARRISONBURG*
DATE(S):*2022*
WATERSHED(S):*NORTH FORK SHENANDOAH (POTOMAC RIVER BASIN)*
HYDROLOGIC UNIT CODE(S):*02070006*

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Figure 2: Context Map



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Richmond, VA 23225
TEL 804.200.6500
www.timmons.com

PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY - VIRGINIA

DATE: 09/05/2025
PROJECT NUMBER: 47661.041
PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: M. HILL

NOTES:
Protected Lands data from USGS's PAD-US database.
Battlefield data from NPS.
Airport data from ESRI.
Scenic rivers and conservation easement data from VDCR.
Scenic byways from VDOT.
Aerial imagery from VGIN.

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#	DESCRIPTION

DRAWING DESCRIPTION
FIGURE 2:
CONTEXT MAP

SCALE (FEET)
0 1,500 3,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 1,500'	1

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Figure 3: Environmental Inventory Map



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PROJECT NAME & LOCATION
VALLEY SOLAR
ROCKINGHAM COUNTY - VIRGINIA

DATE: 12/05/2025
PROJECT NUMBER: 47661.041
PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: M. HILL

NOTES:
Wetlands have been delineated by Timmons Group and are pending confirmation from the ACOE.
Aerial imagery from VGIN.

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#	MM.DD.YY	DESCRIPTION

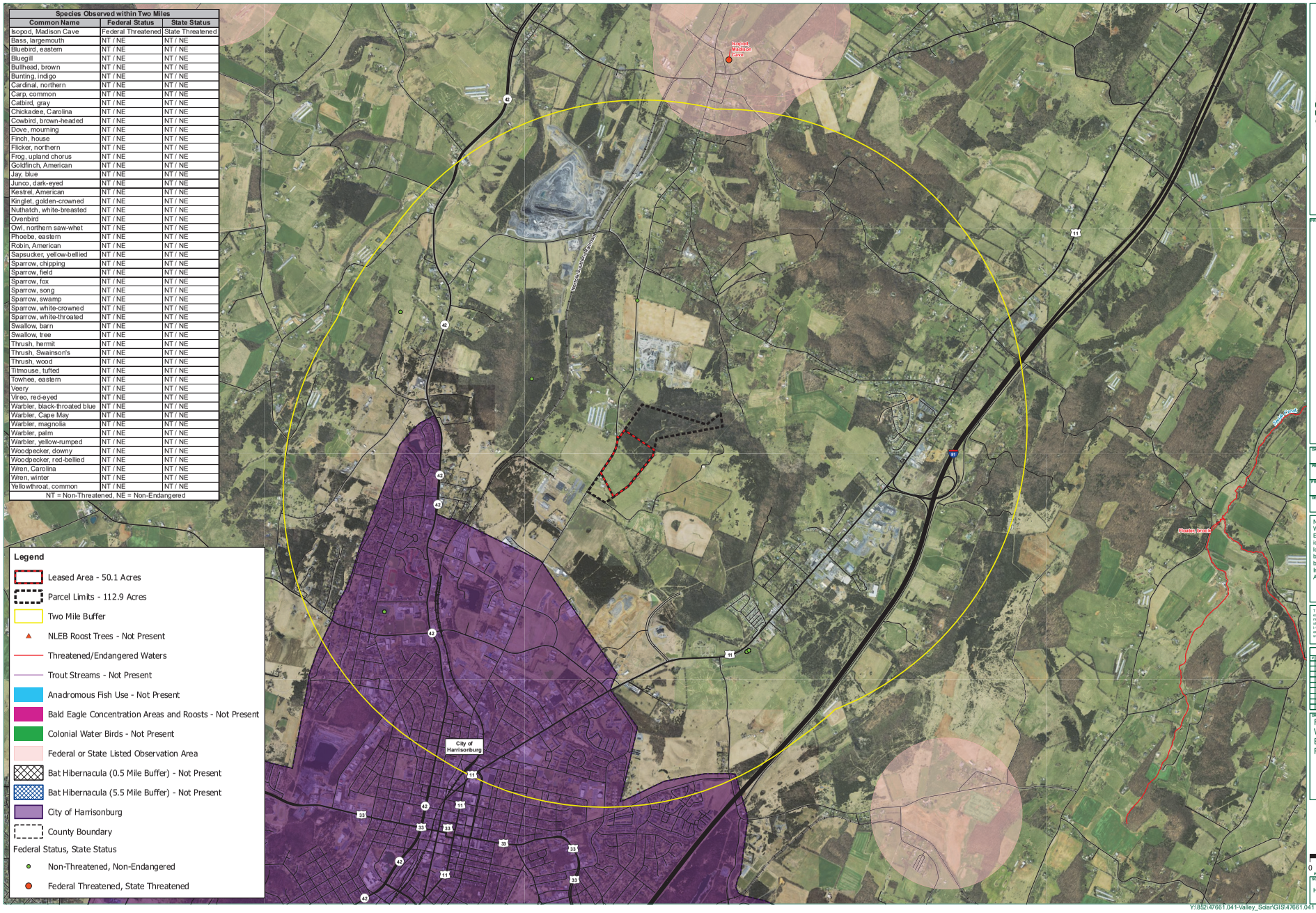
DRAWING DESCRIPTION:
FIGURE 3: ENVIRONMENTAL INVENTORY MAP

SCALE (FEET)
0 250 500
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 250'	1

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Figure 4: Wildlife Environmental Review Map



Species Observed within Two Miles		
Common Name	Federal Status	State Status
Isopod, Madison Cave	Federal Threatened	State Threatened
Bass, largemouth	NT / NE	NT / NE
Bluebird, eastern	NT / NE	NT / NE
Bluegill	NT / NE	NT / NE
Bullhead, brown	NT / NE	NT / NE
Bunting, indigo	NT / NE	NT / NE
Cardinal, northern	NT / NE	NT / NE
Carp, common	NT / NE	NT / NE
Catbird, gray	NT / NE	NT / NE
Chickadee, Carolina	NT / NE	NT / NE
Cowbird, brown-headed	NT / NE	NT / NE
Dove, mourning	NT / NE	NT / NE
Finch, house	NT / NE	NT / NE
Flicker, northern	NT / NE	NT / NE
Frog, upland chorus	NT / NE	NT / NE
Goldfinch, American	NT / NE	NT / NE
Jay, blue	NT / NE	NT / NE
Junco, dark-eyed	NT / NE	NT / NE
Kestrel, American	NT / NE	NT / NE
Kinglet, golden-crowned	NT / NE	NT / NE
Nuthatch, white-breasted	NT / NE	NT / NE
Ovenbird	NT / NE	NT / NE
Owl, northern saw-whet	NT / NE	NT / NE
Phoebe, eastern	NT / NE	NT / NE
Robin, American	NT / NE	NT / NE
Sapsucker, yellow-bellied	NT / NE	NT / NE
Sparrow, chipping	NT / NE	NT / NE
Sparrow, field	NT / NE	NT / NE
Sparrow, fox	NT / NE	NT / NE
Sparrow, song	NT / NE	NT / NE
Sparrow, swamp	NT / NE	NT / NE
Sparrow, white-crowned	NT / NE	NT / NE
Sparrow, white-throated	NT / NE	NT / NE
Swallow, barn	NT / NE	NT / NE
Swallow, tree	NT / NE	NT / NE
Thrush, hermit	NT / NE	NT / NE
Thrush, Swainson's	NT / NE	NT / NE
Thrush, wood	NT / NE	NT / NE
Titmouse, tufted	NT / NE	NT / NE
Towhee, eastern	NT / NE	NT / NE
Veery	NT / NE	NT / NE
Vireo, red-eyed	NT / NE	NT / NE
Warbler, black-throated blue	NT / NE	NT / NE
Warbler, Cape May	NT / NE	NT / NE
Warbler, magnolia	NT / NE	NT / NE
Warbler, palm	NT / NE	NT / NE
Warbler, yellow-rumped	NT / NE	NT / NE
Woodpecker, downy	NT / NE	NT / NE
Woodpecker, red-bellied	NT / NE	NT / NE
Wren, Carolina	NT / NE	NT / NE
Wren, winter	NT / NE	NT / NE
Yellowthroat, common	NT / NE	NT / NE

NT = Non-Threatened, NE = Non-Endangered

Legend

- Leased Area - 50.1 Acres
- Parcel Limits - 112.9 Acres
- Two Mile Buffer
- NLEB Roost Trees - Not Present
- Threatened/Endangered Waters
- Trout Streams - Not Present
- Anadromous Fish Use - Not Present
- Bald Eagle Concentration Areas and Roosts - Not Present
- Colonial Water Birds - Not Present
- Federal or State Listed Observation Area
- Bat Hibernacula (0.5 Mile Buffer) - Not Present
- Bat Hibernacula (5.5 Mile Buffer) - Not Present
- City of Harrisonburg
- County Boundary

Federal Status, State Status

- Non-Threatened, Non-Endangered
- Federal Threatened, State Threatened

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PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: M. HILL

NOTES:
WERMS data from DWR.
Bat hibernacula include identifications of Northern long-eared bat, Tri-colored bat, Little-brown bat, Virginia big-eared bat, Gray bat, and Indiana bat.
Aerial imagery from VGIN.

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#	MM.DD.YY	DESCRIPTION

DRAWING DESCRIPTION:
FIGURE 4:
WILDLIFE ENVIRONMENTAL REVIEW MAP

SCALE (FEET)
0 1,500 3,000
PLANS PRINTED AS 11 X 17, ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 1,500'	1

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Figure 5: Cultural Resource Map



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ROCKINGHAM COUNTY - VIRGINIA

DATE: 09/05/2025
PROJECT NUMBER: 47661.041
PROJECT NAME: VALLEY SOLAR
DESIGNED BY / DRAWN BY: M. HILL

NOTES:
Cultural resource data from VDHR.
Aerial imagery from VGIN.

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#	MM.DD.YY	DESCRIPTION

DRAWING DESCRIPTION
FIGURE 5: CULTURAL RESOURCE MAP

SCALE (FEET)
0 500 1,000
PLANS PRINTED AS 11X17, ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 500'	1

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8.10 Visual Simulations

CEPSOLAR
COMMONWEALTH ENERGY PARTNERS



Valley Solar	VS2

VIEW FROM KRATZER RD

PLANTING

HARRISONBURG, VA

Timmons Group

CEP SOLAR
COMMONWEALTH ENERGY PARTNERS



Valley Solar	VS2

VIEW FROM KRATZER RD

5 YEARS

HARRISONBURG, VA

Timmons Group

CEPSOLAR
COMMONWEALTH ENERGY PARTNERS



Valley Solar | VS3

VIEW FROM KRATZER RD

AT PLANTING

HARRISONBURG, VA

Timmons Group

CEPSOLAR
COMMONWEALTH ENERGY PARTNERS



Valley Solar | **VS3**

VIEW FROM KRATZER RD

5 YEARS

HARRISONBURG, VA

Timmons Group

Valley Solar Farm, LLC Special Use Permit Request

SUP#25-1532

