

Special Use Permit Application

Ivy Landfill Solar Facilities

Albemarle County, VA



Applicant:

Community Power Group, LLC
4636 Connecticut Ave #42729
Washington, DC 20015
February 2021

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Section 1: Project Narrative

General Project Information

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| Project Applicant/Facility Owner | Community Power Group, LLC Contact: Amberli Young 202-844-6424 5636 Connecticut Ave NW #42729 Washington, DC 20015 |
| Site Owner/Operator | Rivanna Solid Waste Authority Contact: Executive Director 434-977-2970 695 Moores Creek Lane Charlottesville, VA 22902 |
| Site Address/Parcel Information | Ivy Material Utilization Center 4576 Dick Woods Rd Charlottesville, VA 22903 Parcel ID: 07300-00-00-02800 Total Parcel Acreage: 300.59 |
| Proposed Solar Facility | The proposed project is comprised of three 1MWac solar facilities to be located on the capped landfill area. The solar panels will be installed for electricity generation on the areas with the most stable topography of the landfill area, to the interior of the site. |
| Size of Parcel/Project Area | The total parcel size is 300.59 acres. The total project area will be approximately 15 acres. |
| Current Use | Zoning: Rural Areas The parcel is currently used as a capped landfill and waste & recycling center. |
| Construction Period | The construction period of this project is expected to take three months. An estimated completion date for this project is June 2022. |
| Major Equipment Selected | <ul style="list-style-type: none"> Solar Panels: Jinko TR Bifacial 72M 535W Count: 8,064 panels Area covered: 5.04 acres Inverters: CPS SCH100/125KTL-DO 125kW |

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| | Count: 24 inverters Area covered: 0.004 acres <ul style="list-style-type: none">• Racking: GameChange Solar Precast Ballasted Ground System |
| Point of Interconnection | The proposed solar facilities will be wired to transformers located near an existing three-phase utility pole in the western side of the parking lot. The interconnection of each of the three systems will occur in this area with customer-owned utility poles installed as part of construction. |

Project Proposal

The Community Power Group (“CPG”) is excited to present this Special Use Permit application for our Ivy Landfill Solar Facilities project, to be located at the Ivy Material Utilization Center at 4576 Dick Woods Road. This project is being developed in partnership with the Rivanna Solid Waste Authority, and it is comprised of three 1MW solar facilities to be located on portions of the capped landfill. The Ivy Landfill is located in the Rural Areas zoning district of Albemarle County, requiring a Special Use Permit for commercial solar facilities.

- Public need or benefit

This Project will provide a number of benefits to the public, including providing renewable energy to reduce area carbon emissions and criteria pollutants. This site represents a property already designated for a landfill to support an additional use that is sustainable. The project is also designed to comply with the requirements of the Virginia Clean Economy Act in order to help Dominion Virginia meet their regulatory requirements for renewable energy, including developing 1MW sites for renewable energy credits, and developing on “previously-developed” sites.

- How the special use will not be a substantial detriment to adjacent lots

Solar facilities do not cause significant impacts to surrounding sites because they do not produce significant noise, dust, fumes, or light during their operation. The proposed project would be screened from surrounding residential lots due to existing vegetation, and because the systems will be sited on areas of the landfill that have settled.

- How the character of the zoning district will not be changed by the proposed special use

Because this project is taking advantage of a previously-developed landfill site, the agricultural and low-density character of the “Rural Areas” zoning district will be maintained.

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- How special use will be in harmony with:
 - Purpose and intent of zoning ordinance

We aim to fully comply with the regulations of the zoning ordinance, and are proposing a project that is permitted by special use permit.

- Uses permitted by right in the zoning district

Because the proposed project is located on a previously-developed site, will be low to the ground, and will take advantage of existing access roads and parking, there will be no effects on other uses permitted by right in the district.

- Regulations provided in Section 5 of zoning ordinance as applicable

There are no regulations in Section 5 regarding solar facilities.

- The public health, safety, and general welfare

This project will have no impact of the public health, safety, and general welfare. We feel that solar facilities represent a quiet, unobtrusive use that does not result in significant impacts for the surrounding communities. We will comply with all building, fire, environmental, and other applicable codes of Albemarle County and the State of Virginia during the construction of these facilities, including procuring an amendment to the closed landfill permit for the site.

- Details such as number of persons, operating hours, unique features of use

The proposed solar facilities will not require any onsite staff. It is expected that annual maintenance visits will be performed by a 1–2-person team of technicians, who will be able to utilize existing site parking and access points. This use will have no impact on existing operations at the Ivy Material Utilization Center.

Consistency with Comprehensive Plan

The Albemarle Comprehensive Plan recognizes the Ivy Material Utilization Center as one of only two closed landfill sites in Albemarle County. Because the site has already received a closed landfill permit, there is little else that can be done with this land. By siting these facilities on a closed landfill, other areas designated for uses such as agriculture or residential development are preserved for those uses.

Impacts on Public Facilities and Public Infrastructure

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The Community Power Group attests that the proposed Ivy Landfill Solar Facilities will not have significant material impacts on public facilities and public infrastructure, as it will not be connected to any systems for water, sewage, and stormwater. The facility will not generate any additional traffic beyond what is currently expected for the Ivy Material Utilization Center, as the solar facilities require no daily staff and only annual maintenance visits by a team of 1-2 technicians.

The proposed project will not have any impact on public transportation facilities, public safety facilities, public school facilities, or public parks. There will be no permanent staff or residents located at the project site. CPG will communicate with Albemarle County emergency service providers in advance of project construction regarding access to the site in the case of fire.

Impacts on Environmental Features

Community Power Group has performed several due diligence activities for this project in regards to the surrounding environmental features to ensure this project does not generate any significant impact. Because the project would be located on a closed landfill, the solar project will have to take extra precautions not penetrate the landfill cap or cause any issues for the landfill maintenance. CPG expects to apply with the Virginia Department of Environmental Quality to amend the landfill closure permit for the solar facilities, and CPG has experience designing and installing solar facilities on top of closed landfills.

The local Virginia Ecological Services Field Office issued a determination for the project that Northern Long-eared Bats, which are a threatened species, are located within the general area of the project but there are no critical habits within the project area. A review of the Virginia Department of Game and Inland Fisheries online Northern Long-eared Bat map shows that no roosts or habitats are shown in the vicinity. The Virginia Department of Conservation and Recreation's Division of Natural Heritage issued a determination for the project that no natural heritage resources have been documented within the project boundary and a 100-foot buffer.

Responses to First Review Comments Letter

CPG received a letter dated April 28th, 2021 from the Department of Community Development of Albemarle County detailing comments provided to this application upon first review. CPG provides the following responses regarding the comments presented by Lea Brumfield, Senior Planner II with Zoning.

1. Parking and Access

- a. CPG appreciates the comment regarding protecting required parking for the Ivy Material Utilization Center, and a similar comment from Howard Lagomarsino with Fire/Rescue regarding protecting access. CPG has moved the construction staging area to the open paved area on the southeastern portion of the site. Rivanna Solid Waste Authority has confirmed that there is sufficient area to support the required staging and parking for construction.

- b. A vehicle will not need to access the panel areas to perform maintenance work. Maintenance technicians will be able to access the facilities through the existing road in the center of the site, which will be sufficient to transport any equipment for replacement, as well as the tools required for maintenance.

2. Concept Plan

- a. The Concept Plan has been updated to show the expected location of the inverters and distribution lines to the point of interconnection.

3. Critical Slopes

- a. Chapter 18 Article 1 Section 3.1 of the Albemarle County Code of Ordinances defines critical slopes as “slopes, other than managed or preserved slopes, of 25 percent or greater as determined by reference to either current topographic mapping available from the County or a more accurate field survey certified by a professional surveyor or engineer.” Using the 2018 4-Foot Contour data public by the Albemarle County Geographic Data Services, a slope raster file was created for the area surrounding the proposed solar facilities. The panel areas were plotted onto the slope tile, showing that the panel areas are outside of the of any 25% sloping areas.

