

Attachment N – Operations Plan

WALLER SOLAR I, LLC OPERATIONS PLAN

This document details the Operations Plan for the Waller Solar I, LLC facility located on privately-owned land in northern Lancaster County, on the east and west sides of State Route 3 between White Chapel Road and the boundary with Richmond County. This Operations Plan describes procedures for routine operations at Waller Solar (Project).

Grounds Maintenance

Vegetation around the solar panel modules and inverters will be maintained to appropriate height. When necessary, the presence of invasive herbaceous species will be managed with EPA approved herbicides.

The Applicant will retain a minimum forty-foot buffer of vegetation within the setback area and out of and behind any VDOT or private road right-of-way. Either existing vegetation will be retained, or it will be planted. The planting schedule shall consist of four rows of medium to large evergreen shrubs intermixed with evergreen trees. In areas of the buffer where no existing vegetation exists and the nearest offsite residential dwelling is location 1,000 feet away from the fence line, a naturally regenerated buffer will be established, which will involve the cessation of mowing resulting in natural recruitment of shrubs and trees. The buffer will be maintained throughout the life of the Project.

If necessary, tree management via trimming and removal will occur periodically in areas that shade solar panels or that present a hazard to the solar array and/or related equipment.

Cultural Resource Mitigation

Two onsite archaeological resources will be mitigated through avoidance. Site 44LA0185 and site 44LA0184 will be avoided with a 25-foot buffer, and the protection area will be noted on all relevant construction plans.

Four offsite architectural resources will be mitigated through the planting of a vegetative buffer. The buffer will consist of evergreen trees and shrubs in order to minimize viewshed impacts of the Project on Epping Forest (051-0008), Edgely (051-0041), Lebanon Baptist Church (051-0059), and Lively School (051-0096). Photos of the planting buffer shall be sent to the Virginia Department of Historic Resources (VDHR) once installed, per correspondence received on October 31, 2022. Any plants that do not take in the first year in the Epping Forest buffer area shall be replaced in kind and installed by the Project, per correspondence received on October 31, 2022. See Attachment J of the Permit by Rule Application for correspondence from VDHR.

Site Access

Site Access will be along Field Trial Road, Miskimon Road, Giese Road, Courthouse Road, Lara Road, Mary Ball Road, Morattico Road, and Alfonso Road.

Construction Hours and Noise Levels

Land clearing and grading activities will be limited to the hours of 7:00 a.m. until 7:00 p.m., Monday through Saturday. Noise levels from construction shall not exceed 85 decibels over the workday. During operation of the facility, inverter and other equipment noise shall not exceed 65 decibels when measured at the boundary line of parcels on which the Project is located.

Solar Equipment

Solar Energy Generation Facilities will have a maximum height of 15 feet.

The design, installation, maintenance, and repair of the Solar Facility will be in accordance with the most current National Electrical Code.

The project shall be enclosed by security fencing for protection around the solar array and inverters not less than six feet in height and equipped with an anticlimbing device.

Equipment status will be monitored by Waller Solar I, LLC personnel, or its designees. If maintenance is required, staff will be dispatched to the location to identify and correct the issue(s).