



**Planning Commission
County of Louisa
Thursday, June 12, 2025
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

I. APPROVAL OF AGENDA

II. APPROVAL OF PLANNING COMMISSION MINUTES

1. Planning Commission - Regular Meeting - May 8, 2025

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

VI. PUBLIC HEARINGS

1. CUP2025-01 Louisa Properties LR2.5 LLC & Louisa Properties LR1.5 LLC, Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent – Conditional Use Permit Request
2. CUP2025-03 Builders Cabinet Company Inc., Applicant; Joey Bryant, Owner – Conditional Use Permit Request
3. CUP2025-04 Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent – Conditional Use Permit Request

VII. NEW BUSINESS

VIII. DISCUSSION

IX. REPORTS

ANNOUNCEMENTS AND ADJOURNMENT

**BY ORDER OF:
JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA**



**Planning Commission
County of Louisa**
Thursday, May 8, 2025
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the May 8, 2025, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	7:00 PM
Gordon Brooks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Absent	
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
John J Purcell	Town of Louisa Representative	Absent	

Others Present: Linda Buckler, Director of Community Development; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; Tom Egeland, Deputy Director of Community Development; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Painting led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Kersey, seconded by Mr. Brooks which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the May 8, 2025, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – April 10, 2025 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to approve the minutes of the April 10, 2025, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

With no one wishing to speak, Chairman Disosway closed the public address period.

UNFINISHED BUSINESS

Focus Area plans to continue to move forward.

PUBLIC HEARINGS

ORD 2025-02; Proposed Amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps

Chris Coon, Deputy County Administrator, presented the proposed amendments in response to changes in state legislation and the increasing presence of retail establishments selling legally authorized controlled substances.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps, with the proposed changes.

ORD 2025-01; Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; Article III. Subdivision; Article IV. Supplementary Regulations; and Article V. Signs.

Linda Buckler, Director of Community Development, presented the third phase of proposed land amendments to the Planning Commission. Discussion items included Definitions Amendment, Update Short Term Rental of a Dwelling, Yard Regulations in the A-1 and A-2 Zoning Districts,

including Growth Area Overlay Districts (GAOD), Minimum Frontage Requirements, Subdivision Plat Requirements and Standards, Plat Approvals, Lake Anna Shoreline Use and Design Standards, Telecommunications Regulations, Sign Regulations, and Interim Road Maintenance Agreement and Performance Agreement.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Discussion took place within the Planning Commissioners and staff regarding the proposed amendments.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps, with the proposed changes.

NEW BUSINESS

None.

DISCUSSION

Discussion took place regarding emergency shelter, homeless shelter, and religious assembly definitions between the Planning Commission and staff. Chairman Disosway stated the discussion item should be added to the next work session for further discussion. Staff will research definitions for emergency and homeless shelters.

REPORTS

None.

ANNOUNCEMENTS AND ADJOURNMENT

Mr. Kersey announced he had asked staff to research parcels within the County and their potential development. After staff attempted to research the information, it was realized the task is significant and outside resources will be needed to complete the project properly.

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation by resolution to the Louisa County Board of Supervisors to direct staff to develop and issue a request for proposals (RFP) to engage qualified firms to conduct a countywide analysis of by-right development potential. This analysis shall include a comprehensive review of all parcels in Louisa County to determine the number of divisions currently permitted by-right under applicable zoning and subdivision regulations. The intent is to compile a detailed inventory of decisions related to land use planning, infrastructure investment, and growth management.

On the motion of Mr. Brooks, seconded by Mr. Goodwin, which carried a vote of 6-0, the Planning Commission voted to adjourn the May 8, 2025, meeting at 8:34 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA



Phone (540) 967-3430 **COUNTY OF LOUISA** Fax (540) 967-3486
COMMUNITY DEVELOPMENT DEPARTMENT

www.louisacounty.com

TO: Louisa County Planning Commission

FROM: Staff, Louisa County Community Development

REQUEST: CUP2025-01, Equipment Sales and Rental and Contractor's Office and Shop

APPLICANT & OWNER: James Weber, Owner; Louisa Properties LR2.5 LLC, Louisa Properties LR1.5 LLC, Applicant; Kelsey Schlein, Shimp Engineering, Agent

DATE: May 28, 2025

The Planning Commission will meet to review this proposed Conditional Use Permit for Equipment Sales and Rental and Contractor's Office and Shop on Thursday, June 12, 2025 at 7:00 P.M. in the Louisa County Public Meeting Room.

REQUEST:

Issuance of a Conditional Use Permit to operate an equipment sales and rental business and contractor's office and shop, serving the public with landscaping equipment, tools, and materials.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	24-45, 24-46
ACREAGE:	(TMP 24-45) – 1.5812 acres (TMP 24-46) – 2.5 acres 4.0812 Acres Total
ELECTION DISTRICT:	Louisa
ZONING:	General Commercial (C-2)
SURROUNDING ZONING:	Agricultural(A-2), Industrial (IND), General Commercial (C-2)
EXISTING USE(S):	Vacant
FUTURE LAND USE(S):	Rural
REQUESTED USE(S):	Equipment Sales and Rental, Contractor's Office and Shop
EXISTING LAND USE PERMIT(S):	None

OWNER/APPLICANT:

Louisa Properties LR1.5 LLC, Louisa Properties LR2.5 LLC
4641 Sudley Road
Catharpin, VA 20143

AGENT/REPRESENTATIVE:

Kelsey Schlein, Shimp Engineering
912 E High Street
Charlottesville, VA 22902

PROPERTY LOCATION:

The property is located on the North side of Louisa Road (US Route 22) directly West of the intersection of Oakland Road (Route 613) and Route 22, located in the Louisa Election district. The property is adjacent to the Trevillian Station Battlefield and can be further identified as 17935 Louisa Road.

BACKGROUND INFORMATION:

The subject property, TMP 24-45 is zoned General Commercial (C-2) according to the original 1969 Rezoning Map (Exhibit B). Currently on the subject property, TMP 24-45, there is one vacant single-family dwelling. Historically, TMP 24-46 was used for storage and resale of second-hand items and antiques. There is an existing structure on the property that was used to support that use and that structure is proposed to remain to be repurposed to support the proposed use for Contractor's Office and Shop.

TMP 24-45 is proposed to have an additional 4,000 SF structure to be constructed to support the proposed use of Equipment Sales and Rental. The building is planned to be served by a new commercial entrance off Route 33. The existing entrance at the eastern portion of the property is planned to remain. The site will have on-site parking to support the proposed uses and to allow for outdoor storage of equipment, the site is designed to have multiple gravel outdoor storage areas.

In concurrence with this request for permitted uses, an administrative waiver has been requested for a 20% reduction, pursuant to Section 86-119, to reduce the front, side, and rear setbacks for the purpose of maximizing building envelope on TMP 25-46, due to the unique shape of the parcel and encroaching railroad easement. The applicant has been advised by staff that the waiver will be reviewed once the Conditional Use Permit process has concluded and a concept plan with exact measurements of structure projections and setbacks have been provided.

Exhibit A: Zoning Map

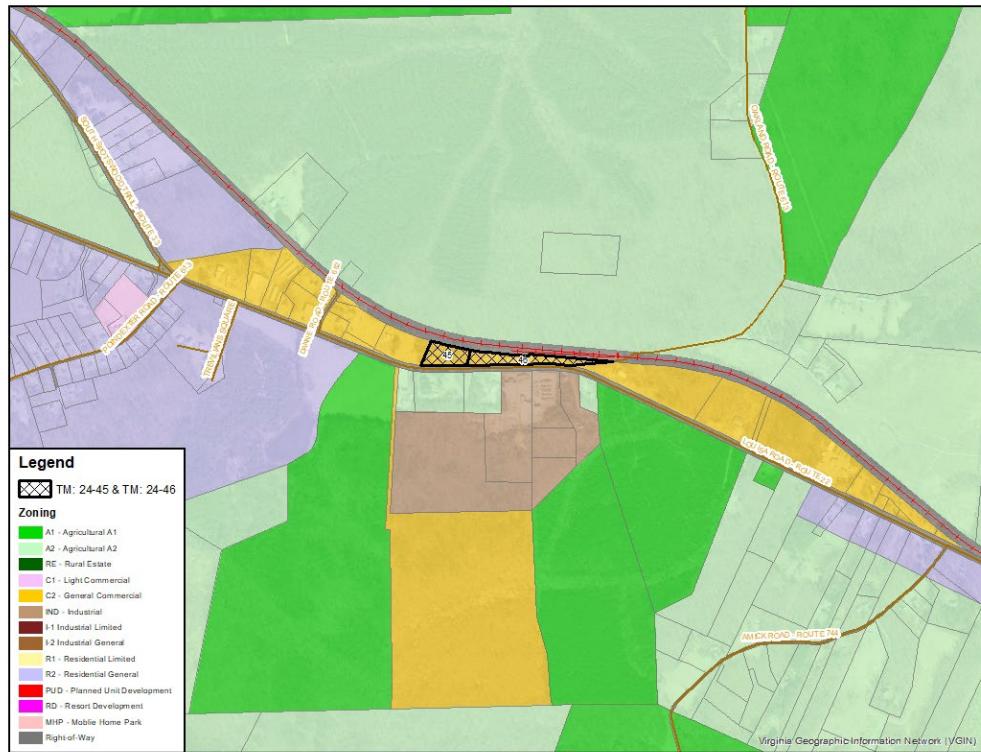
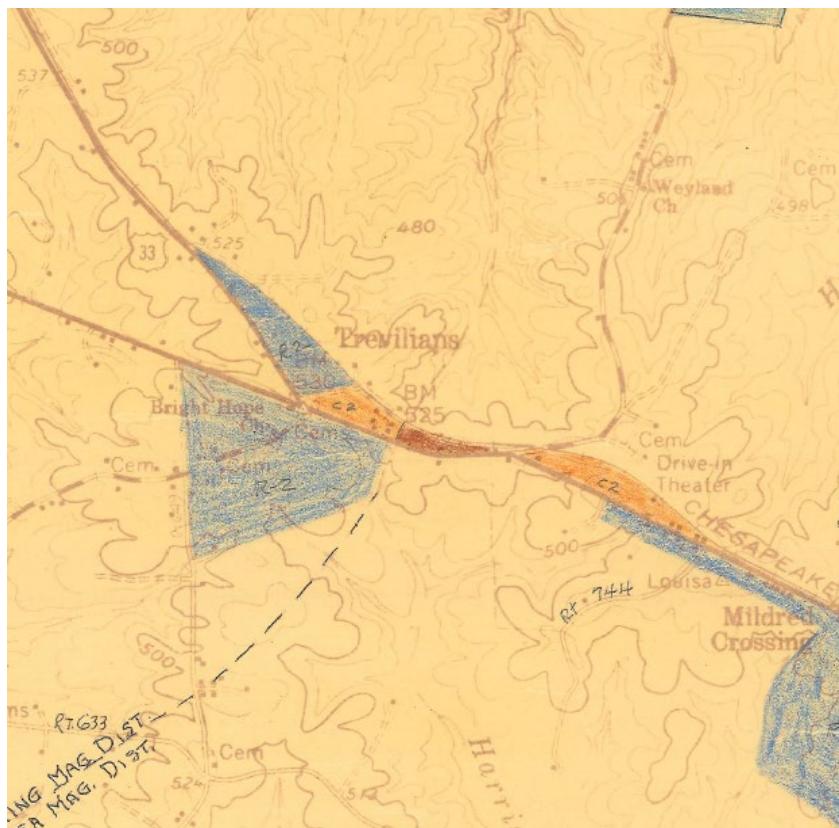


Exhibit B: Zoning Map (1969)



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) is to, “Preserve Louisa County’s Rural Character, Beautify Its Gateways and Roadways.”

Section 3.01, Guiding Principles of the 2040 Comprehensive Plan, states that there should be focus on “broadening the tax base by establishing businesses.” The applicant’s proposed business provides the County’s residents with products and services that will be valued commodities for the surrounding area. The applicant’s business provides greater accessibility to landscaping equipment, tools, and materials, for commercial and public utilization.

The subject property is in a designated Rural area, outside of a growth area. Staff believes that the proposed equipment sales and rental business would not only contribute to the County’s economic development by expanding its tax base, but it would also fulfill a vital need within the community. Additionally, the proposed business would beautify county roadways by revitalizing a property that has been blighted and abandoned for several years. The proposed business matches the character of the surrounding area which includes existing businesses and industrial zoned parcels. It is the opinion of Staff that this proposed business will provide essential equipment to farmers, homeowners, commercial contractors, and ultimately facilitate local agricultural and forestry activities, addressing the challenges of diminished support systems for agricultural supplies in the area (2040 Plan Chapter 3.1.4).

II. Louisa County Land Development Regulations

Section 86-221. General Commercial (C-2) district – Statement of intent; policy guidance:

Generally, the general commercial district (C-2) covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access. In the rural areas of the county, commercial uses should be limited and allowed by conditional use permits only. Future development should align more appropriately with the rural character of the county.

The surrounding parcels are utilized as an Appliance Store, Lumber Store (CUP2002-07), Equipment Sales and Rental (CUP2022-08), the Trevillian Refuse Site, the Historic Trevillian Station Battlefield. The property is zoned General Commercial (C-2) and has permitted uses such as “hospital, car wash, restaurant, personal services, etc.” The surrounding area is not currently served by public water and sewer to accommodate majority of the permitted uses C-2 allows. Staff believes the proposed business supports the surrounding character and of existing businesses.

Section 86-224. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *equipment sales and rental and contractor’s offices and shop*, which is defined as follows:

Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment, and the rental of mobile homes. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.

Contractor's offices and shops. Establishment for the installation and servicing of such items as air conditioners, electrical equipment, flooring, heating, painting, plumbing, roofing, tiling and ventilating and establishments for the planting and maintenance of gardens, grounds and yards such as landscape contractors and lawn maintenance services. The facility may include an outdoor storage yard, if properly screened from adjacent properties with landscaping or a fence. This definition does not apply to contractors' businesses operated as home occupation, class A, or home occupation, class B.

III. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan reviews, development permit reviews, and inspections.

Fire & EMS

Staff believes the issuance of the Conditional Use Permit will not require any additional services by fire and EMS personnel. The applicant is willing to coordinate with Fire & EMS to provide them access to the property by either installing a Knox Box, Police/Fire- only keypad code, or other device for the building(s) and/or potential gate systems.

Law Enforcement

Staff believes there would be minimal impact from issuance of the Conditional Use Permit.

Parks and Recreation

Staff does not believe issuance of the Conditional Use Permit will have an impact to parks and recreation. The applicant is hoping to have the opportunity to work with the department in the future by providing sales, rental, and maintenance services for equipment used by the Parks & Recreation & Tourism Department.

Schools

Staff believes the issuance of the Conditional Use Permit will impact schools positively as the applicant is interested in partnering with the Career and Technical Education (CTE) Center to provide opportunities for hands-on learning within the equipment sales and rental business. The applicant hopes to provide future sales, rental, and maintenance services for equipment used by the school system

Solid Waste

Staff does not believe the Conditional Use Permit will increase any impacts to solid waste facilities. As for public utilities, the site will be served by on-site well and septic.

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on March 12, 2025. One (1) citizen attended as well as the Louisa District Planning Commissioner, Mr. Matthew Karsey and Louisa District Board of Supervisors Member, Mr. Manning Woodward. The applicant was in attendance and gave a brief presentation.

The following are questions, answers, and statements from the neighborhood meeting:

Discussion took place regarding the Historic Trevillian Station Battlefield that is directly adjacent to the subject property and the importance of maintaining the existing vegetative buffer in the rear of the property. Staff clarified the Land Development Regulations on buffers, noise, screening, and site plan review process. The representative for the applicant agreed to allow updating to the sign located on the property for the Battlefield.

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration the intent of this chapter [Note: Chapter 86 Land Development Regulations] and may impose reasonable conditions that:

- (1) *Abate or restrict noise, smoke, dust or other elements that may affect surrounding property.* **This has been addressed by Conditions #1, #2, and #6.**
- (2) *Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion.* **This will be addressed during site plan review to confirm proposed structures meet required setbacks.**
- (3) *Provide for adequate parking and ingress and egress to public streets or roads.* **This will be addressed during site plan review process and VDOT commercial entrance permit review process.**
- (3) *Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.* **This has been addressed by Conditions #6.**
- (4) *Tend to prevent such use from changing the character and established pattern of development of the community (Sec. 86-43).* **This has been addressed by Conditions #1, #2, #5, #6 and #7.**

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Permit with the eight (8) conditions listed below:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky

Association and shall be labeled as such on the site plan sketch.

2. Noise. Sound shall not exceed levels of 70dB during daytime and 60dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
4. Land Disturbance. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
5. Storage. No outside storage of merchandise or material shall be permitted within 10 feet of the edge of the right of way to Route 613 & Rt 22. Stored items will not cause issues with sight easements reviewed by VDOT. Additionally, adjacent setback of on-site storage items may be required if it is determined the location creates a visual safety hazard.
6. Buffer. Meet vegetative buffer requirements as defined by Louisa County Land Development Regulations. All areas not occupied by buildings, structures, driveways and parking shall be covered with one or more of the following: lawn grass, natural shrubbery, plants, trees, or a vegetation combination as agreed upon by the Zoning Administrator and owner.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

ENCLOSURES (5):

- Enclosure 1: Application
- Enclosure 2: Concept Plan
- Enclosure 3: GIS Zoning Maps
- Enclosure 4: Site Photos
- Enclosure 5: Notice to Adjoining Parcels

Enclosure 1

SHIMP ENGINEERING, P.C. Design Focused Engineering

January 20, 2025

1 Woolfolk Avenue
Suite 201
Louisa, VA 23093

RE: Louisa County Conditional Use Permit Request XX-2025

To whom it may concern,

Please find the submission of Conditional Use Permit Request for TMP(s) 24-45 and 24-46 for review. Included in this submission are:

1. Five (5) copies of Conditional Use Permit Request.
2. Five (5) copies of the project narrative.
3. One (1) copy of filled Land Use Amendment Application.
4. One (1) copy of Setback Modification Request.
5. One (1) copy of filled tiered fee schedule handout.
6. One (1) copy of exhibit of site location on County Tax Map.
7. One (1) copy of D.B. 373 PG 639
8. One (1) copy of D.B. 102 PG 200
9. One (1) copy of D.B. 471 PG 849

If you have any questions, please do not hesitate to contact me at polina@shimp-engineering.com or by phone at 434-227-5140. You can also contact Kelsey Schlein at kelsey@shimp-engineering.com.

Best regards,

Polina Andreeva
Site Designer
Shimp Engineering, P.C.

LAND USE AMENDMENT APPLICATION

For the purpose of assuring good arrangement, appearance, function, harmony with surroundings and adjacent uses, and compliance with the requirements of the Louisa County Zoning Ordinance regulations, the following information is required when applications are submitted for the following: Rezoning, Conditional Use Permits, Temporary Conditional Use Permits, Variances, Proffer Amendment, Comprehensive Plan Amendment, Comprehensive Plan Public Facilities and Special Exceptions. A pre-application meeting must be scheduled with staff for all application types.

Checklist for Land Use Amendment Application

To be Completed by the Firm or Person(s) Submitting the Application



COMPLETED APPLICATION

(If the applicant is different from the owner - signatures are required from the applicant and the record owner.)



COPY OF CONTRACT (if applicable)



COUNTY TAX MAP showing the subject property



CERTIFIED PLAT of the subject property (Only the Zoning Administrator can waive this requirement.)



PRELIMINARY SITE PLAN - which includes the following:

-Location of proposed or existing structure(s) - including the dimensions, distance from all property lines and distance from all other structures.

-Parking areas, driveways and entrances - including the number of parking spaces, location of driveway and length and any pertinent information from the Highway Department regarding site distance, type of entrance, etc.

-Location of proposed and/or existing utilities - including well, septic, telephone, power lines, etc. Also include any pertinent information from the Health Department regarding installation or upgrade of well and septic system.

-All building restriction lines, highway setback lines, utility easements, covenants, reservations and rights-of-ways.

-Owner(s), present use and zoning of all contiguous or abutting property - including that in a subdivision, across any highway, railroad right-of-way, creek or river, even if the property lies in another County or Town.

-Recreation and open spaces.

-Any provisions for buffering.

-Any other applicable plans, renderings, elevations or photographs.

Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rept # _____
Date & Time Rcv'd: _____
Pre-App Meeting: _____

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. IDENTIFICATION OF REQUEST:

A: REZONING: From _____ () to _____ ()

B: CONDITIONAL USE: Contractor's Office and Shop, Equipment Sales and Rental _____

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN PUBLIC FACILITIES: _____

H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

A. NAME OF APPLICANT: Louisa Properties LR2.5 LLC, Louisa Properties LR1.5LLC
If a corporation, name of agent: _____

B. MAILING ADDRESS: 4641 Sudley Rd, Catharpin, VA, 20143
jweber@segmentalwall.com Telephone # 703-361-4040

C. NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Same as applicant

D. MAILING ADDRESS: Same as applicant
Telephone # _____

If the applicant is not the owner of the property in question, explain: _____

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Kelsey Schlein, Shimp Engineering

F. ADDRESS: 912 E High St, Charlottesville, VA, 22902
kelsey@shimp-enginnering.com Telephone #:434-227-5140

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT 200-Louisa B. TAX MAP # 24-45, 24-46
C. SUBDIVISION NAME _____ D. LOT/PARCEL# _____
E. PROPERTY LOCATION Property directly west of intersection of Rt 33 and Rt 613.
17935 Louisa RD, Louisa, VA, 23093

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? YES NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Please see attachments.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

Please see attachments.

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

N/A

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

- A. EXISTING LAND USE(S): Commercial
- B. EXISTING STRUCTURE(S): Existing structure 6,155 Sq
- C. EXISTING ZONING: C-2
- D. ACREAGE OF REQUEST: 4.08 AC
- E. UTILITIES: Existing private well and septic
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)
- F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? Yes
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

N/A

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

* PROPERTY OWNER'S NAME: Trevilian Station Battlefield

MAILING ADDRESS: PO Box 124, Trevilians, VA, 23170

TAX MAP #24-16

SUBDIVISION NAME _____ LOT/PARCEL# _____

ACREAGE 355.8 AC ZONING A-2

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: Hottinger, Mary Alice ET ALS
MAILING ADDRESS: 101 Amick Rd, Louisa, VA, 23093

TAX MAP # 24-81

SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE 9.8 AC ZONING C-2

* PROPERTY OWNER'S NAME: Bull Run Real Estate LLC
MAILING ADDRESS: 5975 S Spotswood Trl, Gordonsville, VA, 22942

TAX MAP # 24-48

SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE 4.4 AC ZONING IND

* PROPERTY OWNER'S NAME: Foxwood INC
MAILING ADDRESS: PO Box 37, Trevilians, VA, 23170

TAX MAP # 24-49

SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE 3.25 AC ZONING IND

* PROPERTY OWNER'S NAME: Foxwood INC
MAILING ADDRESS: PO Box 37, Trevilians, VA, 23170

TAX MAP # 24-52

SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE 8 AC ZONING IND

* PROPERTY OWNER'S NAME: Fuller Michael & Mary Louisa
MAILING ADDRESS: 17904 Louisa Rd, Louisa, VA, 23093

TAX MAP # 24-53

SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE 3.1 AC ZONING A-2

* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

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MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.

A. REZONING	\$1000 + \$10/Acre*
B. CONDITIONAL USE PERMIT	\$500.00*
C. TEMPORARY CONDITIONAL USE PERMIT	\$250.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$500.00*
E. PROFFER AMENDMENT	\$500.00*
F. COMP PLAN AMENDMENT	\$500.00*

*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$50.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*THERE WILL BE A \$20.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE AN ADDITIONAL \$250.00, PLUS A

\$20.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION AND RE-ADVERTISEMENT EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT.

- 11. ENCLOSURE WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**
- 12. ENCLOSURE WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

- 13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITHE ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUISA

This 16th day of January, 2025, I, James Weber, the owner of IMP 24-45, 24-46, the owner of IMP 24-45, 24-46 (describe land by tax map number) make, constitute, and appoint Keiley Schlein, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Keiley Schlein full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Rezoning or Conditional Use Permit Application. This includes the authority to execute and amend proffers or conditions.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on January 16, 2025, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Community Development Department of Louisa County stating that the terms of this power have been revoked or modified.

Given under our hands this 16th day of January 2025

James Weber
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Ja
CITY/COUNTY OF Prince William, to wit:

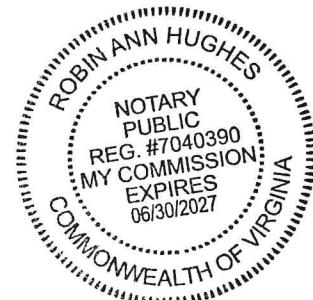
The foregoing instrument was acknowledged before me by

James Weber, the Owner of
said property, this 16 day of January 2025

My commission expires: 6-30-27

Robin Ann Hughes Notary Public

7040390 Registration Number



OFFICE USE ONLY

File/Case Number : _____ Date Accepted: _____, 20 101 A

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH
REQUIRES PLANS MUST BE ACCCOMPANIED BY THOSE PLANS AT THE TIME OF
SUBMISSION OF THE APPLICATION.**

DATE: 16th January, 2025.

SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)



SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)



APPLICANT'S NAME

(Typed or Printed)

James C. Weber

OWNER'S NAME

(Typed or Printed)

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the
Applicant, Responsible for this Application)

AGENT'S NAME

(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-22, of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

SHIMP ENGINEERING, P.C.

Design Focused Engineering

Project Narrative For: Louisa County Conditional Use Permit Request XX-2025

Parcel Description: TMP 24-45, 24-46

Initial Submittal: January 20, 2025

Pre-App Meeting Date: October 18, 2024

TMP	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
24-45	1.58 AC	C-2	C-2 with CUP for Contractor's Office and Shop,	Rural Area
24-46	2.50 AC		CUP for Equipment Sales and Rental	
	4.08 AC total			

Location:

17935 Louisa Rd,

Louisa, VA 23093.

Property west of the intersection of Route 33 and Route 613.

Surrounding Uses:

Appliance Store, Lumber Store, Residential, Rural

Project Proposal:

Louisa Properties LR2.5 LLC and Louisa Properties LR1.5 LLC (together, the "owner") seek to establish a Landscape Contractor's Yard and Office as well as an equipment rental business on TMPs 24-45 and 24-46 (together, the "property"). To establish these uses, the owner requests two conditional use permits on the property, 1) for a Contractor's Office and Shop and 2) for Equipment Sales and Rental. The property is zoned C-2 and is located outside of the Growth Area Overlay District (GOAD). Historically, the property was used for storage and resale of second-hand items and antiques. There is an existing structure on the property that was used to support that use and that structure is proposed to remain to be repurposed to support one of the proposed permitted uses.

The site is proposed to have an additional 4,000 SF structure to be constructed to support the proposed uses. The building is planned to be served by a new commercial entrance off Route 33. The existing entrance at the eastern portion of the property is set to remain. The site will have on-site parking to support the proposed uses and in order to allow for outdoor storage of equipment, the site is designed to have multiple gravel outdoor storage areas.

An administrative waiver for setback reduction is being pursued in conjunction with this rezoning application. According to Section 86-115 of the Louisa County Zoning Ordinance, a minimum of 100' front setback is required for the site. In addition, side and rear setbacks for a C-2 district shall comply with Section 86-437 of the Louisa County Zoning Ordinance, requiring a minimum of 50' side and rear yards adjoining residential or agricultural districts and 10' side and rear yards adjoining commercial or

industrial districts. As a result, a total buildable area for the property comes to 6,665 SF. This square footage area is an awkward shape that cannot support a standard dimensioned building. The owner seeks a 20% variation per Section 86-119 for 100' front setbacks and 50' side and rear yards adjoining residential or agricultural district, as well as 10' side and rear yards adjoining commercial or industrial districts. This would result in a total buildable area of 15,143 Sf.

Note: Concurrent with this request, a waiver for a 20% reduction is submitted pursuant to Sec. 86-119 (a). This waiver applies to front setback, rear setback adjoining agricultural districts, and side setback adjoining commercial districts, required. Setbacks shown on TMP 24-45 are shown with 20% reduction from C-2

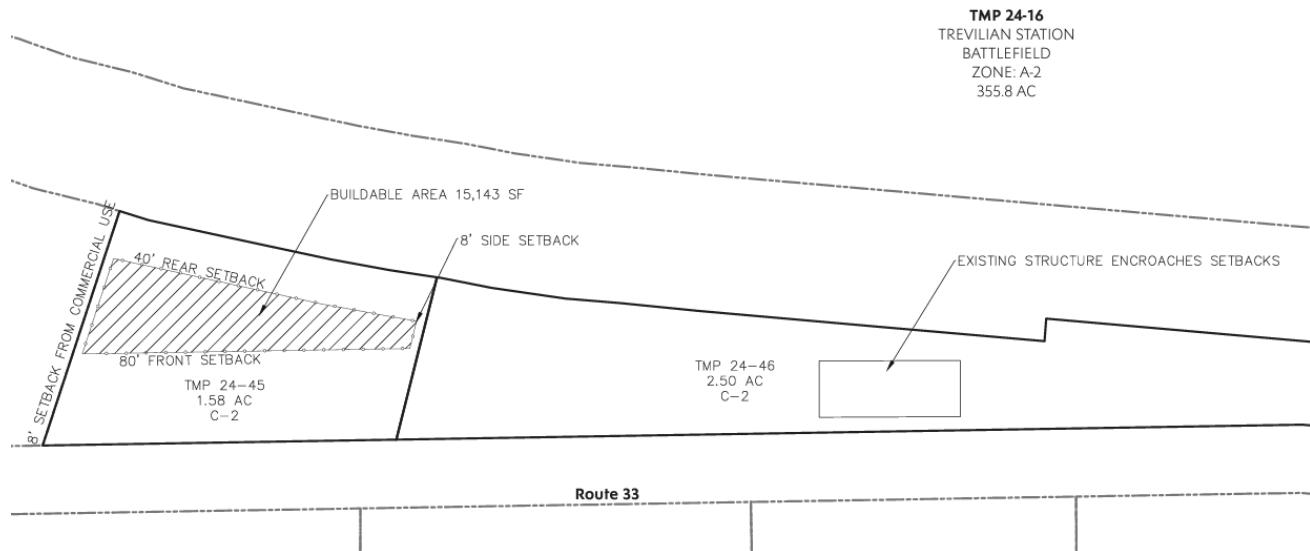


Image 1. Setback Variation Exhibit

Impacts on Public Facilities & Public Infrastructure:

1. Public Utilities

The site will be served by on-site well and septic and therefore will have no impact on public utilities.

2. Public Schools

The site is designated for commercial use, so this development is not expected to impact the public school system.

3. Traffic

According to the 2022 AADT Report for Louisa County completed by VDOT, this section of Route 33 experiences 5763 trips daily. In respect to that data, proposed development will have a very minor impact on adjacent street traffic, peaking at 98 trips on a weekday. The table below was completed using 11th Edition ITE Trip Generation Manual.

Land Use Designation	Independent Variable	Weekday, AM Peak Hour			Weekday, PM Hour			Weekday, Total		
		In	Out	Total	In	Out	Total	In	Out	Total
	10,000 Sf									

180 - Specialty Trade Contractor		12	5	17	6	13	19	49	49	98
-------------------------------------	--	----	---	----	---	----	----	----	----	----

The applicant will coordinate with VDOT to properly site and further improve existing and proposed access points to the site to ensure the safest maneuver possible to and from public roads.

4. Existing and Future Area Development

The proposed development is expected to have a positive impact on commercial activity in Louisa County. The site is conveniently located on one of the major access roads and is surrounded by similar commercial uses. As a result, the county will benefit from an increase in tax revenue.

Prior Approvals:

At this time, the applicant has not been made aware of any prior zoning actions on the property.



Search By Address

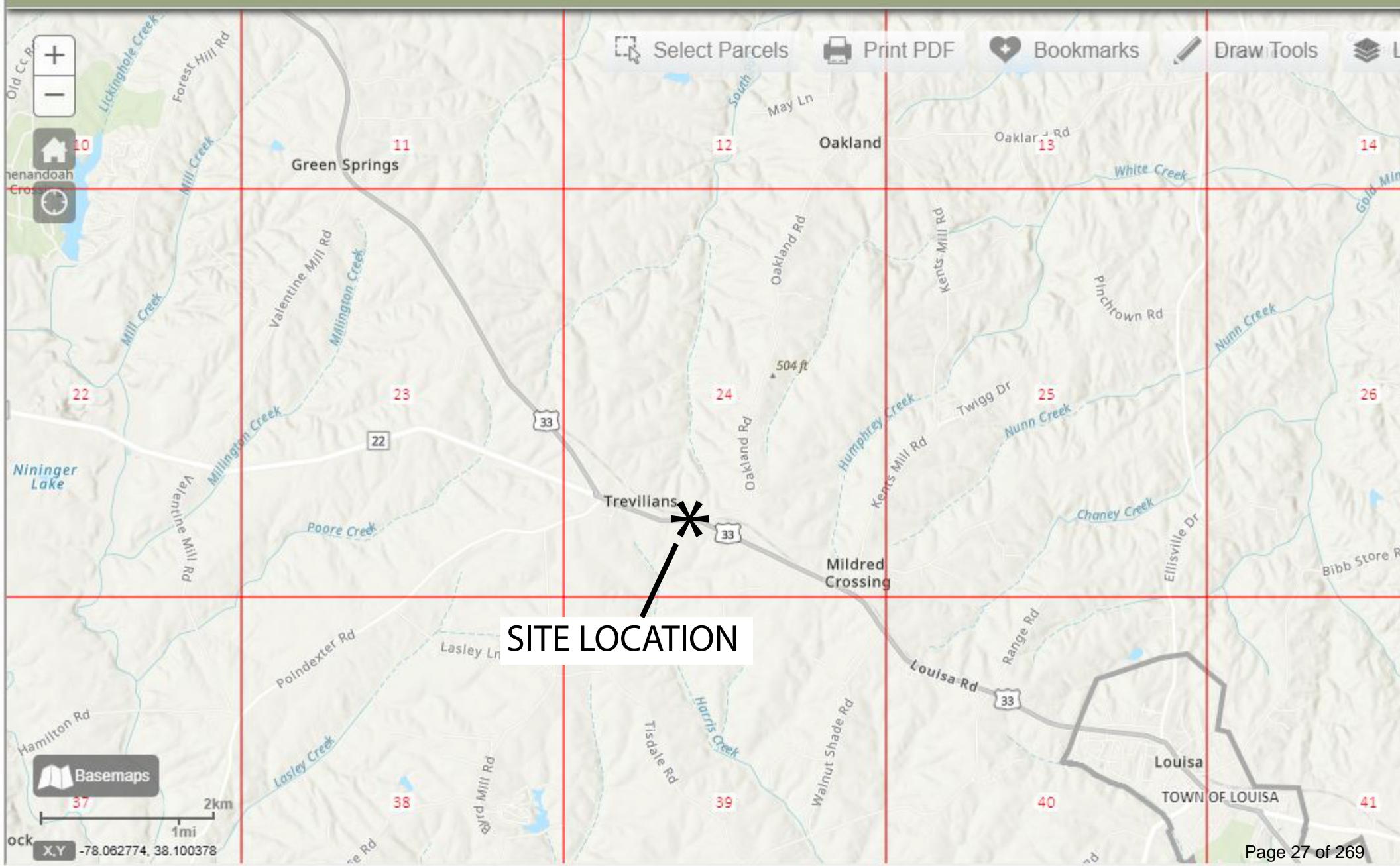
Search By Land Owner

Search By Parcel ID

Default

Advanced

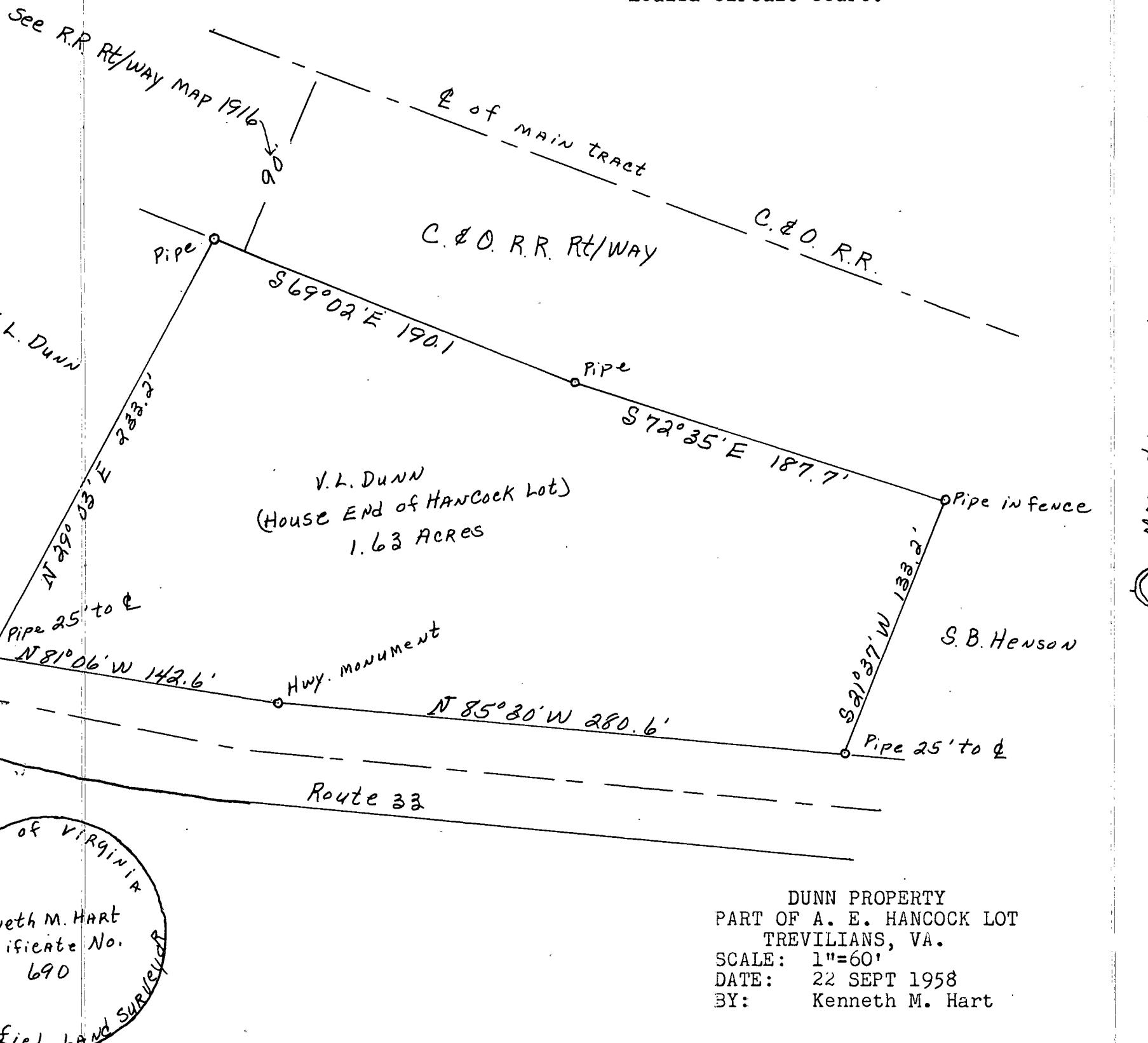
Search



I, W. Earle Crank, a Commissioner in Chancery of Louisa Circuit Court in and for the County and State aforesaid, do certify that Vernon L. Dunn and Alice M. Dunn, husband and wife, whose names are signed to the foregoing Deed dated September 29th, 1958, have each personally appeared and acknowledged the same before me in my County and State aforesaid.

Given under my hand this 29th day of September, 1958.

W. Earle Crank
Commissioner in Chancery of
Louisa Circuit Court.



In the Clerk's Office of the Circuit Court of the County of Louisa: September 29, 1958.

The foregoing Deed & Plat were this day received in said office and admitted to record at 4:27 P. M. together with certificate thereon written and Revenue Stamps for \$7.15 thereon cancelled.

Teste: Loris C. Hadder Deputy Clerk.

Mary K. Crawford

#648

To: Deed of Trust

T. J. Michie et als Trustees

1.63 a. G. S. Dist.

Maile to
People's Nat'l.
Bank & Tr. Co.
Louisa, Va.

THIS DEED, made and entered into this 29th day of September, 1958, by and between Mary K. Crawford, single, party of the first part, and T. J. Michie and W. Earle Crank, Trustees, either or both of whom may act, parties of the second part;

WITNESSETH:

Book 373 Page 639

69

Note holder secured:
Crestar Bank _____ (Bank)

Notices pursuant to Virginia Code §55-58.2 may be mailed
or delivered to the Bank at
P. O. Box 8088
Charlottesville, Virginia 22906-8088

This Is a Credit Line Deed of Trust

THIS DEED OF TRUST, dated as of the 5th day of January, 19 90,
by and between DONALD LEIGH ATKINS and FRANCES ANN ATKINS, husband and wife
hereinafter referred to as the Grantor, and R. A. MOOREFIELD
and R. F. BROWNFIELD who reside in Albemarle County
Albemarle County, Virginia, and Albemarle County, Virginia, respectively, herein referred to as the Trustees.
WHEREAS, Crestar Bank _____, herein called the Bank, has advanced, intends to advance contemporaneously
herewith and/or intends to advance in the future to the Grantor,
or to ATKINS LAND AND LUMBER COMPANY

hereinafter referred to as the Debtor, certain sums of money on such conditions as the Bank may have imposed or
may from time to time impose, and the Grantor, in order to induce such lending by the Bank, desires to secure to the
Bank the payment of such indebtedness and interest thereon, such indebtedness and interest being hereinafter
referred to as the Secured Indebtedness.
NOW, THEREFORE, for and in consideration of the provisions of this Deed of Trust and for other good and valuable
consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant and
convey unto the Trustees, with general warranty, the following described property:

SEE ATTACHED SCHEDULE A

Together with all the buildings, improvements and fixtures now or hereafter thereon, and all rights, privileges and
appurtenances in any way belonging thereto, all of such property being referred to in this Deed of Trust as the "Real
Estate," and also together with all leases now or hereafter applicable thereto, all rents and profits derived therefrom,
and any unearned hazard insurance premium and condemnation award or payment relating thereto, all of which are
hereby granted, pledged and assigned to the Trustees. The Real Estate and all such other property are hereinafter
referred to as the Property.
IN TRUST, to secure to the Bank the payment of the Secured Indebtedness, however evidenced, now existing or
hereafter incurred, matured or unmatured, direct or indirect, absolute or contingent, including any extensions and
renewals thereof, up to but not exceeding in the aggregate at any one time the principal sum of _____

SIX HUNDRED FIFTY THOUSAND AND NO/100----- Dollars (\$ 650,000.00 and interest
thereon, which Secured Indebtedness may, but need not, be evidenced by a note or notes.

BOOK 373 PAGE 640

THIS DEED OF TRUST IS GIVEN TO SECURE: (Check if applicable)

 A LOAN FOR REAL ESTATE CONSTRUCTION, PAYABLE ON DEMAND OR THREE YEARS OR LESS FROM THE DATE OF THE LOAN. A LOAN FOR ACQUISITION OF REAL ESTATE

1. The Grantor covenants (A) that, except as to the lien created by this Deed of Trust or as previously disclosed to the Bank in writing, the Grantor has done no act to encumber the Real Estate and it is free and clear of all liens and encumbrances; (B) that the Grantor will execute such further assurances of title as may be necessary; (C) that the Grantor will promptly comply with all present or future laws and other requirements of all governmental authorities having or claiming jurisdiction with respect to the Real Estate; (D) that the Grantor will pay all taxes, assessments, levies and charges upon the Real Estate when due, and (E) that as long as the Secured Indebtedness is outstanding, the Bank shall be permitted to inspect the Real Estate periodically as the Bank may desire.
2. The Grantor agrees (A) that the Trustees may rely upon the written or oral representations of the Bank that this Deed of Trust is in default, and all action taken pursuant to notice of default and request for foreclosure shall be binding upon the Grantor, the Trustees and those claiming through or under them; (B) that if default be made in the payment of any of the Secured Indebtedness or in the performance of any of the covenants or conditions contained herein, or in the payment or performance of any obligations secured by any other lien on the Real Estate, the Trustees, at the request of the Bank, shall forthwith declare all of the debts and obligations secured by this Deed of Trust to be at once due and payable, may take possession of the Real Estate, make any necessary repairs or replacements thereto and (1) proceed to sell the same at auction either as an entirety or in such parcels as the Trustees may deem best; or (2) proceed to lease the same in the name of and for the account of the Grantor, or in the name of and for the account of its owner; or (3) in the event it shall have been leased by the Grantor may give notice of such default to the lessee of the Real Estate and thereafter receive the rents therefrom from the lessee; (C) that in the event the Trustees either lease the Real Estate under 2 (B) (2) above or give notice and collect rents under 2 (B) (3), the Trustees shall deduct from such rents all costs of collection, repair, and administration and apply the net proceeds to the Secured Indebtedness; (D) that the Trustees are hereby empowered to bring in their names, or in the name of the owner of the Real Estate, any suit or action they may deem advisable for the enforcement of the provisions of this clause to the same extent as if the Trustees were then lessors of the Real Estate, but the Trustees and the Bank shall be in no way personally liable under any of the provisions of such lease or of this clause, and shall not be personally liable to any person by virtue of their possession of the Real Estate or by virtue of their acting under any provisions of this clause, except to the extent of accounting for rents actually received by them hereunder; (E) that the rights and remedies given under this clause are in addition to and not in lieu of those given by law or by other clauses of this Deed of Trust, and whether or not exercised, will not prejudice such other rights and remedies, and (F) that delay or failure to exercise the remedies granted hereunder with respect to any such default shall not constitute waiver of the right to exercise the same with respect to that or any subsequent default.
3. In the event of any sale, conveyance, transfer, or assignment of the Property or any other change in the ownership of the Property, other than by the laws of inheritance or by testamentary devise, without the written consent of the Bank, the entire unpaid balance of the Secured Indebtedness and all other sums secured hereunder shall become due and payable forthwith at the option of the Bank or shall become subject to renegotiation at the option of the Bank. The Bank may, at its option, impose a reasonable fee for permitting the assumption of the Secured Indebtedness should it allow such assumption. No such assumption shall, however, release any obligation to the Bank either hereunder or under the Secured Indebtedness. The following statement is intended to emphasize the provisions of this paragraph: NOTICE — THE DEBT SECURED HEREBY IS SUBJECT TO CALL IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE EVENT OF SALE OR CONVEYANCE OF THE PROPERTY CONVEYED.
4. If the lending induced hereby is to the Grantor, the following covenants shall be deemed to be covenants of the Grantor. If the lending induced hereby is to the Debtor, the following covenants shall be deemed to be covenants of the Debtor:
 - A. That he will pay the Secured Indebtedness when due and in accordance with its terms;
 - B. That, if required by the Bank, he will pay monthly in addition to the payments of principal and interest payable under any of the Secured Indebtedness, the pro rata sum as determined by the Bank that will be necessary to pay taxes on the Property and premiums on the insurance required as they become due, and that if the total payments made to the Bank pursuant to this provision are less than the amount required to pay such taxes and insurance premiums as they become due, he will pay on demand to the Bank that amount necessary to make up such deficiency and that if not so paid, such amount may, at the option of the Bank, be added to the Secured Indebtedness, it being understood that if there is an excess in any such payments, such excess will reduce subsequent pro rata payments;
 - C. That the Bank may, at its option, either credit to a separate account the entire sum paid to it for such taxes and insurance and hold such sum in trust without interest until such taxes and insurance are paid by it, or the Bank may, as and when such sum is paid to it, credit such sum to the balance then due on the Secured Indebtedness, and if so credited, the Bank may pay such taxes and insurance when due and charge the amount so paid to the Secured Indebtedness;
 - D. That he will pay on demand all costs and expenses, including attorneys' fee of 25% of the unpaid principal amount of the Secured Indebtedness, incurred in collecting the Secured Indebtedness, or in obtaining possession, preserving or disposing of the Property or in otherwise enforcing this Deed of Trust, including without limitation any suits or actions which the Trustees or the Bank deem necessary or desirable to bring or to which any of them may be made a party, together with interest thereon at the highest rate then being charged on the Secured Indebtedness or any portion thereof; and
 - E. That in the event the Property is advertised for sale as herein provided but not sold pursuant to such advertisement, he will pay the actual expenses incurred by the Trustees in connection therewith, together with a commission not to exceed two percent (2%) of the unpaid principal amount of the Secured Indebtedness.
5. Upon the payment of the Secured Indebtedness and all other sums secured hereunder and the performance of all covenants and conditions hereof, the Grantor covenants to pay the expenses of releasing this Deed of Trust.
6. This Deed of Trust is to be governed by and construed and enforced with reference to Articles 2 and 3, Chapter Four, Title 55 of the Code of Virginia of 1950, as amended, as now in force, with such further understandings in short form as provided therein, including the following provisions:

373 PAGE 641

A. Advertisement Required: Advertisement of the time, place and terms of sale for three days, in consecutive issues of a newspaper having general circulation in the city or county in which the Property or some part thereof is located, after the giving of prior notice as prescribed by law.

B. Exemptions waived.

C. Subject to all upon default.

D. Renewal, extensions or reinstatement permitted.

E. Fire and extended coverage insurance required: \$ FULL INSURABLE VALUE

F. Substitution of Trustee permitted with or without cause.

G. Any Trustee may act.

The Grantor will also keep the improvements on the Real Estate constantly insured by an insurance company satisfactory to the Bank, in such amounts as shall be required by the Bank, against loss by flood, on improved Real Estate located in flood hazard areas, with loss payable to the Bank.

7. Upon the filing of any mechanic's or materialmen's lien against the Property or any part thereof that remains unsatisfied or is not removed for a period of thirty (30) days after the filing thereof, the Bank may, at its option, declare the same to be a default under this Deed of Trust giving rise to all remedies hereunder and under the Secured Indebtedness.

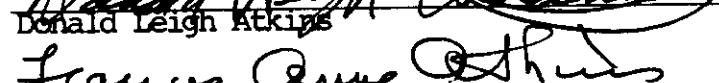
8. This Deed of Trust shall be deemed to be a security agreement with respect to that portion of the Property which shall not be construed to be real property under the laws of the Commonwealth of Virginia, granting the Bank a security interest therein in accordance with the Uniform Commercial Code as adopted in the Commonwealth of Virginia (the Code). As to all such personalty, the Bank shall have, without limitation, all of the rights and remedies of a secured party under the Code. The recordation of this Deed of Trust shall also constitute a fixture filing under the provisions of the Code with respect to that portion of the Property which shall be deemed to be fixtures under the laws of the Commonwealth of Virginia. The Grantor shall, at the request of the Bank, execute and deliver to the Bank all instruments and agreements which the Bank shall require in order to further perfect such security interest.

9. The Bank may, but shall not be obligated to, make payments for the account of the Grantor or Debtor, as the case may be, where such payments are required or permitted by the terms hereof and are not paid when due, or pay, cure defaults under or discharge any lien superior to the lien hereof. All sums so advanced by the Bank shall bear interest at the highest rate then being charged on the Secured Indebtedness, or any portion thereof, and such sums, together with accrued interest thereon, shall be due and payable on demand and shall be secured by the lien hereof.

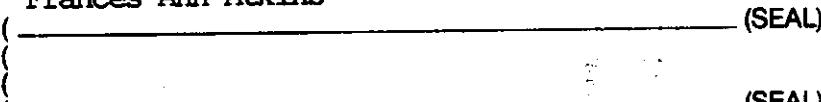
10. The covenants contained herein shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the Grantor, the Debtor and the Bank. If the Grantor or the Debtor consists of more than one party, each such party shall be jointly and severally liable under those obligations and covenants contained herein applicable to the Grantor or the Debtor as the case may be. Whenever used, the singular number or noun shall include the plural, and the plural the singular, and the use of any gender shall include all other genders when the context so requires.

WITNESS the following signatures and seals.

For use if Grantors are individuals


 Donald Leigh Atkins (SEAL)

 Frances Ann Atkins (SEAL)

For use if Debtors are individuals


 (SEAL)

(Name of Corporation or Partnership)

For use by Grantor Entity By _____ (SEAL)

Title _____ (President, General Partner, etc.)

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For use by Debtor Entity ATKINS LAND AND LUMBER COMPANY, a Virginia General Partnership
 (Name of Corporation or Partnership)
 By Donald Leigh Atkins Benjamin L. Atkins
 Title General Partners
 (President, General Partner, etc.)

State of Virginia

[State At Large] City/County of Louisa Albemarle] To Wit:

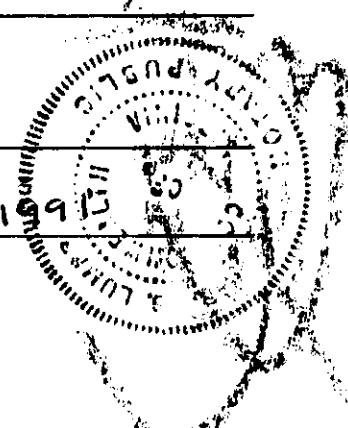
The foregoing instrument was acknowledged before me in the [City] [County] of Louisa Albemarle

Virginia, this 5th day of January, 1990, by
Donald Leigh Atkins and Frances Ann Atkins, / husband and wife

on behalf of such _____).*

Yvonne B. Dugay
 Notary Public

My commission expires April 30, 1991



State of Virginia

[State At Large] City/County of Louisa Albemarle] To wit:

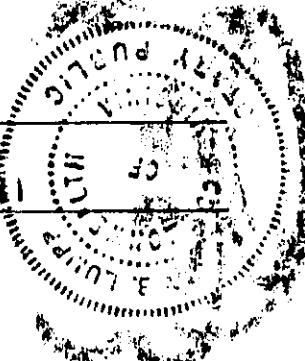
The foregoing instrument was acknowledged before me in the [City] [County] of Louisa Albemarle

Virginia, this 5th day of January, 1990, by
Donald Leigh Atkins and Benjamin L. Atkins, General Partners of Atkins Land and Lumber Company
a Virginia General Partnership

on behalf of such General Partnership).*

Yvonne B. Dugay
 Notary Public

My commission expires April 30, 1991



*Delete the section in parentheses in the case of individuals, but complete it in the case of a corporation or partnership.

(If a corporation, the corporate name should be signed by a duly authorized officer and the Bank files should contain a certified copy of the corporate resolution. If a partnership, the Bank files should contain certified copies of the recorded partnership certificate and the partnership resolution.)

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SCHEDULE A

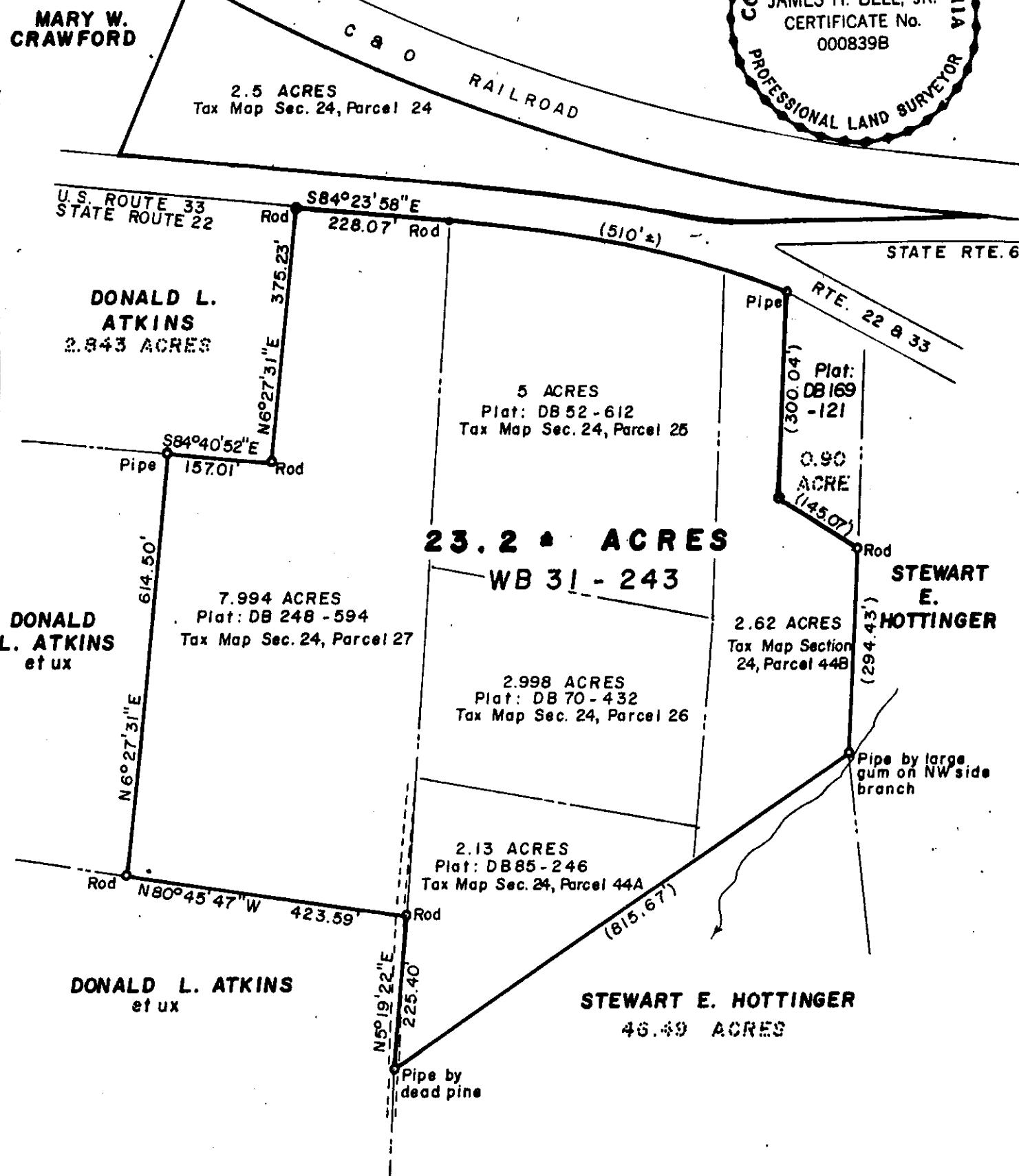
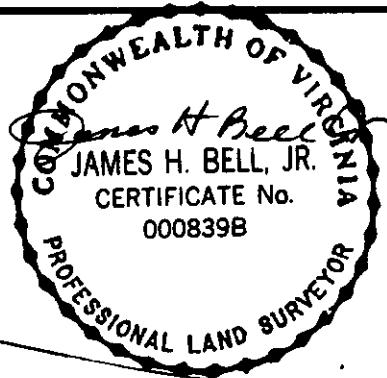
(Attached to as a part of a Credit Line Deed of Trust dated January 5, 1990 from Donald Leigh Atkins and Frances Ann Atkins, husband and wife, to R. A. Moorefield and R. F. Brownfield, Trustees, given to secure Crestar Bank in the aggregate principal sum of \$650,000.00.)

PROPERTY DESCRIPTION

ALL those seven tracts or parcels of land lying and being situate in Louisa Magisterial District, Louisa County, Virginia, six tracts of which are shown on a "Composite Map of Six Parcels - 23.2± Acres for Donald L. Atkins" by James H. Bell, Jr., P.C., P.L.S., dated June 23, 1987, as revised June 26, 1987, a copy of which Composite Map is attached hereto to be recorded along with and as a part of this deed, and which six tracts are described on said Composite Map as follows: (1) Tax Map Section 24, Parcel 24, containing 2.5 acres, more or less; (2) Tax Map Section 24, Parcel 25, containing 5 acres, more or less; (3) Tax Map Section 24, Parcel 26, containing 2.998 acres, more or less; (4) Tax Map Section 24, Parcel 27, containing 7.994 acres, more or less; (5) Tax Map Section 24, Parcel 44A, containing 2.13 acres, more or less and (6) Tax Map Section 24, Parcel 44B, containing 2.62 acres; and the seventh tract being a portion of Tax Map Section 24, Parcel 28G, containing 19.664 acres, more or less, as shown on a certain plat of survey by James H. Bell, Jr., P.C., P.L.S., dated February 1, 1988, a copy of which plat is attached hereto to be recorded along with and as a part of this deed.

BEING A PORTION of the real property devised to the Frances Ann Atkins and Donald Leigh Atkins, her husband, under the Last Will and Testament of Samuel B. Henson dated December 3, 1965, of record in the Clerk's Office of the Circuit Court of Louisa County, Virginia in Will Book 31 at page 243; and being the same real property conveyed to S. B. Henson by several deeds, to-wit: 2.5 acre tract by deed dated March 18, 1953 from Mattie May Dame, of record in the aforesaid Clerk's Office in Deed Book 86 at page 453; 5 acre tract by deed dated October 2, 1936 from Cecil Elam, Jr., unmarried, of record in the aforesaid Clerk's Office in Deed Book 53 at page 631; 2.998 acre tract by deed dated January 27, 1947 from Ida D. Crawford, widow, of record in the aforesaid Clerk's Office in Deed Book 70 at page 431; 7.994 acre tract being a portion of 224 acres conveyed by deed dated August 19, 1957 from John G. May, Jr., et ux, of record in the aforesaid Clerk's Office in Deed Book 99 at page 111; 2.13 acre tract by deed dated August 20, 1952 from Ida D. Crawford, widow, of record in the aforesaid Clerk's Office in Deed Book 85 at page 245; 2.62 acre tract being a portion of 3.52 acres conveyed by deed dated March 31, 1959 from Ida D. Crawford, widow, of record in Deed Book 103 at page 462; and 19.664 acres being a portion of 224 acres conveyed by deed dated August 19, 1957, from John G. May, Jr. and Anna G. May, his wife, of record in the aforesaid Clerk's Office in Deed Book 99 at page 111 and a portion of 75 acres conveyed by deed dated April 25, 1952, from Mrs. Maggie Elam, widow, et al, of record in the aforesaid Clerk's Office in Deed Book 84 at page 357.

BOOK 373 PAGE 644



Composite Map of Six Parcels - 23.2* Acres

for DONALD L. ATKINS

Green Spring District, Louisa Co., Va.

Scale: 1" = 200'

23 June 1987

JAMES H. BELL, JR., P.C.
PROFESSIONAL LAND SURVEYOR
Mineral, Va. 23117

JOB NO. 322A87b (Rev. 26 June 87)

pwh

Meridian Per James H. Bell Jr., P. C. Survey 3 May 1983

373 PAGE 645

Pipe ind.
on line 2.23' NE
of cor. on R/WKENNETH CHISHOLM
DB 288 - 52

U. S. ROUTE 33 & STATE ROUTE 22

STATE ROUTE 613

DONALD L.
ATKINS et ux
WB 31 - 243
PB 7 - 277DUNN
et ux
DB 101-65
AcresDONALD LEIGH ATKINS
WB 31 - 243
Plat: DB 85 -
225.40HOTTINGER
S 6°12'32" W
225.40
Rod ind. E. 246
Rod ind. S 79°52'37" E
423.59
Rod ind. S 7°20'41" W 614.50
7.994 AcresPlat: DB 52 -
612

R/W

R/E. 22 & 33

19.664 ACRES
Portion of
WB 31 - 243
Tax Map Sec. 24, Parcel 28 & 43HOTTINGER
S 6°12'32" W
225.40Formerly
dead pineDONALD L. ATKINS
WB 31 - 243
PB 7 - 277
DONALD LEIGH
ATKINSPlot of Survey of 19.664 Acres
for DONALD L. ATKINS
Green Spring District, Louisa Co., Va.
Scale: 1" = 300'
1 February 1988JAMES H. BELL, JR., P.C.
PROFESSIONAL LAND SURVEYOR
Mineral, Va. 23117PROFESSIONAL LAND SURVEYOR
JAMES H. BELL, JR., P.C.
CERTIFICATE NO. 0008398VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, January 5 1990
this 1st day of January was this day received
in said office, and, upon the certificate of acknowledgment
thereto annexed, admitted to record at 11:49 o'clock A.M.
TESTE Susan A. Taylor, Clerk (113)

BOOK 471 PAGE 849

JAMES E. GIBSON
ROZINE M. GIBSON
D.B. 119 PG. 204

FUTURE TRANSFER STATION

R=795.23'
 Δ =15'58'00"
 L=221.61'
 T=111.53'
 1/2 MILE
 TO INTERSECTION
 RT. 22 & RT. 33

PIPE/FD

0.0488 ACRES

-S 29°19'00" W 233.09'

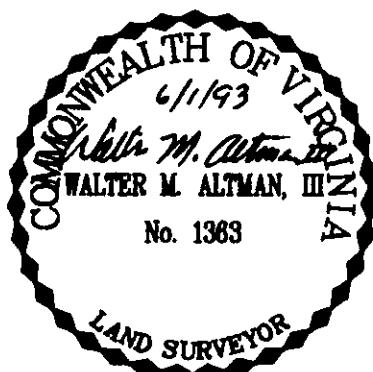
GRD

STATE

MARY K. CRAWFORD
D.B. 102 PG. 19950' R/W
U.S. ROUTE 33

148.55'

140.99'

POWER
POLER/W MONUMENT
FOUND

EXHIBIT

A

**SLOPE AND SIGHT DISTANCE EASEMENT
TO BE DEDICATED TO COUNTY OF LOUISA
LOUISA DISTRICT • LOUISA COUNTY, VIRGINIA**

J.K. TIMMONS & ASSOCIATES, P.C.	
ENGINEERS * ARCHITECTS * SURVEYORS	
711 N. COURTHOUSE RD.	RICHMOND, VA
8803 STAPLES MILL RD.	HENRICO CO., VA
4411 CROSSINGS BLVD.	PRINCE GEORGE, VA.
DATE: JUNE 01, 1993	SCALE: 1" - 20'
DRAWN BY: J. ROBINSON	
CHECKED BY: W.M.A.	CALC. CHK.:
JOB NO.: 15426	

VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County August 2 1994. This deed was this day received in said office, and, upon the certificate of acknowledgement thereto annexed, admitted to record at 2:35 o'clock P. M. Teste: Jim W. Taylor Deputy Clerk



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

1 WOOLFOLK AVENUE, STE 201 • LOUISA, VIRGINIA • 23093 • www.louisacounty.gov • (540) 967-3430

Conditional Use & Rezoning Fee Worksheet

Property Address	
Tax Map ID	

The effects of proposed conditional use permit or rezoning applications—whether related to land size, building space, use type, or operational factors—can increase the time and effort required by staff to review and evaluate the project. Larger properties, more complex building designs, higher customer volumes, and greater numbers of employees all require additional staff time to review and process the project application. To account for the totality of the application review, a tiered fee structure has been created, which adjusts the base fee using specific characteristics of the proposed application according to the following factors.

Use this worksheet to calculate applicable project fees.

Conditional Use & Rezoning Fees		
Description	Fee	Applicable Fee to Project
Base Fee	Applies to all projects.	\$750
Total Site Acres		
0 - 2.5 total acres	No additional fee	
2.6 - 10 total acres	+\$50	
10.1 - 25 total acres	+\$100	
25+ total acres	+\$250	
Disturbed Acres		
<1 acre	No additional fee	
1.1 - 2.5 acres	+\$50	
2.6 - 10 acres	+\$100	
10+ acres	+\$250	



COMMUNITY DEVELOPMENT

Total Building Square Footage		
0 - 5,000 sq. ft.	No additional fee	
5,001 - 10,000 sq. ft	+\$50	
10,001 - 20,000 sq. ft.	+\$100	
20,001+ sq. ft.	+\$250	
Finished Square Footage		
0 - 2,500 sq. ft.	No additional fee	
2,501 - 5,000 sq. ft.	+\$50	
5,001 - 10,000 sq. ft.	+\$100	
10,001+ sq. ft.	+\$250	
Residential		
Personal Use Only	-\$1,000	
Residential Development	+\$1,000	
Commercial, Business Size		
Fewer than 50 customers/ clients onsite per day	No additional fee	
50-200 customers/ clients onsite per day	+\$100	
More than 200 customers/ clients onsite per day	+\$250	
Commercial, Number of Employees		
0 - 10 employees	No additional fee	
11 - 50 employees	+\$50	
51 - 100 employees	+\$100	
101+ employees	+\$250	
Total Fees		

WEBER COMMERCIAL

TMP 24-45, 24-46

project ID: 24.100

Submitted 20 Jan 2025

Context Map Sheet 1 of 6

INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & CUP Details
- 3 - Existing Conditions
- 4 - Setback Variation Exhibit
- 5 - Concept Plan
- 6 - Location of Structures



NTS

Image provided by Google Maps

SHIMP ENGINEERING, P.C.

**WEBER COMMERCIAL
SITE & CUP DETAILS**
Sheet 2 of 6

OWNER/DEVELOPER

Louisa Properties LR2.5 LLC
4641 Sudley Rd
Catharpin, VA, 20143

Louisa Properties LR1.5 LLC
4641 Sudley Rd
Catharpin, VA, 20143

PROPERTY ADDRESS

17935 Louisa Rd
Louisa, VA 23093

TMP

24-45, 24-46

ACREAGE

TMP 24-45: 1.58 AC
TMP 24-46: 2.50 AC

Total: 4.08 AC

VOTING DISTRICT

200-Louisa

SOURCE OF BOUNDARY

Boundary shown per Louisa County GIS.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date July 22, 2020 (Community Panel 51109C0150C), this property does not lie within a Zone A 100-year flood plain.

WATER AND SANITARY SERVICES

The property is proposed to be served by on-site well and septic.

TMP 24-45, 24-46

PARKING

Parking, stacking, and loading to comply with Section 86-644 of the Louisa County Zoning Ordinance

Submitted 20 Jan 2025
project: 24.100

ZONING

EXISTING: C-2
PROPOSED: C-2 with CUP for Contractor's Office and Shop, CUP for Equipment Sales and Rental

COMPREHENSIVE PLAN

Comprehensive Plan Designation: Rural Area

YARD REGULATIONS

Front Setback: 100' from the edge of US Route 33.

Rear & Side: 50' adjoining residential or agricultural
10' adjoining commercial or industrial districts.

* Waiver for a 20% reduction in required setbacks is submitted concurrent with this CUP request pursuant to Sec. 86-119 (a).

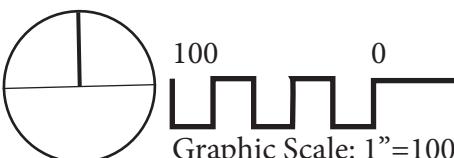
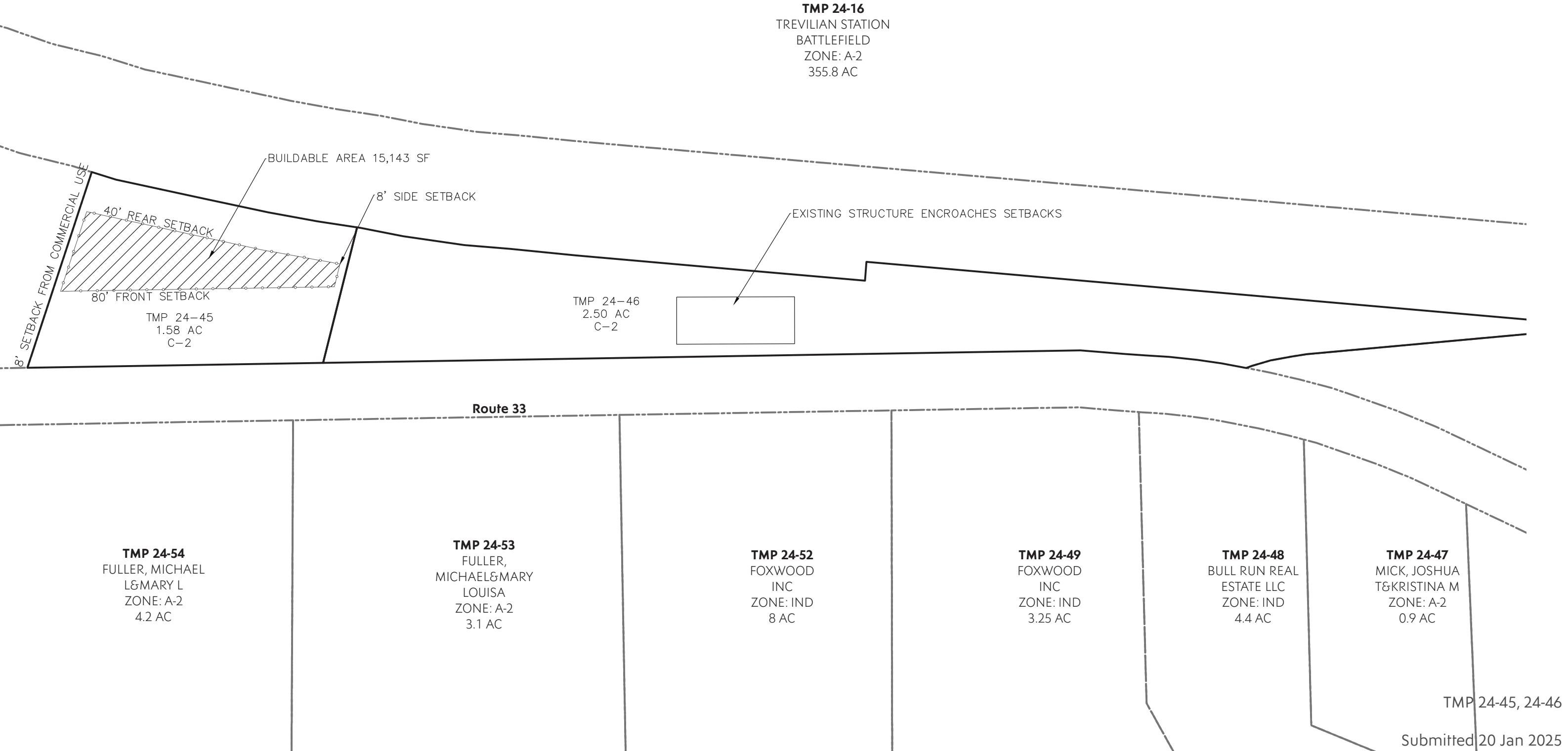
WEBER
COMMERCIAL
EXISTING CONDITIONS



Note: Concurrent with this request, a waiver for a 20% reduction is submitted pursuant to Sec. 86-119 (a). This waiver applies to front setback, rear setback adjoining agricultural districts, and side setback adjoining commercial districts, required. Setbacks shown on TMP 24-45 are shown with 20% reduction from C-2

CONCEPT PLAN
LOUISA COUNTY CUP 2025-XX

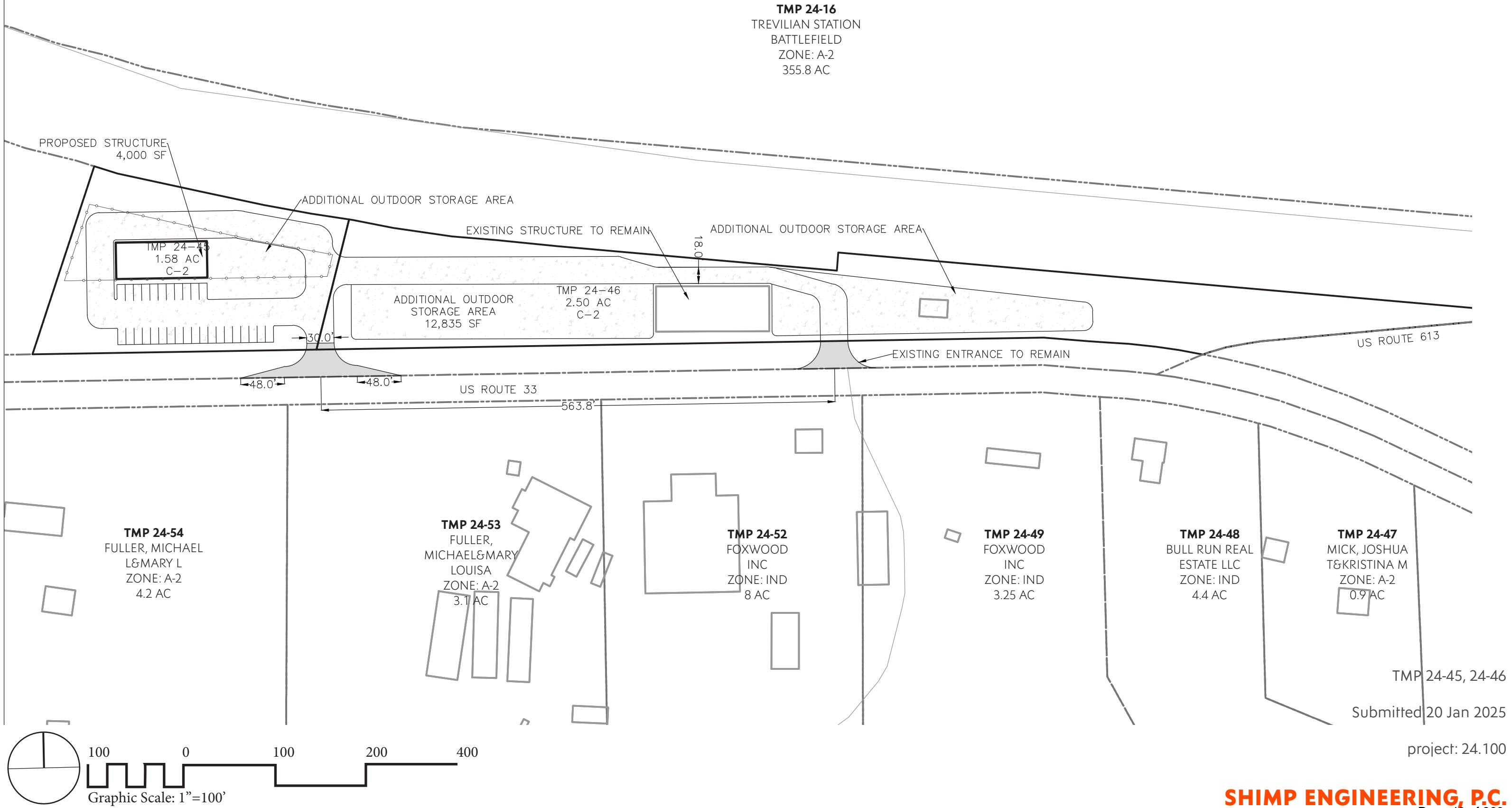
WEBER
COMMERCIAL
SETBACK VARIATION EXHIBIT



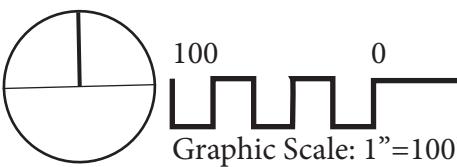
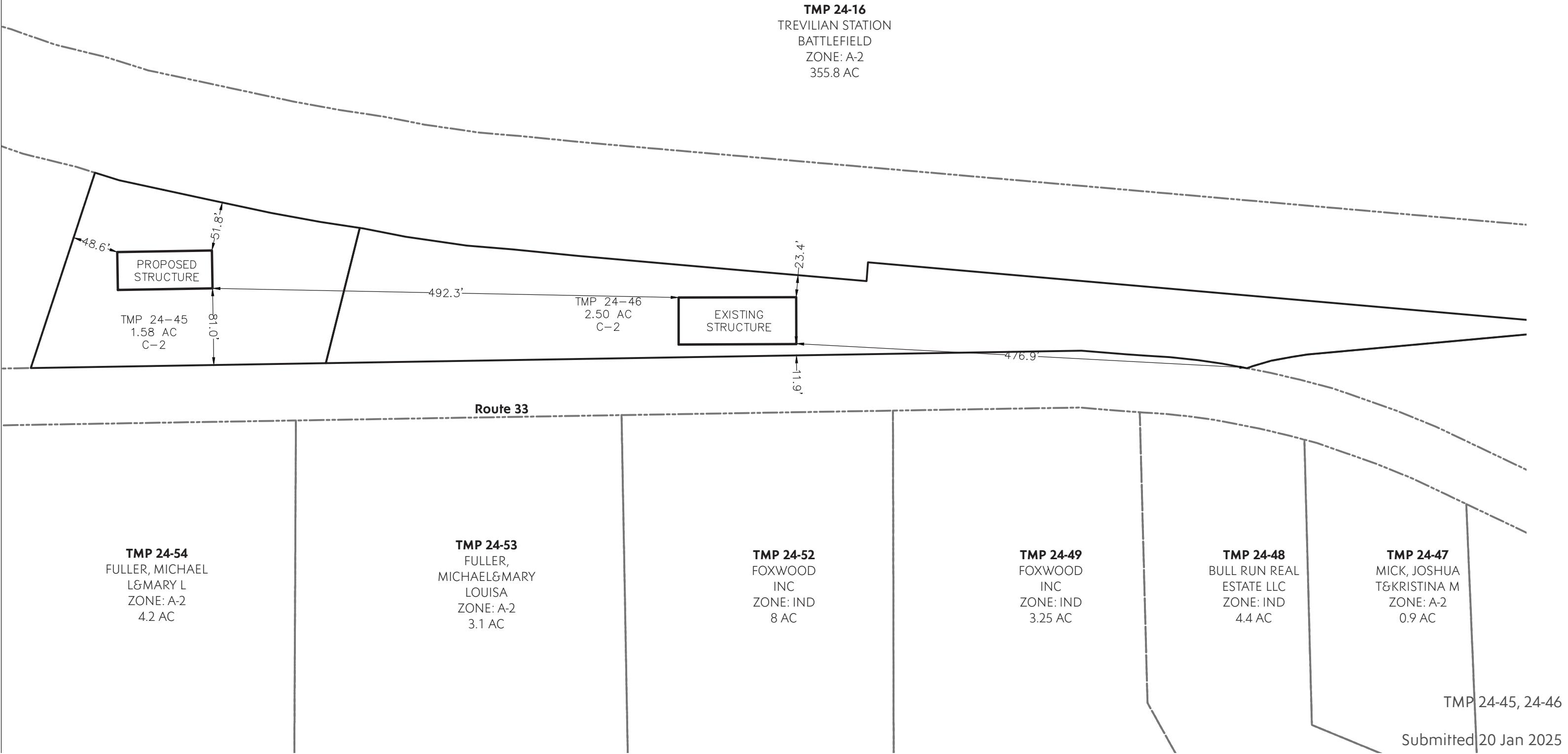
Note: Existing structure on TMP 24-46 encroaches in the required building setback for the C-2 district.

CONCEPT PLAN
LOUISA COUNTY CUP 2025-XX

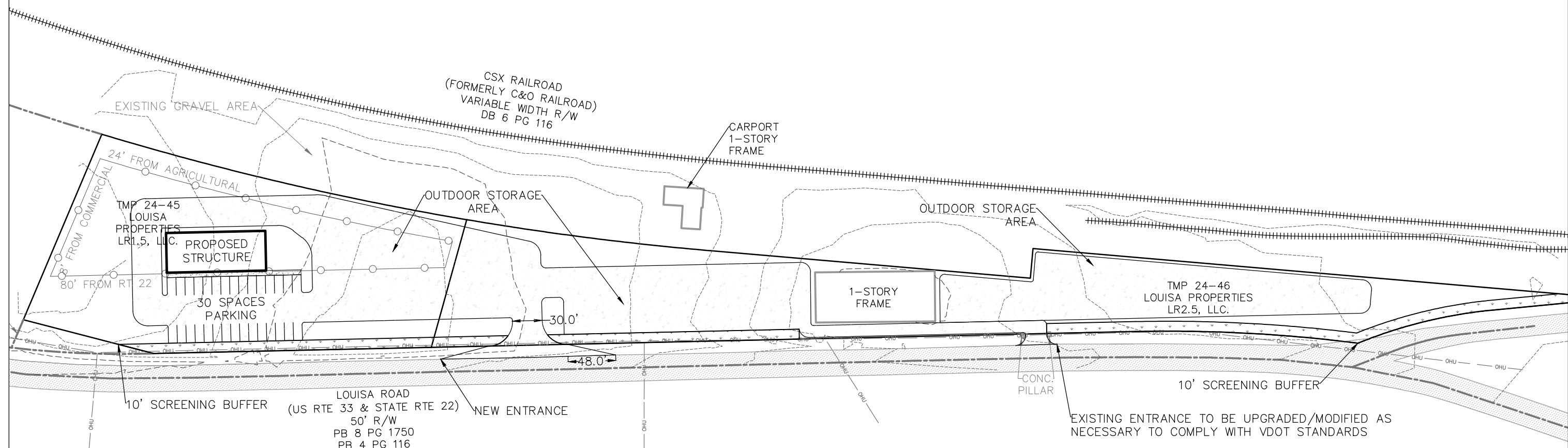
WEBER
COMMERCIAL
CONCEPT PLAN



WEBER
COMMERCIAL
LOCATION OF STRUCTURES



Revised 5/12/2025



Notes:

1. Boundary shown per survey completed by Foresight Survey, P.C. on April 28, 2025.
2. Improvements shown hereon are conceptual in nature and are shown to demonstrate feasibility of concept and general compliance with Louisa County regulations.

SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
912 EAST HIGH ST
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

**Weber Commercial
Concept Plan**

100 0 100 200 300
Scale: 1"=100'

Revised 5/12/2025

NAD83  **VA SOUTH ZONE**

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卷之三

*CSX RAILROAD
(FORMERLY C&O RAILROAD
VARIABLE WIDTH R/W
DB 6 PG 116*

RIGHT-OF-WAY AND TRACK MAP
STATION 7789+50 TO 7895+20
SHEET 90

TMP 24-44
N/F THE BOARD OF SUPERVISORS
OF LOUISA COUNTY, VIRGINIA
DB 448 PG 510
PB 4 PG 116 (PLAT)

TMP UNKNOWN
N/F APPEARS TO BE
LOUISA COUNTY
PER DB 451 PG 462

TMP 24-45

LOUISA PROPERTIES LR1.5, L
DB 1915 PG 901
DB 102 PG 200 (PLAT)
DB 451 PG 462 (PLAT)

TMP 24-46

LOUISA PROPERTIES LR2.5, LI
DB 1915 PG 942



40' 0' 40' 80' 120'
SCALE: 1"=40'

LEGEND

BSL	BUILDING SETBACK LINE	
IF	IRON ROD FOUND	
IS	IRON PIN FOUND	
UP	UTILITY POLE	
-OHU-		OVERHEAD UTILITY
		
		ASPHALT
		
		GRAVEL

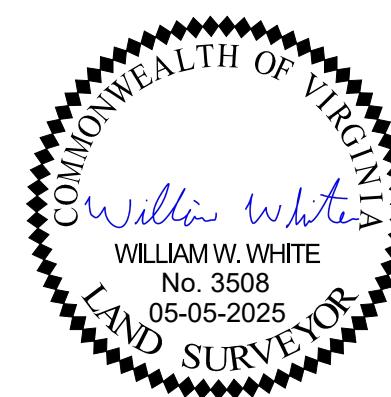
BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1 (T)	625.30'	3028.25'	11°49'51"	313.76'	624.19'	N 79°10'28" W
C2	377.64'	3028.25'	7°08'42"	189.06'	377.39'	S 76°49'54" E
C3	247.66'	3028.25'	4°41'09"	123.90'	247.59'	S 82°44'49" E

NOTE

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED FROM A SURVEY COMPLETED ON APRIL 28, 2025.
3. THE EASEMENTS SHOWN ARE RECORDED WITH THE SUBDIVISION PLAT UNLESS OTHERWISE NOTED.
4. SUBJECT PARCELS ARE LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51109C0150C, EFFECTIVE DATE JULY 22, 2020. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, AN ELEVATION STUDY WAS NOT PERFORMED FOR THIS SURVEY.
5. BOTH PROPERTIES ARE ZONED C2 – GENERAL COMMERCIAL.
6. SETBACKS PER LOUISA COUNTY, CHAPTER 86, ARTICLE II, DIVISION 6, SECTIONS 86-115 AND 86-230.
FRONT – 100 FEET (LOUISA ROAD – US RTE 33 / STATE RTE 22), 60 FEET (OAKLAND ROAD – STATE RTE 613)
SIDE – 10 FEET
REAR – 10 FEET
7. DISTANCE TIES SHOWN ARE MEASURED FROM THE BUILDING TO THE PROPERTY LINE.
8. SOURCE OF TITLE FOR TAX MAP 24-45: INST. # 202300007759 (DB 1915 PG 901)
9. OWNER OF RECORD FOR TAX MAP 24-45: LOUISA PROPERTIES LR1.5, LLC.
8. SOURCE OF TITLE FOR TAX MAP 24-46: INST. # 202300007763 (DB 1915 PG 942)
9. OWNER OF RECORD FOR TAX MAP 24-46: LOUISA PROPERTIES LR2.5, LLC.
10. VERTICAL DATUM: NAVD88; CONTOUR INTERVALS: 2 FEET AND 10 FEET

BOUNDARY AND
TOPOGRAPHIC BASE MAP OF
TAX MAP 25 PARCEL 45
& TAX MAP 25 PARCEL 46
LOUISA MAG DISTRICT
LOUISA COUNTY, VIRGINIA

MAY 5, 2025
SCALE: 1" = 40'
FILE: 25.121
SHEET
1 OF 2



Revised 5/12/2025

NAD83
VA SOUTH ZONE

MATCHLINE (SEE SHEET 1)

CSX RAILROAD
(FORMERLY C&O RAILROAD)
VARIABLE WIDTH R/W
DB 6 PG 116

RIGHT-OF-WAY AND TRACK MAP
STATION 7789+50 TO 7895+20
SHEET 90

526

528

S85°05'24"E

323.28

120.5'

120.2'

120.1'

120.0'

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102.9'

102.8'

102.7'

102.6'

102.5'

102.4'

102.3'

102.2'

102.1'

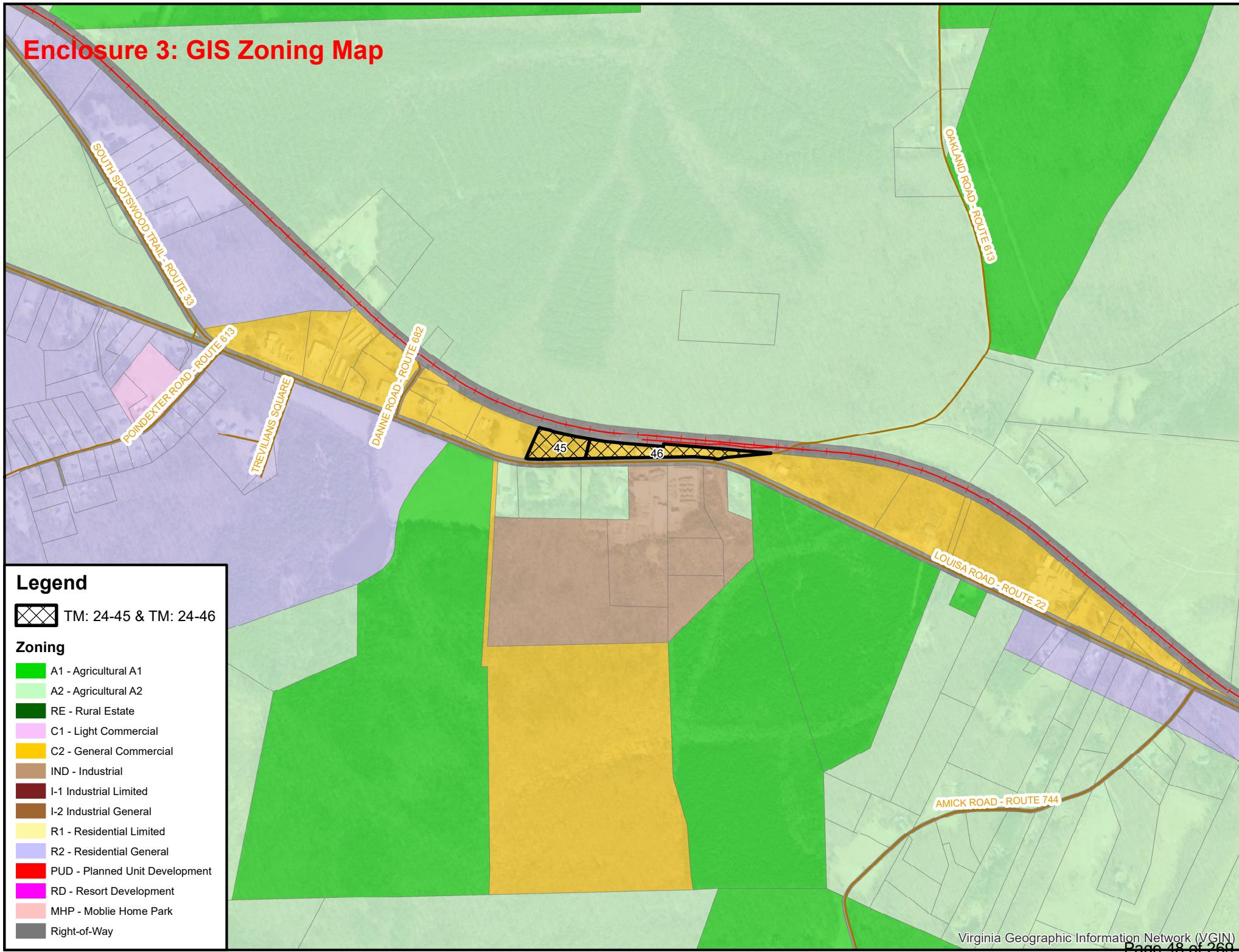
102.0'

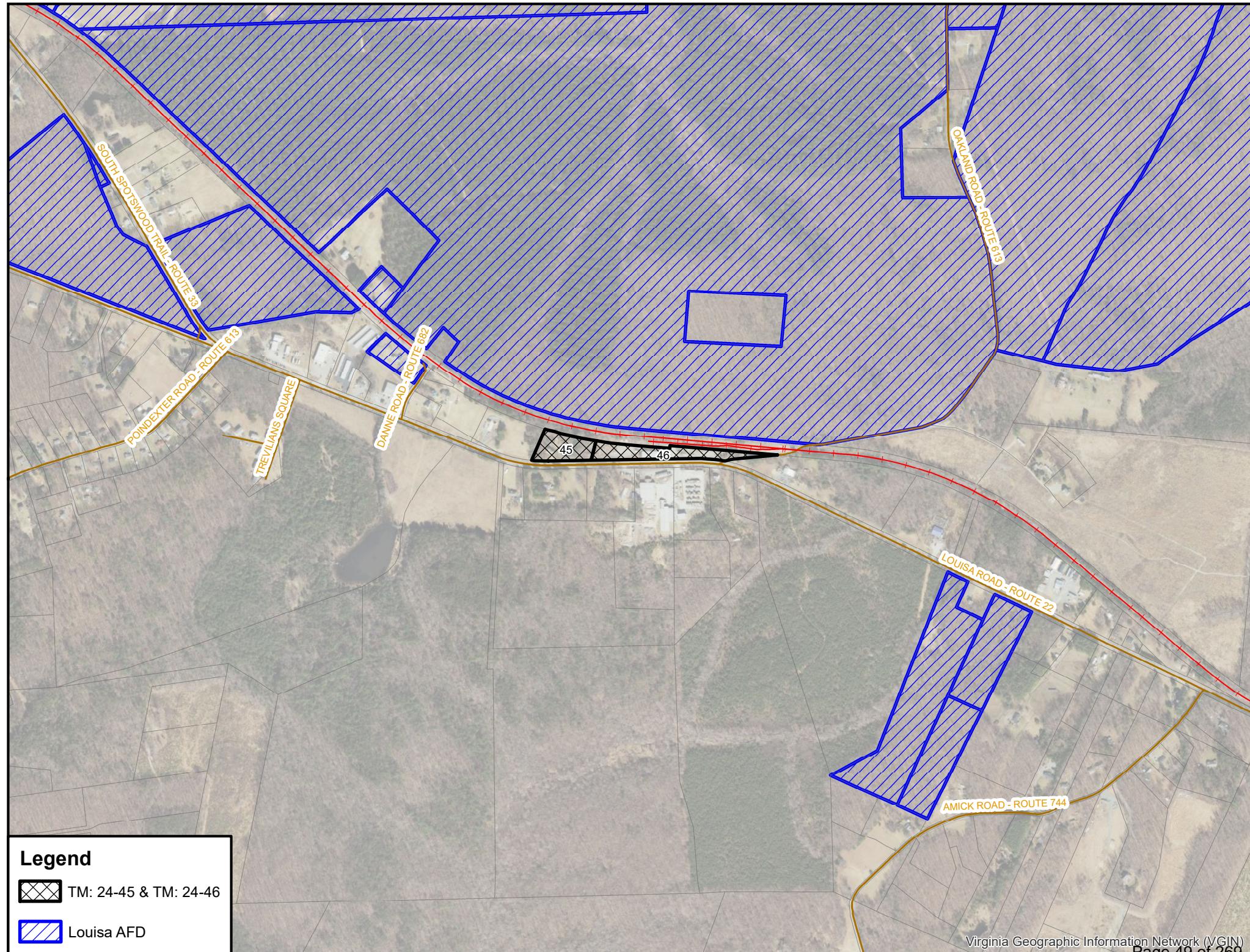
101.9'

101.8'

101.7'

Enclosure 3: GIS Zoning Map





Enclosure 4 - Site Photos, CUP2025-01



Property View (TMP 24-46) facing East. Railroad is on left. Rt. 22/33 is on right. Structure to remain for Contractor's Office & Shop.



Property View (TMP 24-45) facing West. Railroad is on right. Rt. 22/33 is on left. Structure to be replaced with 4,000 sq. foot building for Equipment Sales and Rental and open space for outdoor storage for Contractor's Office & Shop.

Enclosure 4 - Site Photos, CUP2025-01



Proposed Outdoor Storage Area for Contractor's Office & Shop and Equipment Sales and Rental. Existing vegetation between Oakland Road (Rt. 613) and TMP 24-66. Railroad is on left. Rt. 22/33 is on right.



Existing entrance to be updated. Facing East Rt. 22/33.



Existing entrance to be updated. Facing West Rt. 22/33



MEMORANDUM

To: Kayla Polychrones, Associate Planner and Case Manager

From: Deborah Johnson
Administrative Assistant, Planning Commission Clerk

Date: May 22, 2025

Re: Notice of Public Hearing CUP2025-01 to Adjoining Parcels

On May 22, 2025, the following notice was sent via certified mail to the adjoining parcels of Tax Map 24-45 and TMP 24-46 listed below:

In accordance with the enclosed copy of the newspaper notice and the Zoning Ordinance of Louisa County, Virginia, the Louisa County Code and the State Code of Virginia, 1950, as amended, a public hearing will be held to consider the rezoning, conditional use permit, special exception, variances, zoning appeals and/or agricultural and forestal districts concerning real estate which is either across the street, adjoining, abutting your property, owned or occupied by you. The Zoning Ordinance requires that you be notified of this hearing so that you may attend and express your views on this matter of possible concern to you. You are not required to attend this meeting but may if desired. The applicant should attend so that questions concerning the request might be answered. Please read the enclosed newspaper notice to determine how the property concerned will possibly be affected. Please call the Community Development office at 540-967-3430 if you need additional information.

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 PM on Thursday June 12, 2025, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, VA.

CUP2025-01 Louisa Properties LR2.5 LLC & Louisa Properties 1.5 LLC, Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent – Conditional Use Permit Request

Louisa Properties LR2.5 LLC & Louisa Properties 1.5 LLC, Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent, request the issuance of a Conditional Use Permit to allow for *Contractor's Office and Shop, and Equipment Sales and Rental* in the General Commercial (C-2) zoning district, in accordance with Section 86-224 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. The property is located at the intersection of Louisa Road (Route 22), and Oakland Rd (Route 613), and is further identified as tax map parcels 24-45 and 24-46, in the Louisa Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth area.

TO:

See Attachment

Trevilian Station Battlefield Foundation
CUP2025-01
P.O. Box 124
Trevilians, VA 23170

The Board of Supervisors
CUP2025-01
P.O. Box 160
Louisa, VA 23093

Michael & Mary Fuller
CUP2025-01
17802 Louisa Rd
Louisa, VA 23093

Michael & Mary Fuller
CUP2025-01
17904 Louisa Rd
Louisa, VA 23093

Foxwood Inc
CUP2025-01
P.O. Box 37
Trevilians, VA 23170

Bull Run Real Estate LLC
CUP2025-01
5975 S Spotswood Trl
Gordonsville, VA 22942

Mary Hottinger Et Als
CUP2025-01
101 Amick Rd
Louisa, VA 23093

Louisa Properties LR2.5 LLC
CUP2025-01
4641 Sudley Rd
Catharpin, VA 20143

Kelsey Schlein
CUP2025-01
912 High St
Charlottesville, VA 22902



Phone (540) 967-3430 **COUNTY OF LOUISA** Fax (540) 967-3486
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Louisa County Planning Commission

FROM: Staff, Louisa County Community Development

REQUEST: CUP2025-03, Custom Manufacturing, Contractor's Office and Shop

APPLICANT: Joey Bryant, Builders Cabinet Company

OWNER: Joey Bryant, Pam Bryant

DATE: May 28, 2025

The Planning Commission will meet to review this proposed Conditional Use Permit for Custom Manufacturing and Contractor's Office and Shop on Thursday, June 12, 2025 at 7:00 P.M. in the Louisa County Public Meeting Room.

REQUEST:

Issuance of a Conditional Use Permit to operate a cabinet and carpentry manufacturing shop and contractor's office and shop.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	85-14-9
ACREAGE:	6.09 acres
ELECTION DISTRICT:	Jackson
ZONING:	Agricultural (A-2)
SURROUNDING ZONING:	Agricultural(A-2) & (A-1)
EXISTING USE(S):	Vacant
FUTURE LAND USE(S):	Rural
REQUESTED USE(S):	Custom Manufacturing & Contractor's Office and Shop
EXISTING LAND USE PERMIT(S):	N/A

OWNER/APPLICANT:

Joey Bryant, Builders Cabinet Company
1892 Belle Meade Road
Bumpass, VA 23024

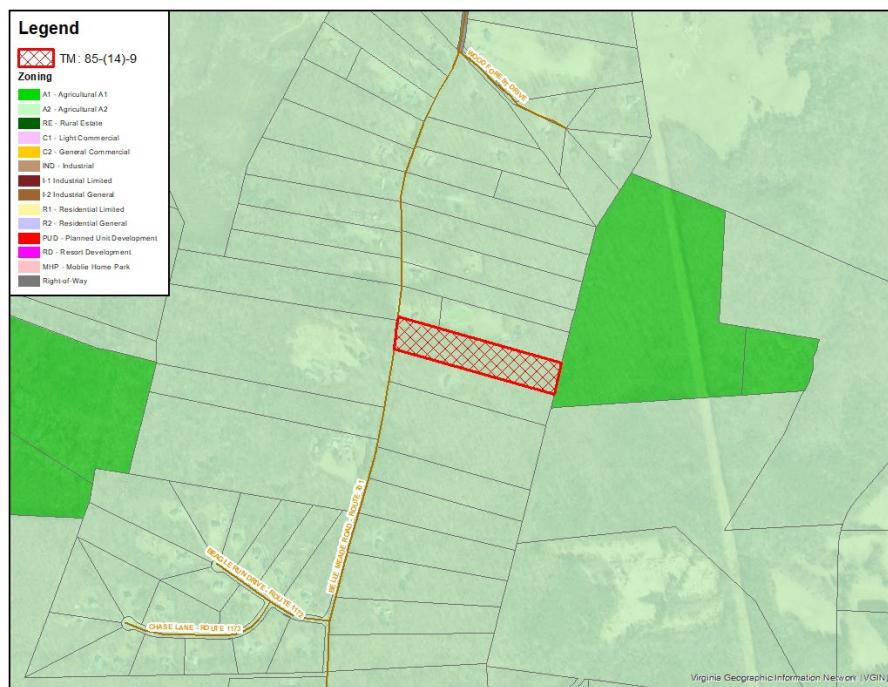
PROPERTY LOCATION:

The property is located on the east side of Belle Meade Road (Route 701) near the Beagle Run Subdivision, located in the Jackson Election district.

BACKGROUND INFORMATION:

The property, referred to as “Lot 9” was purchased by the Bryants on June 25th, 1998. The Bryant Family’s primary residence is located on the adjoining parcel (TMP 85-14-8B). Lot 9 is currently undeveloped.

Exhibit A: Zoning Map



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) is to, “Preserve Louisa County’s Rural Character, Beautify Its Gateways and Roadways.”

Section 3.01, Guiding Principles of the 2040 Comprehensive Plan, states that there should be focus on “broadening the tax base by establishing businesses.”

Land devoted to agriculture and forestry activities are major contributors to Louisa County’s economy. The subject property maintains rural values and character through a larger lot size, gravel roads, scenic quality, and minimal disturbance to existing vegetation. The applicant’s primary residence is located within the direct vicinity of the business operation and is in line with 2040 Plan to ensure residents can work close to home (3.1.1). Staff has determined that the conditional use

permit is consistent with the planned Future Land Use for this area of the County and the 2040 plan.

II. Louisa County Land Development Regulations

Section 86-151. Agricultural (A-2) district – Statement of intent; policy guidance:

Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

The subject property is zoned Agricultural (A-2), which permits uses such as “single family dwelling, manufactured home, and accessory dwelling units.” The applicant proposes to establish a small-scale custom manufacturing workshop focused on cabinetry and general carpentry. Staff finds that the proposed use aligns with the intent of the A-2 zoning district, which aims to support low-density rural development while allowing for home-based and small-scale commercial uses that are compatible with agricultural and residential surroundings. The surrounding parcels are zoned A-2 and A-1, as shown on **Exhibit A**, and are primarily used for residential and agricultural.

The proposed business—classified as a “Contractor’s Office and Shop” and “Custom Manufacturing” under the zoning ordinance—supports the rural character of the area by providing locally-based, service-oriented trade work. The custom cabinetry and carpentry produced at this location would contribute to the maintenance and enhancement of rural homes, farm structures, and other businesses commonly found in Louisa County.

This use is consistent with the goals outlined in the 2040 Comprehensive Plan, particularly **Section 3.1.1**, which emphasizes preserving rural character while promoting economic development opportunities that are compatible with rural lifestyles. The shop would provide a needed service to area residents and potentially create opportunities for skilled employment within the county, further supporting rural economic vitality.

Based on this analysis, staff believes that the proposed use is appropriate for the zoning district and location, subject to any applicable conditions to mitigate off-site impacts such as traffic, noise, and visual appearance.

Section 86-154. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *Custom Manufacturing and Contractor’s Office and Shops* which is defined as follows:

Custom manufacturing. Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses, or a single kiln.

Contractor’s offices and shops. Establishment for the installation and servicing of such items as air conditioners, electrical equipment, flooring, heating, painting, plumbing, roofing, tiling and ventilating and establishments for the planting and maintenance of gardens, grounds and yards such as landscape contractors and lawn maintenance services. The facility may include an outdoor storage yard, if properly screened from adjacent properties with landscaping or a fence. This definition does not apply to contractors’ businesses operated as home occupation, class A, or home occupation, class B.

III. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan reviews, development permit reviews, and inspections.

Fire & EMS

Staff believes the issuance of the Conditional Use Permit will not require any additional services by fire and EMS personnel. The applicant is willing to coordinate with Fire & EMS to provide them access to the property by either installing a Knox Box, Police/Fire- only keypad code, or other device for the building. Two (2) Fire Stations are within five (5) miles of property. There will be several fire extinguishers on the premises as well as First-Aid Supply Kits.

Law Enforcement

Staff believes there would be minimal impact from issuance of the Conditional Use Permit.

Parks and Recreation

Staff does not believe issuance of the Conditional Use Permit will have an impact to parks and recreation.

Schools

Staff believes the issuance of the Conditional Use Permit will impact schools positively as the applicant is interested in partnering with the Career and Technical Education (CTE) Center to provide opportunities for hands-on learning within the custom manufacturing business and informing students of a possible career path in skill-based labor such as carpentry.

Solid Waste

Staff does not believe the Conditional Use Permit will have significant impacts to solid waste facilities. According to the applicant, solid waste generated by the business will be managed through a private contractor and removed on a weekly basis for a disposal fee.

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on May 21, 2025. There were no neighbors in attendance. The applicant was in attendance.

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration the intent of this chapter [Note: Chapter 86 Land Development Regulations] and may impose reasonable conditions that:

- (1) *Abate or restrict noise, smoke, dust or other elements that may affect surrounding property.* **This has been addressed by recommended Conditions 1 and 2.**
- (2) *Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion. This will be addressed during administrative site plan review to confirm proposed structures meet required setbacks. The concept plan provided by the applicant, shows the building at the back of the property, screened from view from the road.*
- (3) *Provide for adequate parking and ingress and egress to public streets or roads.* **This has been addressed by Condition 4.**
- (3) *Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.* **This has been addressed by Conditions 1, 4, and 5.**
- (5) *Tend to prevent such use from changing the character and established pattern of development of the community (Sec. 86-43).* **This has been addressed by several recommended conditions.**

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Permit with the eight (8) conditions listed below:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
4. Site Plan & Land Disturbance. The applicant will submit an administrative site plan for approval prior to issuance of building permit. Should land disturbance, which includes the addition of

gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.

5. Storage. No outside storage of merchandise or materials shall be permitted within 80 feet of public road right of way (Rt. 701).
6. Signs. Signs related to the business shall adhere to Louisa County Land Development Regulations and keep in character with the surrounding area.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

ENCLOSURES (6):

- Enclosure 1: Application
- Enclosure 2: Concept Plan
- Enclosure 3: GIS Zoning Map
- Enclosure 4: Site Photos
- Enclosure 5: Builders Cabinet Company Sales Catalog
- Enclosure 6: Notice to Adjoining Parcels

Reviewer: K. Polychrones Case # CUP2025-03
Fee Rcv'd: 4/16/2025 Rcpt # 94650151
Date & Time Rcv'd: 4/16/2025
Pre-App Meeting: 4/14/2025

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. IDENTIFICATION OF REQUEST:

A: REZONING: From _____() to _____()

B: CONDITIONAL USE: Custom Manufacturing and Contractor's Office and Shop

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

A. NAME OF APPLICANT: Joey Bryant, Builders Cabinet Company

If a corporation, name of agent: _____

B: MAILING ADDRESS: 1892 Belle Meade Road Bumpass, VA 23024

joeybryant@verizon.net Telephone # 804-683-9868

C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:

D. MAILING ADDRESS: Same as above

Telephone # _____

If the applicant is not the owner of the property in question, explain: _____

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

7. E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: _____

F. ADDRESS: _____
Telephone #: _____

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Jackson B. TAX MAP # 85(14)
C. SUBDIVISION NAME _____ D. LOT/PARCEL# 9
E. PROPERTY LOCATION Belle Meade Rd

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? YES NO

4. EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:

Build a Building to be use for a Manufacturing Facility for cabinetry and carpentry products

(Attach applicable plans, renderings, elevations, photographs.)

5. STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.

Due to build site I don't anticipate any Detriments to any adjacent property. Site will be virtually invisible from Public Road. The majority of our Clientel would not have a need to visit our facility Thus little to no traffic impact.

6. EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:

N/A

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

A. EXISTING LAND USE(S): VACANT

B. EXISTING STRUCTURE(S): NONE

C. EXISTING ZONING: A-2

D. ACREAGE OF REQUEST: _____

E. UTILITIES: New Well & Septic To Be Installed
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? NO

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? NO

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

* PROPERTY OWNER'S NAME: James S Hughes
MAILING ADDRESS: 2850 Belle Meade Rd
Bumpass, VA 23024 TAX MAP # 75 70

SUBDIVISION NAME _____ LOT/PARCEL# _____
ACREAGE 45 ZONING A-1

* PROPERTY OWNER'S NAME: Marilyn Anderson
MAILING ADDRESS: 1808 Belle Meade Rd
Bumpass, VA 23024 TAX MAP # 85 14 10

SUBDIVISION NAME _____ LOT/PARCEL# 10
ACREAGE 5.96 ZONING A-2

* PROPERTY OWNER'S NAME: Jesse & Ashley Bryant
MAILING ADDRESS: 1906 Belle Meade Rd
Bumpass, VA 23024 TAX MAP # 85 14

SUBDIVISION NAME: _____ LOT/PARCEL# 8A

ACREAGE 1.5 ZONING _____

* PROPERTY OWNER'S NAME: Vuong Pham

MAILING ADDRESS: 1825 Belle Meade RD

Bumpass VA 23024 TAX MAP # 85 13

SUBDIVISION NAME: _____ LOT/PARCEL# 2

ACREAGE 29.767 ZONING A2

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

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SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

**10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS
MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.**

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	\$325.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$1,250.00*
E. PROFFER AMENDMENT	\$1,500.00*
F. COMP PLAN AMENDMENT	\$650.00*

***IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH
REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF
THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.**

***THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR
NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE
EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE
APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE
APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER
FOR RENOTIFICATION.**

***THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.**

11. ENCLOSING WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.
12. ENCLOSING WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.

13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.

Louisa County Community Development Department staff provides a Public Facilities evaluation in staff reports as a result of the Board of Supervisors adoption on February 20, 2024 of a Public Facilities Appendix added to the 2040 Comprehensive Plan. Please review the Public Facilities Appendix located on the Comprehensive Plan webpage and update your application as needed to address anticipated impacts to Public Facilities as listed below. If an impact is expected, you need to provide mitigation in your application. Contact information for the organizations responsible for these public facilities is included in the list below. Please contact Chris Coon Deputy County Administrator at (540) 967-3409, if you have any questions.

The following are the public facilities that impacts must be addressed in an application

- * Fire & EMS
- * Law Enforcement
- * Parks and Recreation
- * Schools
- * Solid Waste
- * Administration

These should be low to no impact on local Fire and EMS Departments. We will have on premises adequate Fire extinguishers and extensive first aid supplies. We will have a no lock box listed with all local authorities for emergency access to facility. Due to limited interactions with customers on property and a small number of employees, law enforcement should not be impacted. Don't think Parks & Rec would have any involvement or detriments realized by this improvement. The only impact w/ schools would be a possible relationship with the Tech Department in regard to possible career path for students. Solid waste would be contracted for a weekly disposal fee. The main concept for this business will be to provide specialized cabinet component for local residential and light commercial properties. It will offer some employment opportunities.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH
REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF
SUBMISSION OF THE APPLICATION.**

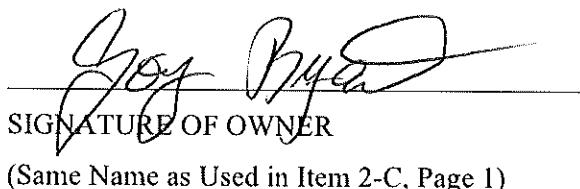
DATE: April 16, 2025.



SIGNATURE OF APPLICANT
(Same Name as Used in Item 2-A, Page 1)

Joey Bryant

APPLICANT'S NAME
(Typed or Printed)



SIGNATURE OF OWNER
(Same Name as Used in Item 2-C, Page 1)

Joey Bryant

OWNER'S NAME
(Typed or Printed)

SIGNATURE OF AGENT
(Name of Person Other Than, but Acting for the
Applicant, Responsible for this Application)

AGENT'S NAME
(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91 of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

Joey Bryant
Builders Cabinet Company
1892 Belle Meade Road
Bumpass VA, 23024
(804)-683-9868

RE: Custom Manufacturing, Contractor's Office and Shop Conditional Use Permit – Project Narrative

Project Overview

This application is for a Conditional Use Permit for *custom manufacturing and contractor's office and shop* to allow the operation of a manufacturing facility for specialized cabinet and carpentry products from a 4,800 square foot detached garage located on a portion of Lot 9 (TMP 85-14-9) on Belle Meade Road in Bumpass, VA. The property is zoned Agricultural (A-2) and is 6.09 acres of undeveloped land.

Builders Cabinet Company currently operates business forty (40) miles from the subject parcel, in Richmond, VA via appointment only. The proposed project would allow for a larger inventory source of cabinet and carpentry products for residential and light commercial use to citizens of Louisa County and surrounding areas.

Business Operations

Operations relating to business will primarily take place inside of a to-be-built enclosed garage to minimize noise impact. All business-related activities, including material storage and assembly, will be confined to a portion of subject parcel. Hours of Operation will be limited to 7 A.M. - Sunset and will follow Louisa County Noise Ordinance (Section 51-3). Majority of business operations involve deliveries to and from property with one business truck, that will be parked on site and unable to be seen from the main road.

Public Facilities Impact Plan

1. Fire & EMS

There will be little to no impact on Fire & EMS. Two (2) Fire Stations are within five (5) miles of property. There will be several fire extinguishers on the premises as well as First-Aid Supply Kits. We will have a "Knox Box" listed with all local authorities for emergency access to facility.

2. Law Enforcement

There will be little to no impact on law enforcement as there is limited interaction with customers on property and the garage will be secured when not in use.

3. Parks & Recreation

There will be no impact on parks and recreation.

4. Schools

There will be no impact on public schools other than a possible relationship with the Career and Technical Education Center to inform students of a possible career path in cabinetry and carpentry.

5. Solid Waste

Solid Waste will be contracted for a weekly disposal fee.

6. Administration

There will be no impact on County employees other than permitting process for building.

004164

Book 574 Page 318

THIS DEED, made and entered into this 25th day of June, 1998, by and between ROXIE M. KELLY, widow, party of the first part, GRANTOR, and JOEY M. BRYANT and PAM S. BRYANT, husband and wife, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP TO THE SURVIVOR OF THEM AS AT COMMON LAW, parties of the second part, GRANTEEES, whose address is 1912 Belle Meade Road, Bumpass, Virginia 23024;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged by the party of the first part, the said party of the first does hereby grant, bargain, sell and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said parties of the second part, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP TO THE SURVIVOR OF THEM AS AT COMMON LAW the following described real estate with all improvements thereon and with all rights and appurtenances thereunto or in anywise appertaining, to-wit:

ALL that certain parcel of real estate lying and being in the Jackson Magisterial District, Louisa County, Virginia containing 12.05 acres as shown on a plat of survey by James H. Bell, Jr., P.C., P.L.S., dated June 10, 1980 said plat being recorded in the Louisa County Circuit Court Clerk's Office in Plat Book 7, Page 126, and;

BEING the same property conveyed to Jack D. Kelly and Roxie M. Kelly as Tenants by the Entirety with the right of survivorship to the survivor of them as at common law, by deed dated September 24, 1982 from Crystal S. McPhilamy, being recorded in the aforesaid Clerk's Office in Deed Book 257, Page 13.

This conveyance is made expressly subject to the restrictions, conditions, rights-of-way and easements of record, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

Witness the following signatures and seals:

Roxie M. Kelly (SEAL)
Roxie M. Kelly

C. CHAMPION BOWLES, JR.
ATTORNEY AND COUNSELLOR AT LAW
LOUISA, VIRGINIA 23092
(540) 967-0644

Book 574 Page 319

STATE OF Kentucky
COUNTY/CITY OF Louisa, to-wit:

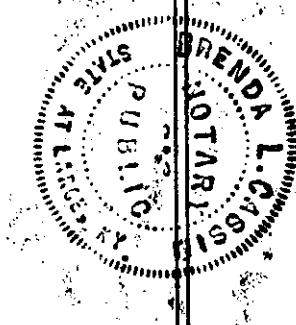
I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that ROXIE M. KELLY, whose name is signed to the foregoing deed has this day personally appeared before me and acknowledged the same in my jurisdiction aforesaid.

Given under my hand this 26th day of June, 1998.

My commission expires: 1-23-2000

Brenda L. Corum
Notary Public

AFFIX SEAL OR STAMP



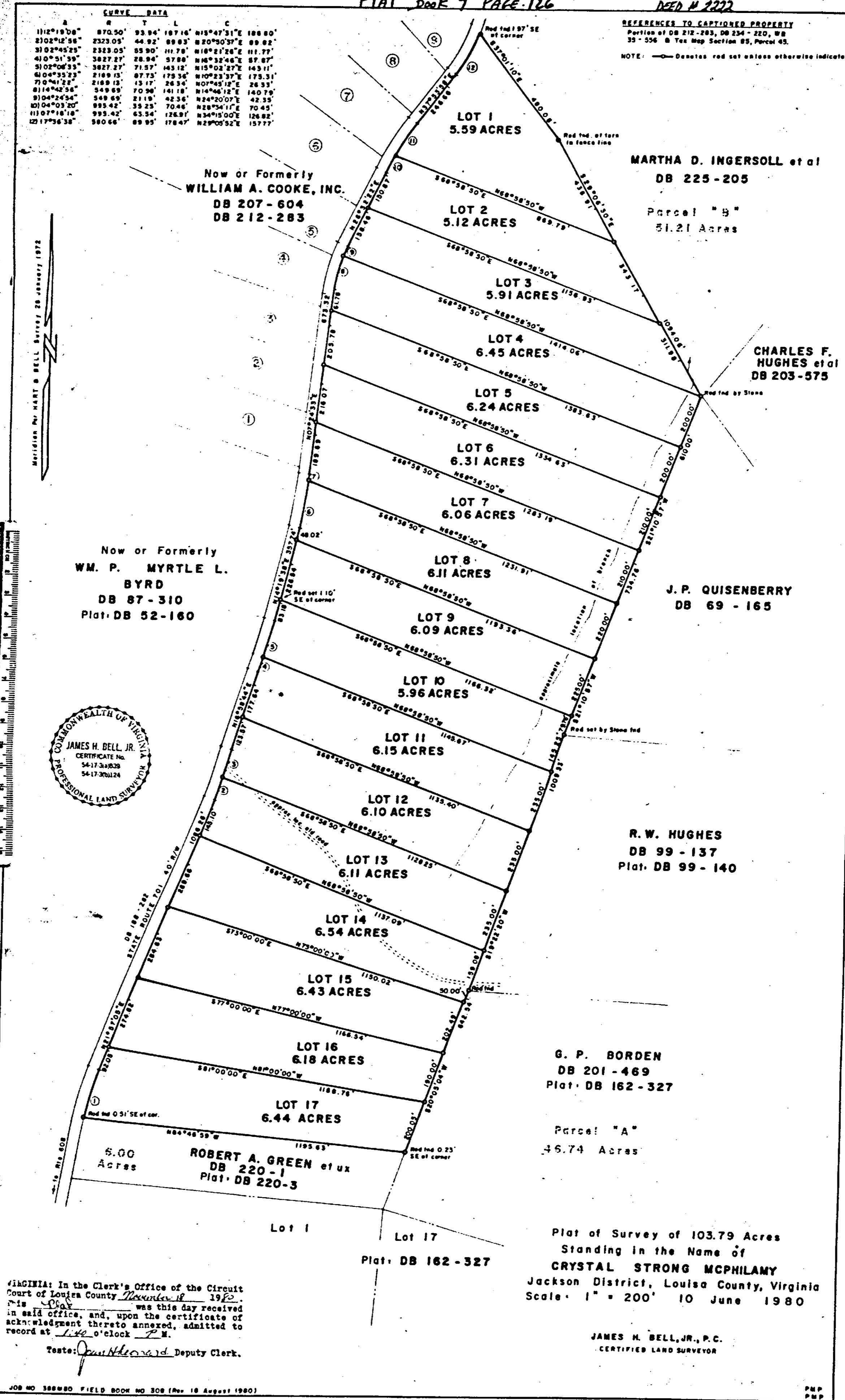
INSTRUMENT #9804164
RECORDED IN THE CLERK'S OFFICE OF
LOUISA COUNTY ON
JUNE 29, 1998 AT 03:44PM
\$20.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$10.00 LOCAL: \$10.00
DEAN P. AGEE, CLERK

BY: Dana J. Cheep (DC)

C. CHAMPION BOWLES, JR.
ATTORNEY AND COUNSELLOR AT LAW
LOUISA, VIRGINIA 23096
(540) 967-0544

PLAT Book 7 PAGE 126

DEED # 222



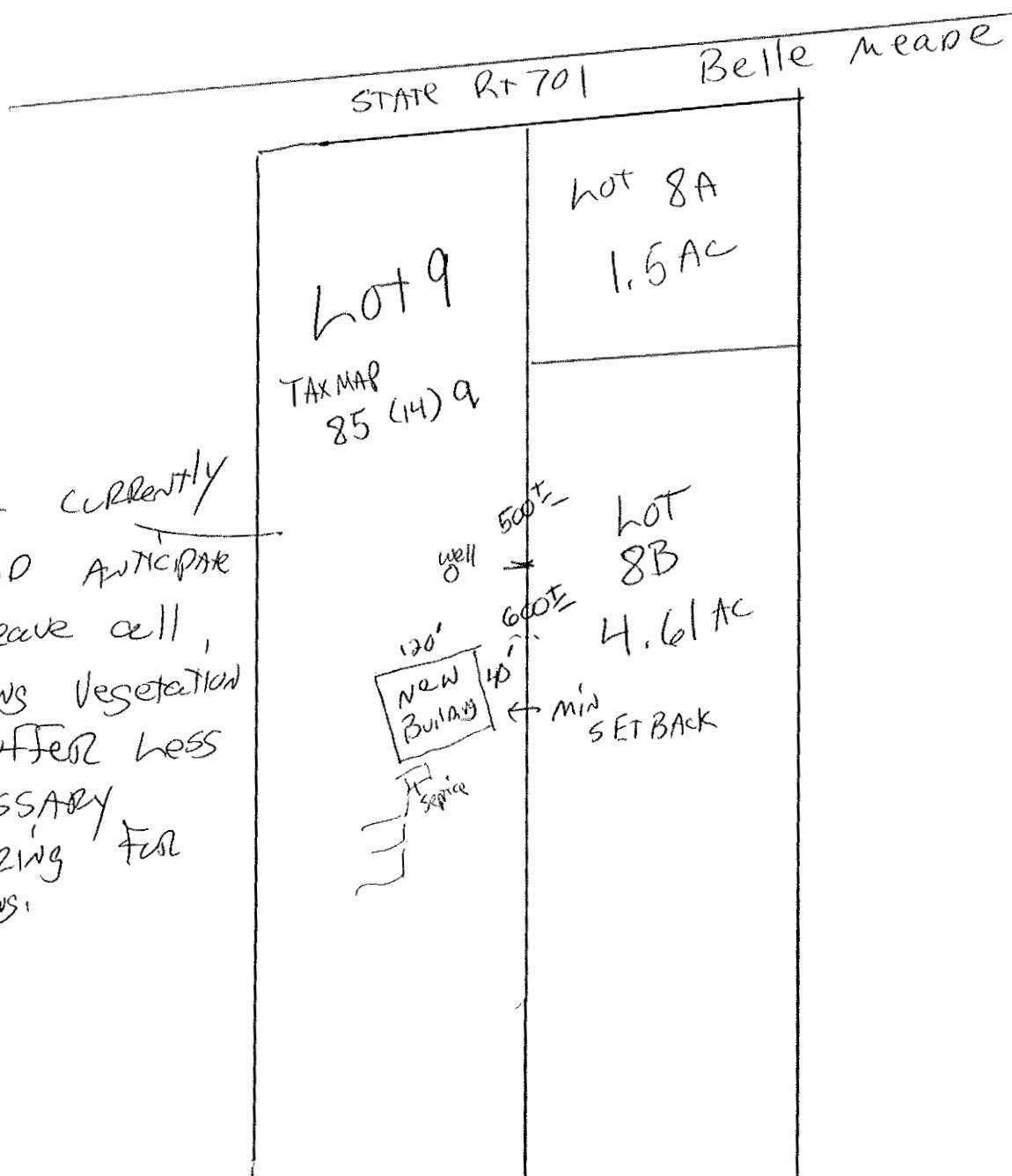
12/18/80 Mailed to:

Crystal Strong McPhilamy
P.O. Box 5101
Richmond, Va. 23220

Proposed New Building Location on Lot 9

4/15/25

Joey Bryant

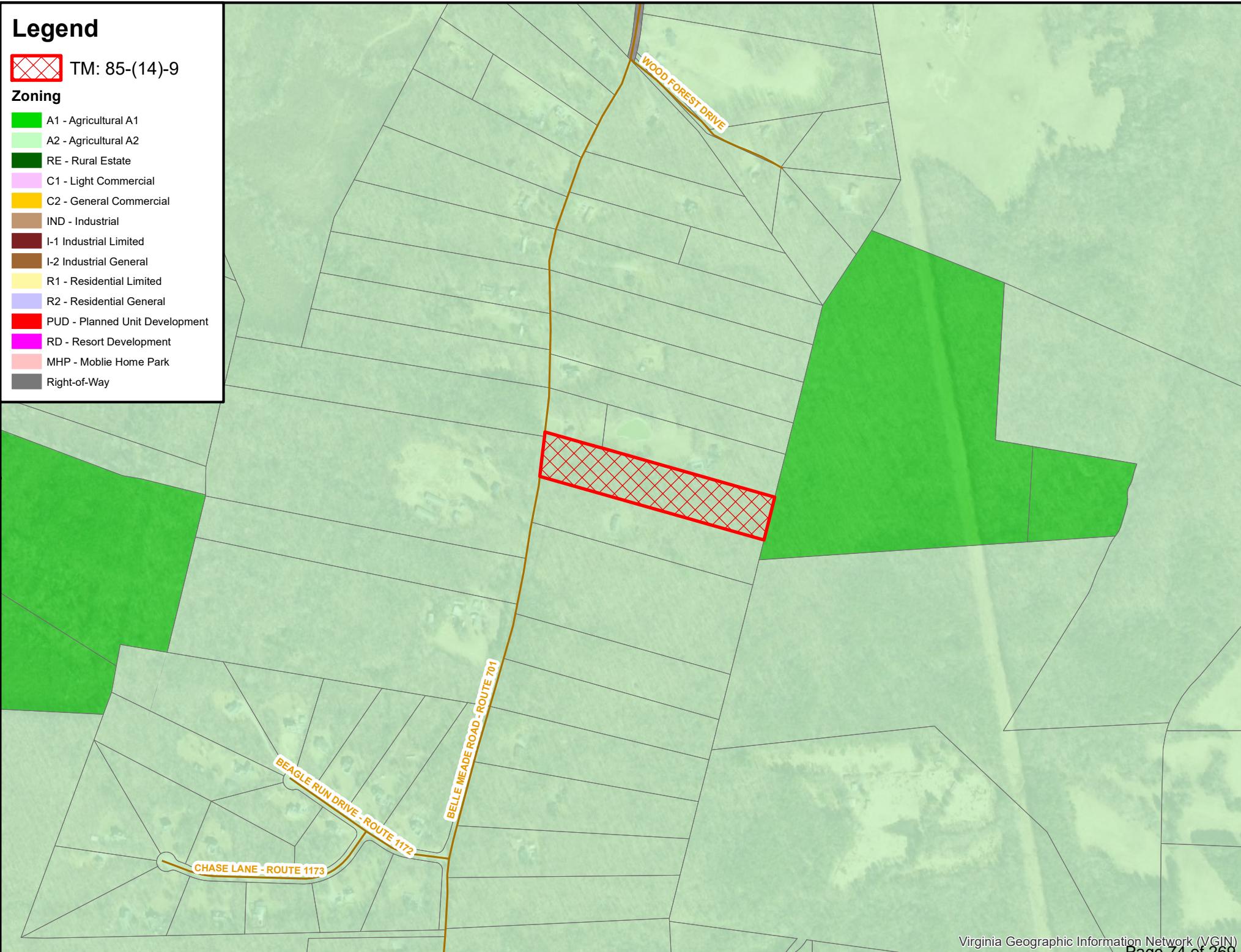


Legend

 TM: 85-(14)-9

Zoning

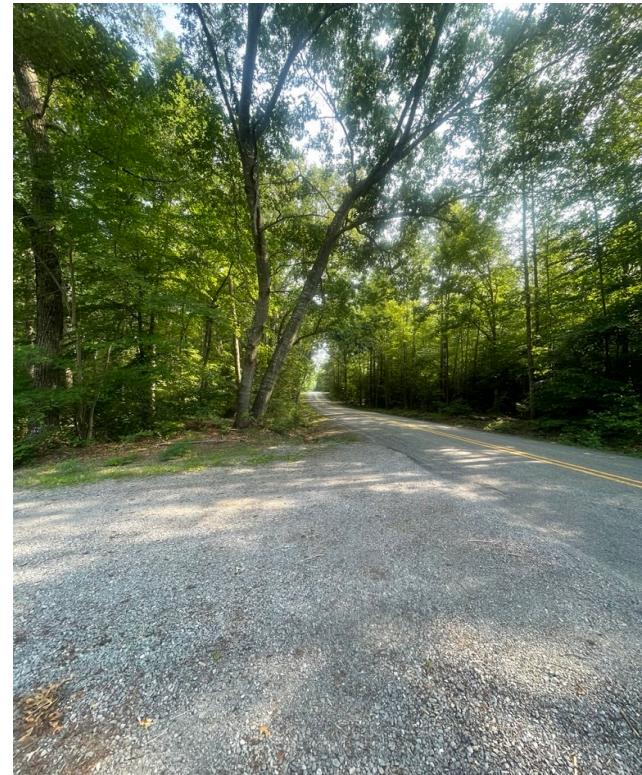
-  A1 - Agricultural A1
-  A2 - Agricultural A2
-  RE - Rural Estate
-  C1 - Light Commercial
-  C2 - General Commercial
-  IND - Industrial
-  I-1 Industrial Limited
-  I-2 Industrial General
-  R1 - Residential Limited
-  R2 - Residential General
-  PUD - Planned Unit Development
-  RD - Resort Development
-  MHP - Mobile Home Park
-  Right-of-Way



Enclosure 4 - Site Photos, Builders Cabinet Company, CUP2025-03



Belle Meade Road (Rt. 701)



Southern View at Entrance Belle Meade Road (Rt. 701)



Proposed location of building to be on other side of trees (TMP 85-14-9) and use existing entrance on TMP 85-14-8B. Photo taken roughly 650 feet from edge of right of way of Rt 701



Northern View at Entrance on Belle Meade Road (Rt. 701)



Builders Cabinet Company

50 years of quality countertops and cabinets

Photos courtesy of www.builderscabinetrva.com





MEMORANDUM

To: Kayla Polychrones, Associate Planner and Case Manager

From: Deborah Johnson
Administrative Assistant, Planning Commission Clerk

Date: May 22, 2025

Re: Notice of Public Hearing CUP2025-03 to Adjoining Parcels

On May 22, 2025, the following notice was sent via certified mail to the adjoining parcels of Tax Map 85-14-9 listed below:

In accordance with the enclosed copy of the newspaper notice and the Zoning Ordinance of Louisa County, Virginia, the Louisa County Code and the State Code of Virginia, 1950, as amended, a public hearing will be held to consider the rezoning, conditional use permit, special exception, variances, zoning appeals and/or agricultural and forestal districts concerning real estate which is either across the street, adjoining, abutting your property, owned or occupied by you. The Zoning Ordinance requires that you be notified of this hearing so that you may attend and express your views on this matter of possible concern to you. You are not required to attend this meeting but may if desired. The applicant should attend so that questions concerning the request might be answered. Please read the enclosed newspaper notice to determine how the property concerned will possibly be affected. Please call the Community Development office at 540-967-3430 if you need additional information.

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 PM on Thursday June 12, 2025, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, VA.

CUP2025-03 Builders Cabinet Company, Applicant; Joey Bryant, Owner – Conditional Use Permit Request

Builders Cabinet Company, Applicant; Joey Bryant, Owner, requests the issuance of a Conditional Use Permit to allow for a *Custom Manufacturing and Contractor's Office and Shop* for carpentry and cabinet manufacturing in the Agricultural (A-2) zoning district in accordance with Section 86-154 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. The property is located on Belle Meade Road (Route 701), and is further identified as tax map parcel 85-14-9, in the Jackson Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth areas.

TO:

See Attachment

Vuong Ngoc Pham
CUP2025-03
1825 Belle Meade Rd
Bumpass, VA 23024

Marilyn Jo & Jeffry Anderson
CUP2025-03
1808 Belle Meade Rd
Bumpass, VA 23024

James Hughes
CUP2025-03
2850 Belle Meade Rd
Bumpass, VA 23024

Dakota Clemmons & Joey Bryant
CUP2025-03
1960 Belle Meade Rd
Bumpass, VA 23024

Wesleys Place c/o Robert Hughes
CUP2025-03
5204 Harvest Glen Dr
Glen Allen, VA 23059

Jesse & Ashley Bryant
CUP2025-03
1906 Belle Meade Rd
Bumpass, VA 23024

Joey & Pam Bryant
CUP2025-03
1892 Belle Meade Rd
Bumpass, VA 23024



Phone (540) 967-3430

COUNTY OF LOUISA

Fax (540) 967-3486

COMMUNITY DEVELOPMENT DEPARTMENT

www.louisacounty.com

TO: Louisa County Planning Commission

FROM: Staff, Community Development Department

REQUEST: CUP2025-04, Utility Service, Major for Renewable Natural Gas Unloading Station

APPLICANT: Columbia Gas Transmission LLC fka Commonwealth Gas Pipeline Corporation, TC Energy (Agent) and Amelia AD1, LLC dba Vanguard Renewables SPV LLC

OWNER: Columbia Gas Transmission LLC fka Commonwealth Gas Pipeline Corporation

DATE: May 28, 2025

The Planning Commission will meet to review this proposed Conditional Use Permit for Utility Service, Major on Thursday, June 12, 2025 at 7:00 P.M. in the Louisa County Public Meeting Room.

REQUEST: Issuance of a Conditional Use Permit for *utility service major*, to operate a Renewable Natural Gas (RNG) unloading station for the purpose of expanding development to the existing Compressor Station located on adjacent parcel (TMP 37-45). The proposed development would allow for RNG to be injected into the existing TC Energy VM System Pipelines and transported throughout the region.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	37-44
ACREAGE:	5.6 Acres
ELECTION DISTRICT:	Patrick Henry
ZONING:	Agricultural (A-2)
SURROUNDING ZONING:	Agricultural (A-2) Agricultural (A-1)
EXISTING USE(S):	Wooded, Vacant
REQUESTED USE(S):	Utility Service, Major (Renewable Natural Gas Unloading Station)
EXISTING LAND USE PERMIT(S):	N/A

APPLICANTS/AGENT:

Columbia Gas Transmission LLC
C/O Cedric Kline, TC Energy, Agent
1596 Baxter Road
Prince George, VA 23875

Ameilia AD1 (Vanguard Renewables SPV LLC)
133 Boston Post Road
Weston, MA 02493

PROPERTY OWNER:

Columbia Gas Transmission LLC (TC Energy)
Fka "Commonwealth Gas Pipeline Corp."
1596 Baxter Road
Prince George, VA 23875

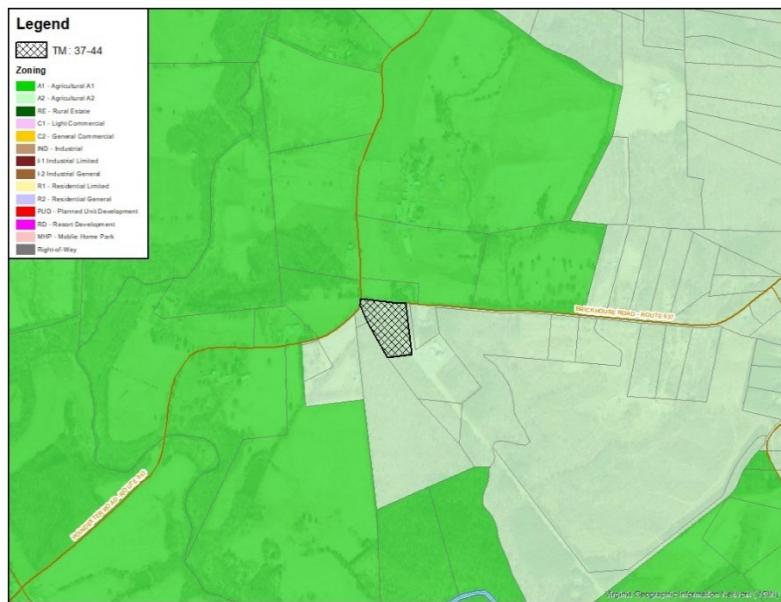
PROPERTY LOCATION:

The property is located in the Southeastern quadrant of the intersection of Brickhouse Road (Route 637) and Poindexter Road (Route 613) in the Patrick Henry Election District. The existing Compressor Station is directly adjacent to the subject property on TMP 37-45, addressed as 120 Brickhouse Road.

BACKGROUND INFORMATION:

The property is zoned Agricultural (A-2) as a result of the creation of zoning in 1969. The subject parcel was purchased by Commonwealth Gas Pipeline Corp, (Columbia Gas Transmission LLC) on May 22, 1990 and has remained undeveloped. Much of the Columbia Gas Transmission Pipeline that runs directly through the subject property was constructed during the 1950's and roughly 4-5 miles of pipeline runs through Louisa County. The existing compressor station owned and operated by Columbia Gas Transmission LLC on the adjacent parcel, has been in operation prior to 2000, and was last amended for expansion in 2017 (CUP2017-02).

Exhibit A: GIS Zoning Map



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) is to, “Preserve Louisa County’s Rural Character, Beautify Its Gateways and Roadways.”

The 2040 Plan’s Future Land Use Map designates the project property as rural. The Project property is adjacent to the Green Springs Historical District and Green Springs Agricultural and Forestal District (Enclosure 10).

Plan Section 3.1.4 Challenges to Agriculture and Forestry lists six (6) key challenges to Louisa County agricultural producers, including environmental concerns. The applicant is proposing a use that converts farm based organic material to renewable natural gas production and transporting it throughout the region, via existing pipeline infrastructure located inside Louisa County.

Another goal of the 2040 Plan is to broaden the County’s tax base. The proposed project will pay yearly tax revenues to the County.

II. Louisa County Land Development Regulations

Section 86-151. Agricultural (A-2) district – Statement of intent; policy guidance:

Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

Section 86-154. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *Utility Service, Major*, which is defined as follows:

Service of a regional nature which normally entails the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, power generation battery storage facilities, or solar arrays generating two MW or more of electricity which leaves the site boundaries, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. Public and private water and sewer systems are excluded from this definition.

The surrounding parcels are utilized as rural, residential, an active cattle farm, and a Natural Gas Compressor Station (CUP2017-02). The property is zoned Agricultural (A-2), outside of a growth area, and is designated as rural. The surrounding area is not currently served by public water. The proposed use of utility service, major, is permitted with a conditional use permit in Agricultural (A-2) per Section 86-154. The Applicant requests the Conditional Use Permit due to the location of the existing compressor station and existing Columbia Gas Transmission Pipeline.

III. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan reviews, development permit reviews, and inspections.

Fire & EMS

Staff believes the issuance of the Conditional Use Permit will have minimal impact on additional services by fire and EMS personnel. The applicant has been in contact with Captain Timothy Luck of Louisa County Fire & EMS to schedule an operation walkthrough once the facility has been completed and on an annual basis (Enclosure 9). The applicant is willing to coordinate with Fire & EMS to provide them access to the property by installing a Knox Box on gate entrance as well as additional training mentioned in recommended Condition #7 below. The closest fire station would be Station 7, Zion Crossroads (8 min response).

Law Enforcement

Staff believes there would be minimal impact from issuance of the Conditional Use Permit.

Parks and Recreation

Staff does not believe issuance of the Conditional Use Permit will have an impact to parks and recreation.

Schools

Staff believes the issuance of the Conditional Use Permit will impact schools positively as the applicant is interested in partnering with the Career and Technical Education (CTE) Center to provide information on the renewable natural gas industry to students

Solid Waste

Community Development staff believes there would be no impact to General Service during construction if trash created from construction activities will be taken outside of the County.

The applicant provided staff on, April 16, 2025, a narrative detailing the proposed natural gas offloading facility impact on Facilities Plans (Enclosure 2).

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on May 21, 2025. Four (4) citizens attended, and three (3) citizens wrote letters to staff to express concerns. The applicants gave a brief presentation.

The following are questions, answers, and statements from the neighborhood meeting:

Citizen Question: Why this location?

Applicant: Our generating RNG facility is not located near an injectable pipeline. This location has an existing compressor station operated by TC Energy which is an optimal location for injection of RNG.

Citizen Question: What is the purpose of the operation and where is the gas being hauled from?

Applicant: RNG is being generated on a dairy farm in Amelia Courthouse, VA. This unloading and injection facility will be a location for RNG to be trucked to for injection into the TC Energy Pipeline.

Citizen Question: Could the CUP be issued with conditions towards fixing Brickhouse Road?

Applicant: No, this is a state-maintained ROW by VDOT.

Citizen Question: When would the trucks be arriving? Hours of Operation?

Applicant: Two trucks per day 7 days a week. Times of unloading/injection will be limited to 7am-7pm. Scheduled arrival times will be 7am and 1:30pm.

Citizen Question: What kind of noise would this bring? What is being done to limit noise?

Applicant: New facility will be limited to 55db of sound pressure at the site boundary.

Citizen Question: How many trucks coming and going to the site?

Applicant: Two trucks per day 7 days a week. Service vans and pick-up trucks when needed will enter site for impromptu maintenance.

Citizen Question: Is the lack of odor in the gas a safety hazard to alerting of a potential leak? What security/safety measures are in place for a “worst case scenario?”

Applicant: Gas will be odorized on the receiving end. Gas being injected into the pipeline will have multiple pressure indicators to determine if there is a leak anywhere along the process prior to injection to the pipeline.

Citizen Question: If the CUP is granted, will this be for the whole parcel? If the gas company wanted to expand, again, would we be notified?

Applicant: If the CUP is granted it would be for the entire parcel and if there was any expansion Vanguard and TCE would have to go through the entire CUP process again. Currently, there are no plans in the future for expansion.

Citizen Question: Is there plans for an entrance off Poindexter Road?

Applicant: No and no indications to add one.

Citizen Question: Will this be seen from Poindexter Road?

Applicant: There will be adamant tree cover from Poindexter Rd. The only viewpoint will be through the sliver of the existing pipeline corridor.

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration the intent of this chapter [Note: Chapter 86 Land Development Regulations] and may impose reasonable conditions that:

(1) Abate or restrict noise, smoke, dust or other elements that may affect surrounding property.

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. This has been addressed by several recommended Conditions below.

(2) Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.

Staff Analysis: The Louisa County Land Development Regulations set standards for these items.

(3) Provide for adequate parking and ingress and egress to public streets or roads.

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. The applicant has proposed to construct sole entrance off Brickhouse Road (Rt. 637) and assured neighbors during neighborhood meeting there is no intention of adding an entrance off Poindexter Road (Rt. 613). Staff recommends Condition #1 to address this.

(4) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.

Staff Analysis: The Louisa County Land Development Regulations sets standards for these items. This has been addressed by Conditions #10 and #12.

(5) Tend to prevent such use from changing the character and established pattern of development of the community.

Staff Analysis: This has been addressed by Conditions #3, #5, #10, and #11.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Permit with the twenty-one (21) conditions listed below:

1. Road Access. The Project access point shall be located on Brickhouse Road (Rt. 637), to be used for construction, deconstruction, maintenance, and facility operations. All access points to the Project will be from existing public roads via fee simple and Right-of-way access with no obligation to the Virginia Department of Transportation (VDOT) or the County of Louisa for construction, maintenance, or access. VDOT will be responsible for reviewing and approving proposed entrance.
2. Site Plan & Land Disturbance. Administrative review and approval of site plan is required prior to issuance of the building permit. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
3. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.

4. Hours of Operation. Operations related to the offloading of natural gas shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No offloading activities shall occur outside these designated hours without prior written approval from the Zoning Administrator. A gate shall be placed at the main entrance of the facility and remained locked outside of approved operating hours to prevent unauthorized access. The facility shall be enclosed by a secure perimeter chain link fence at least six (6) feet in height with barbed wire along the top of the fence.
5. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
6. Security. The applicant shall monitor the facility 24 hours a day by a remote monitoring system to detect changes in pressure and described codes, rules, and regulations. An updated copy of the company's standard operating procedures (SOP) for Emergency Response shall be filed with the Community Development Department at least 90 days prior to placing the new facility in service
7. Fire & EMS. The applicant shall conduct preparedness training sessions within Louisa County to familiarize local fire and emergency services personnel with the company's ability to respond to a natural gas emergency and the types of natural gas emergencies for which the company would notify local officials. Training shall be coordinated by the applicant's designated representative with the County of Louisa Emergency Services Coordinator. Training shall be on an annual basis following the issuance of the building permit, unless the Emergency Services Coordinator advises that a less frequent schedule is preferred.
8. Job Fair & Career and Technical Education (CTE) Program. The Project Owner will contact and work with Louisa County School officials to attend the Louisa County High School Job Fair the year the Project will start construction; and at least one CTE class to provide information on the renewable natural gas industry to students. This condition is null and void if the Louisa County School System rejects the Project Owner participating in the CTE class or the job fair. The Project Owner will ask the Louisa County Chamber of Commerce to share any job postings with local businesses.
9. Emergency Contact. Adjacent landowners are to be supplied with an emergency telephone number they can call to report a problem within two weeks of approval of this CUP and should be notified 24 hours in advance of a scheduled full station blowdown. Additionally, a clearly visible and weather-resistant sign must be posted at the entrance gate displaying a 24-hour emergency contact telephone number.
10. Signs. No sign intended to be read from off the premises shall be permitted in connection with such uses except for a sign identifying the company's name and otherwise as generally permitted in the Agricultural (A-2) District.
11. Buffer. To protect the use and development of abutting property, a vegetated buffer 10 feet in width comprised of a double staggered row of evergreen trees shall be established between the site perimeter fence and Brickhouse Road (Rt. 637) and Poindexter Road (Rt. 613) except where landscaping would conflict with proposed underground pipelines, drainfield, any easements, or areas of regraded slopes as shown on the final approved Erosion and Sediment Control Plan or the final approved Site Development Plan.
12. Ground Cover. All areas not occupied by buildings, structures, driveways and parking shall be covered with one or more of the following: lawn grass, natural shrubbery, plants, trees, native pollinators, or a

vegetation combination as agreed upon by the Zoning Administrator and owner.

13. Timbering Operations. Timbering operations by the landowner are also bound by this Conditional Use Permit. The removal of vegetation, other than dead or diseased vegetation with the prior approval of the Zoning Administrator, within the buffers as depicted in the concept site plan by Boehler Engineering., dated April 16, 2025, sheet C-001 titled Proposed Concept Plan for Vanguard Renewables, of the applicant's application shall constitute a violation of this Conditional Use Permit. The owner is responsible for obtaining permits for timbering/logging from the Virginia Department of Forestry. Prior to timbering/logging the project owner will survey/properly mark all required vegetative buffers, wetlands, and streams.
14. Waste Disposal. Any solids or hazardous waste carried onto the site during construction, operation, or decommissioning will be contained and managed in accordance with applicable rules and regulations. Such materials include but not limited to materials used for the proper functioning of the facility and machinery, hydraulic oil, diesel, petroleum, grease, solvents, lubricants, paints, adhesives, and other oil-based products. The Applicant will also take all steps required to prevent the littering or contamination of the Project site or adjacent properties with such materials. Supporting project equipment at the end of the project's life will not be disposed of in the Louisa County Landfill.
15. Utilities. Water and sewer source and supply shall be approved and permitted by the State Health Department and Water Authority if applicable.
16. Regulation. The health and environmental codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies, and by Louisa County, and by the successor or successors of each, applicable to such facility shall be observed.
17. Construction. All construction activity including, clearing, and grading shall be limited to the hours of 7:00 a.m. to 6:30 p.m., Monday through Saturday.
18. Expiration. If the proposed facility is not in operation within two (2) years, beginning from the date of approval, this conditional use permit shall be considered void. The applicant/owner may request no more than two (2), six-month extensions with approval by the Zoning Administrator.
19. Change of Ownership/Lessee. The permittee shall notify the Zoning Administrator in writing within thirty (30) days of any change in ownership or lessee of the property or operation associated with this Conditional Use Permit.
20. Inspections. The Board of Supervisors or their designated representative reserves the right to inspect the premises at any time upon reasonable advance notice of two (2) business days to ensure that sufficient safety escorts are available.
21. Permit Revocation. Violation of any of the above conditions, or existing conditions, shall be grounds for revocation of this Conditional Use Permit.

ENCLOSURES (13):

- Enclosure 1: Application
- Enclosure 2: Project Narrative
- Enclosure 3: Deed & Plat
- Enclosure 4: Concept Plan (4/16/2025)
- Enclosure 5: Surface Lease Agreement
- Enclosure 6: Chain of Ownership, Columbia Gas Transmission LLC
- Enclosure 7: Chain of Ownership, Vanguard Renewables
- Enclosure 8: Environmental Site Assessment
- Enclosure 9: Acknowledgement Letter from Louisa County Fire & EMS
- Enclosure 10: GIS Zoning Maps
- Enclosure 11: Site Photos
- Enclosure 12: Notice to Adjoining Parcels
- Enclosure 13: CUP 2017-02 Action Letter

Enclosure 1

Reviewer: K. Polychrones Case # CUR2025-04
Fee Rec'd: 4/16/25 Rcpt # 97410152
Date & Time Rec'd: 4/16/25
Pre-App Meeting: 3/13/2025, 2/21/25

LAND USE AMENDMENT APPLICATION Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. IDENTIFICATION OF REQUEST:

A: REZONING: From _____ () to _____ ()

B: CONDITIONAL USE: Utility Service, Major

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

A. NAME OF APPLICANT: Amelia AD1/ Commonwealth Gas Pipeline Corp
If a corporation, name of agent: Stephen Laliberte (Vanguard Renewables); Cedric Kline (Commonwealth Gas Pipeline Corp

B. MAILING ADDRESS: Commonwealth Gas Pipeline Corp
1596 Baxter, Rd, Prince George, VA 23875 Telephone # 804-898-5078
MAILING ADDRESS: Amelia AD1, 133 Boston Post Road
Weston, MA 02493 Telephone # 781-254-3202

C. NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Commonwealth Gas Pipeline Corp.

D. MAILING ADDRESS: 1596 Baxter Road
Prince George, VA 23875 Telephone # 804-898-5078

If the applicant is not the owner of the property in question, explain: Commonwealth Gas Pipeline Corp
is the owner of the property; Amelia AD1 is the lessee

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Brian Miller, Bohler Engineering

F. ADDRESS: 9100 Arboretum Parkway #140
North Chesterfield, VA 23236 Telephone #: (804)893-8200

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Patrick Henry #2 B. TAX MAP # 37
C. SUBDIVISION NAME Berea-Mitchie Land D. LOT/PARCEL# 37-44
E. PROPERTY LOCATION SE quadrant of the intersection of Brickhouse Road and Poindexter Road
F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? YES NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION**

PROGRAM, ETC., AND THE REASON OF THIS REQUEST:

Please see attached narrative

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

Please see attached narrative

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**
There are currently no legislative or administrative approvals on the property.

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

A. EXISTING LAND USE(S): Vacant

B. EXISTING STRUCTURE(S): None

C. EXISTING ZONING: A2

D. ACREAGE OF REQUEST: 5.6 acres

E. UTILITIES: None
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

N/A

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

* PROPERTY OWNER'S NAME: Atkins, M Maury & Teresa N

MAILING ADDRESS: 5412 Poindexter Rd, Louisa, VA 23093

TAX MAP # 37

SUBDIVISION NAME: S River & Wood

LOT/PARCEL# 37 43

ACREAGE .35

ZONING A2

* PROPERTY OWNER'S NAME: Columbia Gas Transmission, LLC

MAILING ADDRESS: 1596 Baxter Road, Prince George, VA 23875

TAX MAP # 37

SUBDIVISION NAME: N/A

LOT/PARCEL# 37 45

ACREAGE 4.1

ZONING A2

* PROPERTY OWNER'S NAME: Earley, Laverne M Trustee; The Laverne M Early Revoc Trust c/o Charles Earley

MAILING ADDRESS: 668 Country Club Trail, Fairfield, PA 17320

TAX MAP # 37

SUBDIVISION NAME: S River & Smith LOT/PARCEL# 37 40
ACREAGE 29.07 ZONING A2
* PROPERTY OWNER'S NAME: Fosburgh, Abbie Littlejohn
MAILING ADDRESS: 7001 Macarthur Blvd., Bethesda, MD 20816 TAX MAP # 37
SUBDIVISION NAME: Berea-Michie Land LOT/PARCEL# 37 42
ACREAGE 2.012 ZONING A1
* PROPERTY OWNER'S NAME: Atkins, Donald L
MAILING ADDRESS: Trustees of Berea Baptist Church, Louisa, VA 23093 TAX MAP # 37
SUBDIVISION NAME: S River LOT/PARCEL# 37 34A
ACREAGE 10.35 ZONING A1
* PROPERTY OWNER'S NAME: Frances B. Taylor
MAILING ADDRESS: 136 Brickhouse Road Louisa, VA 23093 TAX MAP # 37
SUBDIVISION NAME: Cooke & Shannon LOT/PARCEL# 37 46
ACREAGE 1.761 ZONING A2
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____ TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____
* PROPERTY OWNER'S NAME: _____
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MAILING ADDRESS: _____

SUBDIVISION NAME:	TAX MAP #
ACREAGE	LOT/PARCEL#
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* PROPERTY OWNER'S NAME: _____	
MAILING ADDRESS: _____	
TAX MAP # _____	
SUBDIVISION NAME:	LOT/PARCEL#
ACREAGE	ZONING
* PROPERTY OWNER'S NAME: _____	

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	\$325.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$1,250.00*
E. PROFFER AMENDMENT	\$1,500.00*
F. COMP PLAN AMENDMENT	\$650.00*

*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. **ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**
12. **ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

13. **I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: April 16, 2025.



SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)



SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)



SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)



APPLICANT'S NAME

(Typed or Printed)

Cedric Kline

APPLICANT'S NAME

(Typed or Printed)

William Pearson

OWNER'S NAME

(Typed or Printed)

AGENT'S NAME

(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91 of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.



County of Louisa, VA

Department of Community Development

OWNER/AGENT AFFIDAVIT

I hereby certify that I/we, owner(s) of record, authorize the below-referenced person/contractor/RDP to submit this application as my/our authorized agent.

OWNER(S) NAME: Commonwealth Gas Pipeline Corporation

JOB NAME: Brickhouse Road Valving Facility

TAX MAP I/D & LOCATION: 37-44, Parcel ID - 1521631946

Patrick Henry District

SIGNATURE OF OWNER(S): William Pearson

Area Manager, Virginia Central

COMPANY/AGENT NAME: Amelia Ad. I STEPHEN LALIBERTE

SIGNATURE OF AGENT: [Signature]

RECEIVED BY: _____ DATE: _____



County of Louisa, VA

Department of Community Development

OWNER/AGENT AFFIDAVIT

I hereby certify that I/we, owner(s) of record, authorize the below-referenced person/contractor/RDP to submit this application as my/our authorized agent.

OWNER(S) NAME: Commonwealth Gas Pipeline Corporation

JOB NAME: Brickhouse Road Injection Fac.

TAX MAP I/D & LOCATION: 37-44, Parcel ID -15216319410

Patrick Henry District

SIGNATURE OF OWNER(S): Willie Reason

A handwritten signature in black ink that reads "Willie Reason".

Area Manager, Virginia Central

COMPANY/AGENT NAME: Andrea Kline / TC Energy

SIGNATURE OF AGENT: Cedric Kline

RECEIVED BY: _____ DATE: _____

TAX RECEIPT

LOUISA COUNTY
HENRY B WASH, TREASURER
1 WOOLFOLK AVE STE 202
LOUISA VA 23093

ZONING & SPECIAL PERMITS
INV# 97410152

Ticket #:00183980001 @@

Date : 4/17/2025
Register : TN /TN1
Trans. #: 57572
Dept. # : ZONI
Acct# :

Previous Principal
Balance \$ 1050.00

Principal Being Paid \$ 1050.00
Penalty \$.00
Interest \$.00

Amount Paid \$ 1050.00
*Balance Due \$.00

BOHLER VA
9100 ARBORETUM PKWY STE 140
RICHMOND VA 23236

Pd by BOHLER VA Check 1050.00 # 115 CHASE
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 4/2025



vanguardrenewables.com

133 Boston Post Road
Building 15
Weston MA 02493

781.232.7597

Hand Delivery

Brickhouse Road – Unloading Facility
Louisa County, VA

Re: Conditional Use Permit Rev01

Dear Linda Buckler,

Amelia AD1 and Commonwealth Gas Pipeline Corp. (Owner/Applicant) are requesting the use of land for a renewable natural gas unloading facility.

Project Description:

The Project, which is an unmanned renewable natural gas ("RNG") unloading station, will be located at the property [Parcel ID # 37-44] (the "Property"). The Property is presently vacant wooded land, owned by Commonwealth Gas Pipeline Corp. under TC Energy ("TCE"), and it is directly adjacent to one of TCE's existing facilities and an underground RNG pipeline owned and operated by TCE at the location. The purpose of Project is to provide a service – RNG delivery – that is necessary to support development within the immediate vicinity of the existing TCE facility. The Project layout in total is within the existing facility boundaries and consists of only minor structures and small facilities required to unload and prepare the RNG for handoff to TCE. Essentially, the Project serves as a truck pad with a hose post that a trailer will connect to upon arrival to discharge the RNG.¹ The small ancillary facilities at the Project include an unloading panel with two host posts, a decant cabinet skid, a natural gas booster compressor, a natural gas buy back meter, a natural gas odorizer, an office trailer, electrical distribution equipment, and an instrument air compressor (see below for equipment descriptions).

The gas injected into the TC Energy VM System Pipelines at Louisa Compressor Station (and the proposed brickhouse injection site) passes through the Louisa High School MS valve site (metering station) after it leaves the compressor station. The site is 4 to 5 pipeline miles from the proposed injection site. Gas metered at this station is used in Louisa County. All TC Energy projects (including the Brickhouse Rd Compressor Station) are federally approved and they have not sought out Virginia State Corporation Commission approval.

¹ Once connected to the unloading station, the RNG will automatically unload into the existing processing facility, which takes between 3 and 5 hours, during which time the truck driver may remain on site. Two trailers [40-foot containers ~approx 70,000lbs] per day will visit the Project to unload, seven (7) days per week, between the hours of 7am and 7pm. At times when a trailer is not actively unloading, the unloading station will remain unmanned and in standby mode. TC Energy's Metering and Regulating station will have various maintenance trucks with trailers approximately the size of an F-250.

Twice a day, the RNG-filled trailers arrive on site at the injection station at approximately 4,000 psig. The pipeline pressure ranges from 450-767 psig. During trailer unloading, the booster compressor is used only when the trailer pressure falls below the pipeline pressure. Otherwise, the booster compressor is on standby. The estimated time ranges that the compressor will run are 9:30-10:30am and 3:00-4:00pm.

In the Vendor-provided table below, we will never operate below 200 psig (Cases 1, 2, 8, 15, 16, or 17) for our plant. Our most power consuming case is #11 at 125 HP. The compressor we plan to purchase is maxed at 150 HP, and our injection line is currently sized at a 2" pipe going to TCE's station. By comparison, the existing adjacent TCE facility, Louisa Compressor Station, hosts 4 compressors that total ~9,000 HP servicing pipelines VM107 and VM109, which are 18" and 24" pipelines, respectively.

J-W Power EA-150-2 Trailer Off-Load Compressor				
Case	Suction Pressure (psig)	Discharge Pressure (psig)	Capacity (SCFM)	Required Horsepower
1	75.00	600.00	318.217	64
2	100.00	600.00	429.390	74
3	200.00	600.00	884.382	97
4	300.00	600.00	1,354.557	102
5	400.00	600.00	1,838.610	95
6	500.00	600.00	2,336.632	81
7	600.00	600.00	2,918.679	47
8	100.00	750.00	413.014	79
9	200.00	750.00	866.542	111
10	300.00	750.00	1,335.637	123
11	400.00	750.00	1,819.560	124
12	500.00	750.00	2,316.891	117
13	600.00	750.00	2,826.908	103
14	750.00	750.00	3,710.369	55
15	50.00	450.00	223.892	48
16	75.00	450.00	334.404	58
17	100.00	450.00	446.223	66
18	200.00	450.00	903.095	78
19	300.00	450.00	1,374.473	73
20	450.00	450.00	2,155.764	38

The compressor package is designed for optimum performance at the conditions listed above.
Process gas specific gravity = 0.57; Suction Temperature = 80°F; Elevation = 2,000'; Ambient Air = 100°F.
Package operating conditions are *not* limited to those described above. Variations in package flow capacity due to site conditions, including elevation, gas temperatures, gas composition, fuel composition, etc., should be expected, consult the J-W Power Company Applications Department with actual conditions for site ratings.
J-W Power Company guarantees Ariel 7.7.12.0 performance runs predicted flow at 94%.

Further, the design of the station equipment is specified to produce less than 80 dB of noise at 10 feet, is gated for security, and has a tree line buffer as well as the equipment being set back ~200 feet from public roadways. The site boundary will have a sound pressure limit of 55 dB which will be dampened further by the tree line screening. Please refer to the preliminary site layout, attached as Exhibit A, for an overview of the Project along with cut sheets of all major equipment and truck route.

Assessment of Impacts:**Environmental Impacts:**

The environmental effects from the operation of the facility include discharge of noise and an increased traffic flow for the existing compressor site. The total acreage of land disturbance is expected to be under 1-acre to construct and operate the facility.

Discharge of Noise- The unloading facility boundary will be limited to ±55dB of sound pressure. All noise producing equipment will be installed with enclosures to lessen the final noise level to the user.

Discharge of Smoke- The unloading facility will have negligible amount of smoke discharge from the delivering trucks.

Discharge of Odor- The unloading facility will have no odor inducing processes during normal operations.

Discharge of Dust- The unloading facility will be a mix of paved asphalt and concrete pads and will have negligible amount of dust discharge from the delivering trucks.

Street Visibility- The unloading facility will be screened by Eastern Red Cedars which will be planted at a height of 12-14' and will grow 1-2' each year after. The live screen will mature to fully fill the space within 8-10 years and will continue to grow beyond that to reach full maturity in 20-25 years.

Public Agency Impacts:

The unloading facility will not impact the staffing of Louisa County as it will not require any additional employees.

Emergency Contacts:

The unloading facility will have emergency contacts posted at the entrance to the facility. The emergency contact list will include the following:

- Emergency Services: 911
- Lead Amelia AD1 Anaerobic Digester Operator: TBD
- TC Energy Reporting Hotline
- Lead TC Energy Compressor Station Operator

The existing TC Energy Compressor Station will also have the Lead Amelia AD1 AD Operator's number posted throughout their facility.

Fire and Emergency Medical Services:

The unloading facility will have two fire stations nearby: Department of Fire & EMS Station 7 – Zion Crossroads (~8 min) and Louisa County Fire & EMS (~15 min). Captain Timothy Luck of the Department of Fire and Emergency Medical Services for Louisa County has asked for operation walkthroughs once the facility is completed and on a

yearly basis after (seen in **Exhibit A**). TC Energy operation is willing to work with Amelia AD1 to schedule a combined meeting to review emergency response for each facility. All fire and emergency medical services will have access to the facility through the main entrance. The unloading site accessway will be able to accommodate the largest EMS vehicle swept path. The unloading facility will be located next to an existing pipeline and compressor station with all required gas leak prevention and detection. The unloading station will have a buy back meter with an odorization system to aid in detection in case of leaks at the unloading station.

Law Enforcement:

The unloading facility will be gated with 24-hour surveillance. The facility will not require additional services from law enforcement.

Parks & Recreation:

The unloading facility will not impede the neighboring Green Springs Historic District and will operate under the confined limits of the property boundary as shown on the site layout. The truck route will utilize Route 649 to ensure no compressed natural gas (CNG) trailers will pass through Route 613. The proposed truck route can be seen in **Exhibit A**.

Schools:

The unloading facility will be supported by owner contracted drivers and operators of the CNG trailers and will not directly impact schools. The owner has agreed to the following condition: *The Project Owner will attend the Louisa County High School Job Fair the year the Project will start construction. The Project Owner will attend at least one CTE class to provide information on the natural gas industry to students. This condition is null and void if the Louisa County School System rejects the Project Owner participating in the CTE class or the job fair. The Project Owner will ask the Louisa County Chamber of Commerce to share any job postings with local businesses.*

Solid Waste:

The unloading facility will have a limited impact on solid waste facilities. The office trailer on-site will be used as a break room for the trailer drivers and operators. The bathroom will have a self-contained system. This will include a potable water tank that will be filled periodically by a service provider. The trailer will also contain a septic holding tank that will be pumped and hauled away periodically by a service provider. Amelia AD1 is working with Virginia Department of Health over approval of a pump and haul permit or whether a full septic system will need to be implemented.



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781.232.7597

Equipment Descriptions:

Unloading Panel:

The unloading facility will have two hose posts connected to an unloading panel for truck drivers to connect their CNG delivery trucks to begin the process of unloading the CNG to be injected into the TC Energy Pipeline.

Decanting Package and Water Bath Skid:

The unloading facility will have a single zone decant system that will be used to safely depressurize the CNG to the injection pressure. This decant system will include a water bath heater to warm the gas as it is depressurized.

Booster Compressor:

The unloading facility will have a CNG trailer offload compressor to ensure the gas remains at the injection pressure requirements for the pipeline. As the CNG trailer begins to empty fully, the booster compressor will be required to compress the RNG back to the injection pressure.

Natural Gas Buy Back Meter:

The unloading facility will have a buy-back line for natural gas that will provide fuel for the water bath heater on the decant system.

Gas Odorizer:

The buy-back line will need to be odorized as a safety measure as the pipeline gas is not odorized from where we receive it. The odorizer skid will inject a stream of odorant into the unloading facility's gas line. The odor will emit a strong gas smell to identify any leaks in the natural gas line if any occur.

Instrument Air Compressor:

The unloading facility will have an instrument air compressor to provide air for each major piece of equipment and loose pneumatic valves.



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Building 15
Weston MA 02493

781.232.7597

Conclusion:

Amelia AD1/Commonwealth Gas Pipeline Corp. requests that Louisa County permit this project through a new CUP on plot 37-44. The effects of operating this station on the existing parcel next to TCE station are minimal with respect to the local agencies, schools, emergency services, and environmental effects as described above. Amelia AD1/Commonwealth Gas Pipeline Corp. looks forward to partnering with Louisa County on this Project, including addressing any permitting requirements for the installation of the unloading station.

Thank you for your time and consideration.

Sincerely,

Stephen Laliberte
Director of Development
Vanguard Renewables

BOOK 382 PAGE 4

3203

THIS DEED made this 22nd day of May, 1990, by and between:

JOHN H. ROBERTSON and ANNIE ELIZABETH ROBERTSON, husband and wife, parties of the first part; and

COMMONWEALTH GAS PIPELINE CORPORATION, a Virginia corporation, party of the second part, whose address is P.O. Box 35800, Richmond, Virginia 23235-0800.

WITNESSETH:

THAT the parties of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration cash in hand to them paid by the party of the second part, the receipt of which is hereby acknowledged, do hereby, with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, bargain, sell, grant and convey unto the party of the second part fee simple title to the following described real estate together with all improvements located thereon and all rights and appurtenances thereunto belonging or in anywise appertaining, to-wit:

ALL that certain tract or parcel of real estate, containing 5.60 acres, more or less, located at the intersection of State Routes No. 613 and 637, in Green Springs Magisterial District of Louisa County, Virginia, and being more particularly described by metes and bounds on a plat of survey made on February 13, 1968 by Hart and Bell, Certified Land Surveyors, a copy of which plat is of record in the Clerk's Office of the Circuit Court of Louisa County, Virginia in Deed Book 275 at page 406.

BEING THE IDENTICAL real estate conveyed to John H. Robertson and Annie Elizabeth Robertson, husband and wife, by a certain deed dated April 24, 1984 from William A. Cooke, Incorporated, a Virginia

1

GARNETT AND GARNETT
ATTORNEYS AT LAW
ELM STREET AND
COURTHOUSE SQUARE
LOUISA, VIRGINIA 23093

BOOK 382 PAGE 5

Corporation, which deed is of record in the aforesaid Clerk's Office in Deed Book 275 at page 403.

The said real estate is conveyed along with all rights of way thereunto appertaining and is subject to any easements thereover of record or which may appear upon an inspection of the premises.

WITNESS the following signatures and seals.


(SEAL)
John H. Robertson


(SEAL)
Annie Elizabeth Robertson

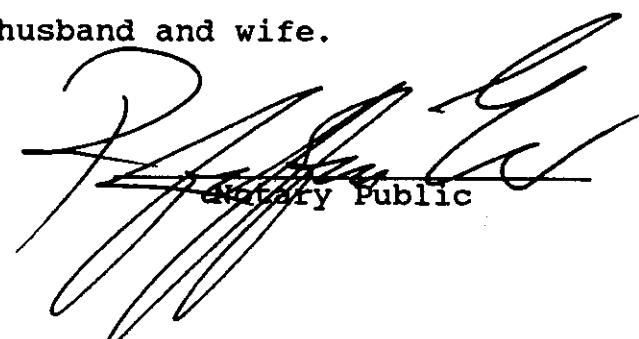
STATE OF VIRGINIA:

COUNTY OF LOUISA, to-wit:

The foregoing document was acknowledged before me this
157 day of JUNE, 1990, by John H. Robertson
and Annie Elizabeth Robertson, husband and wife.

My Commission expires:

1-02-1992


Notary Public

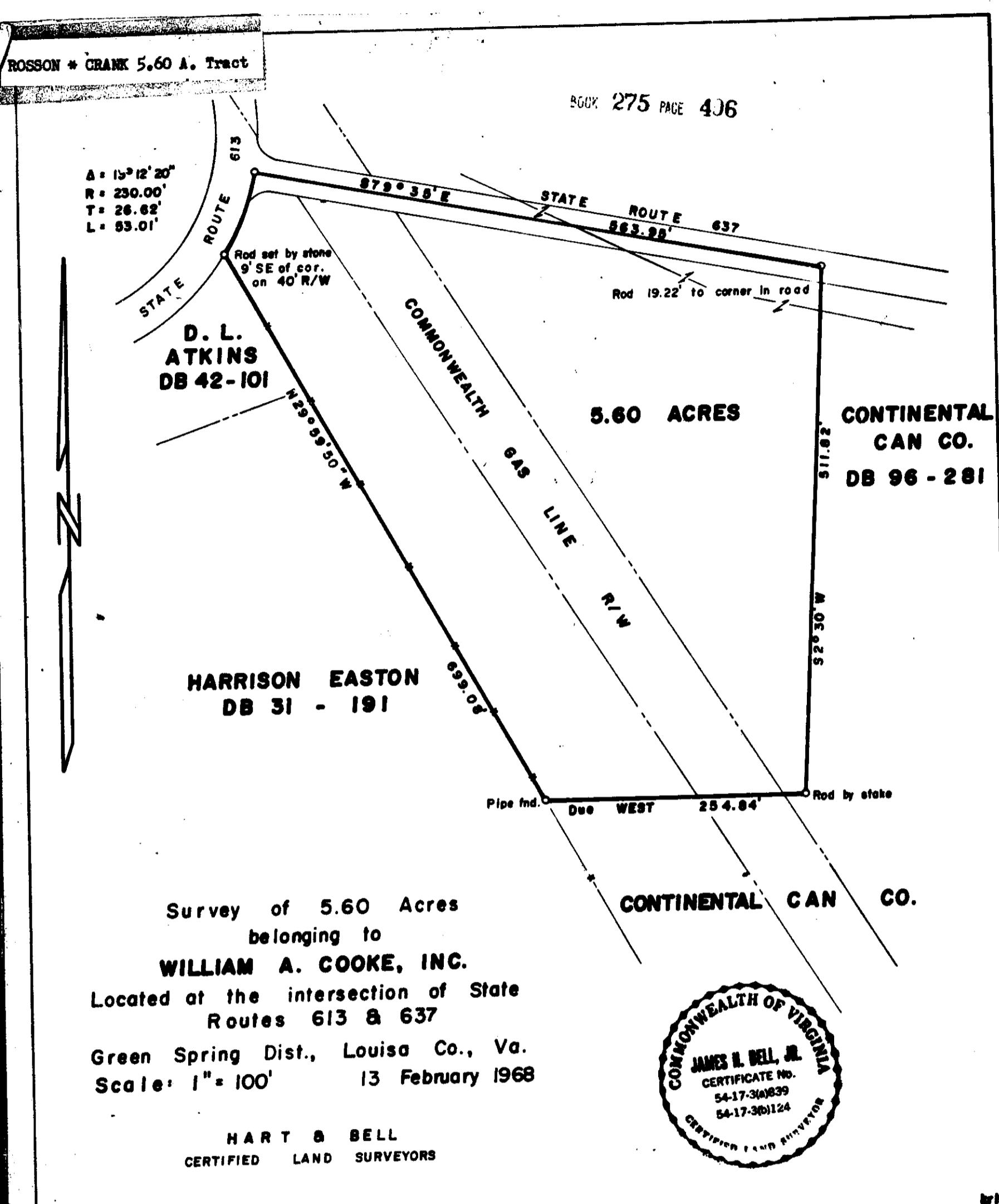
VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, June 1, 1990. This deed was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 12:36 o'clock P.M., after payment of \$ 11.50 for imposed by Sec. 58-54.1

Teste: Anne C. Long ^{Deputy} _{Clerk}

2

5007

GARNETT AND GARNETT
ATTORNEYS AT LAW
ELM STREET AND
COURTHOUSE SQUARE
LOUISA, VIRGINIA 23092

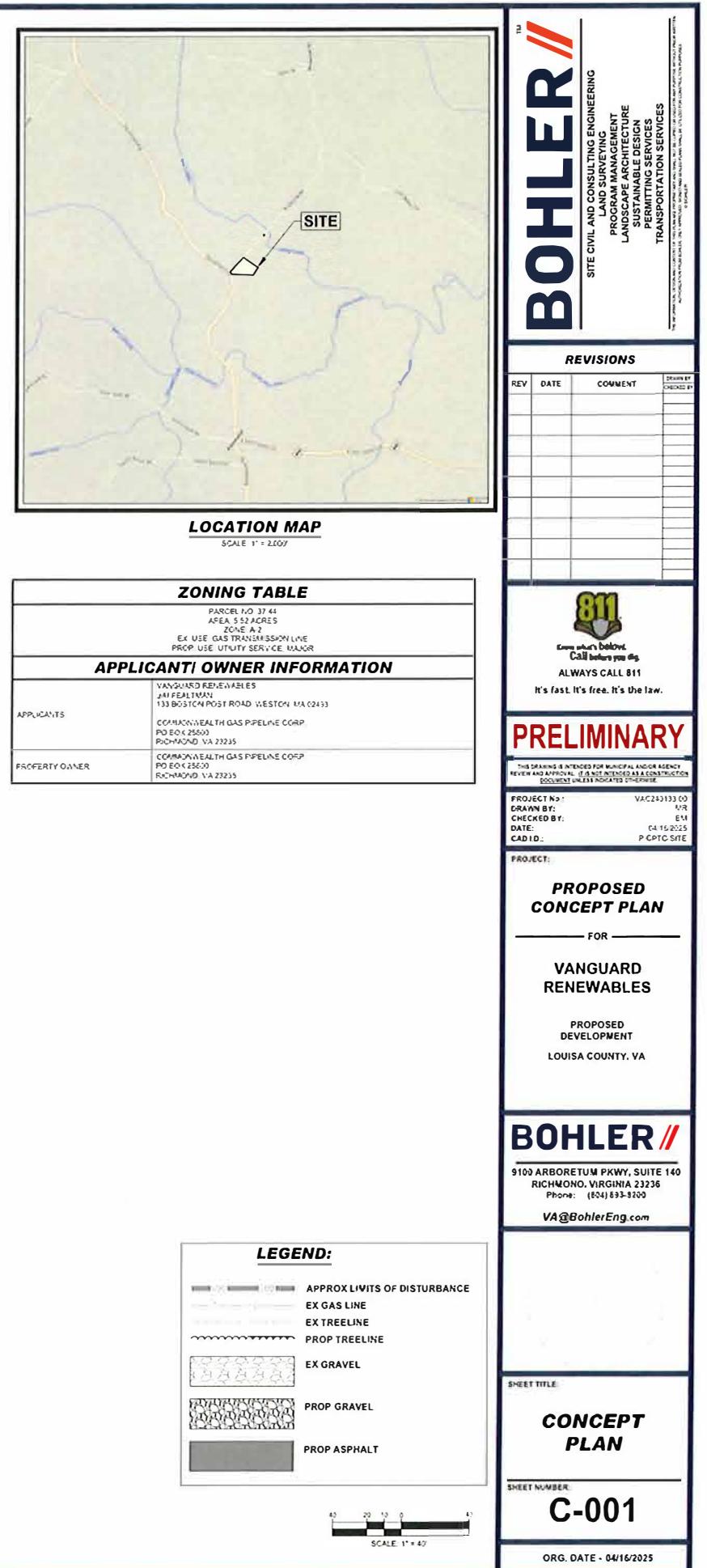


316 C 68

VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, April 24, 1968. This deed, plat was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 9:02 o'clock A. M., after payment of \$ 3.00 tax imposed.

MS. 58-541

TEST: James H. Bell, Jr. CLERK



SURFACE LEASE AGREEMENT

THIS SURFACE LEASE AGREEMENT (this "Agreement"), is made this 10th day of April, 2025 ("Effective Date"), by and between Columbia Gas Transmission, LLC, a Delaware limited liability company, whose address is 700 Louisiana Street, Suite 700, Houston, Texas 77002 (the "Lessor"), and Amelia AD1, LLC, whose address is 133 Boston Post Road, Building 15, Floor 2, Weston, MA 02493 (the "Lessee"). Lessor and Lessee are hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties."

WHEREAS, Lessor, through merger and acquisition, is the present owner of certain real property being described in that certain Deed, dated May 22, 1990, from John H. Robertson and Annie E. Robertson to COMMONWEALTH NATURAL GAS CORPORATION recorded in the County Clerk's Office for Louisa County, Virginia in Deed Book 382, Page 4, with property tax parcel identification number 1521631946 (37-44) being more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Lessee is building a truck off-loading station (the "Project") on or near the Property pursuant to a Facilities Agreement, by and between the Parties, dated March 5, 2024, as amended by the First Amendment to the Facilities Agreement, dated August 5, 2024 (collectively, the "Facilities Agreement") and desires a staging area to store construction equipment and supplies, place a construction trailer, and otherwise enjoy all other uses which are in support of or related to the construction of the Project or the Facilities Agreement, including (without limitation) storing machinery, equipment, appliances, and other personal property, installing temporary construction offices and related vehicle and equipment parking, up to 10,000 square feet for the construction of permanent facilities, and other related or incidental purposes, including ingress and egress to the Premises (as defined below), and the right to erect, maintain and remove a fence around the Premises or any part thereof (the "Permitted Use").

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and promises contained herein, the Parties hereto, intending to be legally bound, hereby promise and agree as follows:

1. **Description of Premises and Grant of Lease.** The leased premises is the highlighted area consisting of .5 acres, more or less, as shown on Exhibit B attached hereto and incorporated herein (the "Premises"). Lessor hereby grants to Lessee a lease to use the Premises for the Permitted Use for a period of twenty (20) years beginning on April 11, 2025 (the "Primary Term"). This Agreement shall automatically renew for an extended term of five (5) years if not terminated in writing by either party within thirty (30) days of the expiration date. This Agreement shall be renewable for up to two successive five (5) year extended terms.

2. **Payments.** Upon the execution hereof, Lessee has paid to Lessor the sum of one thousand dollars (\$1,000.00), which Lessor has accepted both as the full rental for the Primary Term for the Premises, and also as full liquidated damages for any and all claims, costs, and damages which Lessor may at any time hereafter sustain in any way by reason of the use made by Lessee of the Premises. Lessee shall pay to Lessor the sum of five hundred dollars (\$500) for each extended term. Acceptance of said sum by Lessor is an express waiver of any claims and causes of action for damages sustained by or arising out of Lessee's use of the Premises. The payments specified in this Section 2 shall be the sole renumeration paid by Lessee to Lessor for renting the Premises in accordance with this Lease.

3. **Indemnity.** Lessee agrees to indemnify and hold harmless Lessor and its affiliates, subsidiaries, successors and assigns from, against and in respect of any and all liability, claims, damages, costs and losses of whatever character (collectively, the "Claims") arising from personal injury or death or damage to property of Lessor, its employees, agents, contractors, and subcontractors and any and all Claims

of whatever character asserted by third parties, to the extent such Claims result from the gross negligence of willful misconduct of Lessee, its employees, agents, contractors, and subcontractors in connection with the exercise of Lessee's rights under this Agreement. Lessor agrees to indemnity and hold harmless Lessee and its affiliates, subsidiaries, successors and assigns from, against and in respect of any and all Claims arising from personal injury or death or damage to property of Lessee, its employees, agents, contractors, and subcontractors and any and all Claims of whatever character asserted by third parties, to the extent such Claims result from the gross negligence or willful misconduct of Lessor or Lessor's invitees or licensees. Further, Lessor agrees to indemnity and hold harmless Lessee and its affiliates, subsidiaries, successors and assigns from, against and in respect of any and all Claims arising from any environmental condition on or under Premises or Property, including, without limitation, any pollution or contamination that violates any local, state or federal environmental protection law, policy or regulation, that existed on or before the Effective Date.

4. **Access.** Lessee shall be permitted to construct and maintain an asphalt road over and across the Property and the Premises, sufficient to allow trucking access for the Project during the Primary Term and any extended terms ("Access Road"). Lessee shall ensure the Access Road is kept in good condition and shall keep the Access Road free of trash, mud and debris at all times. Lessee shall repair any damage to the Access Road and/or the Premises which may result from Lessee, its contractors, subcontractors, employees, agents, guests or invitees' actions or inactions hereunder at its sole cost, risk, liability and expense. Lessee shall not encumber the Premises or the Property with any mechanic's liens or other liens and shall cause any such liens to be immediately released at the sole expense of Lessee.

5. **Restoration.** Upon expiration of the Primary Term or any extension thereof, or at such time as Lessee no longer requires the use of the Premises for the purposes set forth herein, Lessee shall remove all personal property stored upon the Premises and shall restore the surface of the Premises as near as practicable to its condition immediately prior to Lessee's use.

6. **Non-Interference and Quiet Enjoyment.** Lessor shall not in any way interfere with, or prevent, Lessee's use of the Premises and shall not permit use of the Property or lands of Lessor adjacent to the Property by other Lessees that may cause interference with or prevent Lessee's use of the Premises. Lessee shall be entitled to the quiet enjoyment of the Premises without interference of Lessor.

7. **Additional Rights.** In addition to the rights granted herein, should restoration be required on Lessor's property outside the Premises, Lessee shall have the right to take all actions necessary to complete such restoration and such actions shall not constitute a trespass. Lessee shall pay Lessor the market rate to rent such property utilized during restoration.

8. **Further Assurances.** Lessor shall execute and deliver such further instruments and take such other actions as may be reasonably requested by Lessee from time to time to effectuate, confirm or perfect the terms and intent of this Agreement and the rights granted to Lessee hereunder, including but not limited to joining in the execution of any and all governmental applications, authorizations, licenses, documents and title curative instruments.

9. **Successors and Assigns.** This Agreement and the covenants and agreements contained herein are covenants running with the land, shall be assignable in whole or in part, and shall be binding on and shall inure to the benefit of the Parties hereto and their respective heirs, successors, assigns, executors, administrators, and legal representatives. In the event Lessor intends to sell or transfer the Property prior to the termination of this Agreement, Lessor shall make any such transaction subject to this Agreement. Lessor agrees that Lessee shall have the right, but not the obligation, to record this Agreement at Lessee's sole cost and expense. Lessee shall be permitted to sublet or assign any or all of its rights under this Agreement.

10. **Governing Law.** This Agreement shall be governed by the laws of the State in which the Property is located, without regard to conflicts laws or choice of law rules thereof.

11. **Default.** Neither Party shall be deemed to be in default under this Agreement until the other Party has given written notice of any such default and the Party alleged to be in default has failed to cure the same within thirty (30) days after such notice.

12. **Entire Agreement; Modification.** This Agreement and any exhibits attached hereto constitutes the full and entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous verbal or written agreements, representations or understandings pertaining thereto. This Agreement may be modified or amended only by a written agreement signed by each of the Parties hereto.

13. **Severability.** In the event any provision or any portion of any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable by reason of any law or public policy, such provision or portion thereof shall be considered to be deleted, and the remainder of this Agreement shall constitute the agreement between the Parties hereto covering the subject matter hereof.

14. **Authority.** Each Party and signatory to this Agreement represents and warrants to the other Party that it has full power, authority and legal rights, and has obtained all approvals necessary, to execute, deliver and perform this Agreement.

15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall constitute an original, but all of which shall constitute but one and the same instrument.

16. **Cumulative Rights.** All rights and remedies of the Parties hereunder shall be cumulative and shall not exclude any other rights or remedies allowed by law. No delay or omission by any Party to exercise its rights accruing upon any noncompliance or failure of performance by any Party shall impair any such right or be construed to be a waiver thereof. A waiver by any Party hereto of any of the covenants, conditions or agreements to be performed by any other Party shall not be construed to be a waiver of any succeeding breach or of any other covenants, conditions or agreements contained herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

LESSOR:

Columbia Gas Transmission, LLC,
a Delaware limited liability company

By: *Cedric Kline*
Name: Cedric Kline
Title: Land Representative

By: *William Pearson*
Name: William Pearson
Title: Operations Manager

LESSEE:

Amelia AD1, LLC

By: *Victoria Lepore*
Name: Victoria Lepore
Title: Authorized Person

EXHIBIT A
LESSOR'S PROPERTY

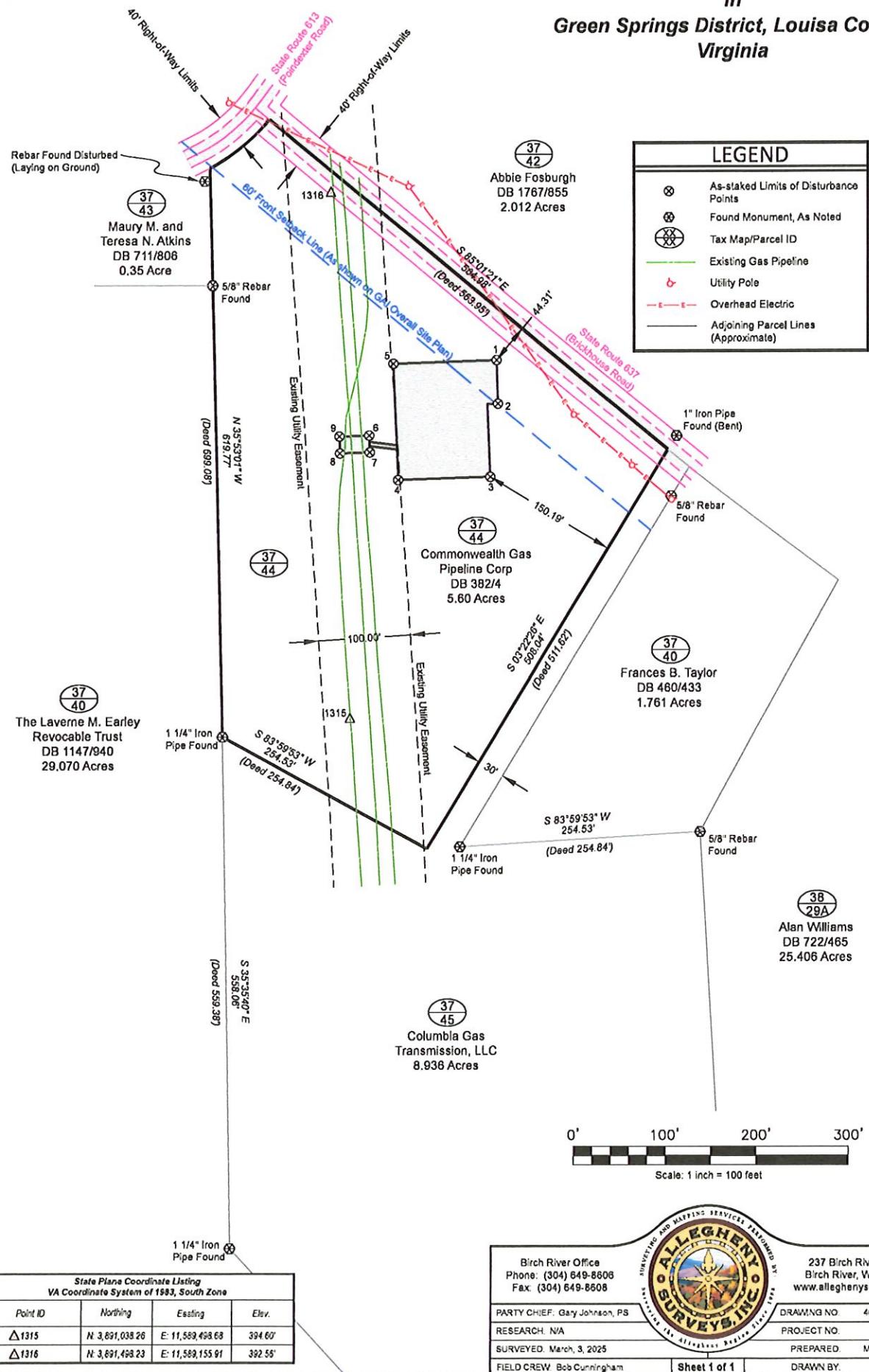


Note A

Notes:

- A. This survey is oriented to Grid North and was performed on the Virginia Coordinate System of 1983, South Zone.
- B. This survey is not a boundary survey. This Exhibit Map shows the location of the as-staked proposed limits of disturbance points as they relate to the 5.60 acre tract previously surveyed by James M. Bell, Jr. and shown on a plat dated 13 February 1968 and recorded in the Office of the Clerk of Louisa County, Virginia in Deed Book 275 at page 406. The plotted lines of the 5.60 acre tract shown herein were aligned with boundary evidence found in the field for the purpose of this exhibit.

***Exhibit Map
for
Holland Engineering Inc.
Brickhouse POR Survey
in
Green Springs District, Louisa County
Virginia***



Birch River Office
Phone: (304) 649-8606
Fax: (304) 649-8608

237 Birch River Road
Birch River, WV 26610
www.alleghenysurveys.com

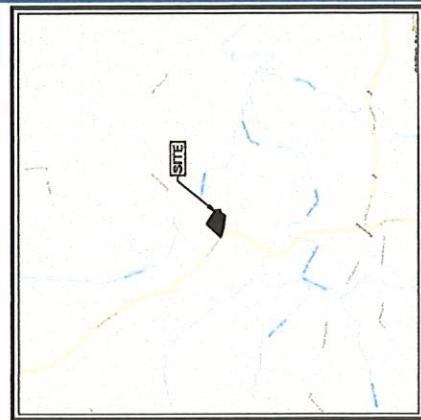
Phone: (304) 649-6600
Fax: (304) 649-8608

		Bitch River, WV 26810	
		www.alleghenysurveys.com	
PS		DRAWING NO.	40VA25 Exhibit
		PROJECT NO.	40-VA-25
		PREPARED	March 28, 2025
		DRAWN BY	Page Scott Brown
Sheet 1 of 1			

EXHIBIT B
THE PREMISES



Call Before You Dig
1-800-424-2444
ALWAYS CALL 811
It's Safe. It's Free. It's the Law.



LOCATION MAP

SCALE: 1" = 200'

ZONING TABLE

USE: IND. IND.

UTIL/POWER MAJOR

APPLICANT INFORMATION

APPLICANT:

VANGUARD RENEWABLES

PROPOSED

DEVELOPMENT

LODGE COUNTY, VA

PROJECT:

VANGUARD RENEWABLES

PROPOSED

DEVELOPMENT

LODGE COUNTY, VA

VANGUARD RENEWABLES

Surface Lease Agreement_Vanguard Renewables_2.6.2025_DD- UPDATE 3-19-25.docx

Final Audit Report

2025-04-11

Created:	2025-04-11
By:	Darya Rafizadeh (drafizadeh@vanguardrenewables.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALDpJYNpfH_9R8KNLbOWJFzn-jiLpLZu4

"Surface Lease Agreement_Vanguard Renewables_2.6.2025_DD- UPDATE 3-19-25.docx" History

-  Document created by Darya Rafizadeh (drafizadeh@vanguardrenewables.com)
2025-04-11 - 8:00:16 PM GMT
-  Document emailed to Victoria Lepore (vlepose@vanguardrenewables.com) for signature
2025-04-11 - 8:02:20 PM GMT
-  Email viewed by Victoria Lepore (vlepose@vanguardrenewables.com)
2025-04-11 - 8:02:51 PM GMT
-  Document e-signed by Victoria Lepore (vlepose@vanguardrenewables.com)
Signature Date: 2025-04-11 - 8:03:15 PM GMT - Time Source: server
-  Document emailed to Cedric Kline (cedric_kline@tcenergy.com) for signature
2025-04-11 - 8:03:17 PM GMT
-  Email viewed by Cedric Kline (cedric_kline@tcenergy.com)
2025-04-11 - 8:31:17 PM GMT
-  Document e-signed by Cedric Kline (cedric_kline@tcenergy.com)
Signature Date: 2025-04-11 - 8:34:05 PM GMT - Time Source: server
-  Agreement completed.
2025-04-11 - 8:34:05 PM GMT

Surface Lease Agreement_Vanguard Renewables_2.6.2025_DD- UPDATE 3-19-25

Final Audit Report

2025-04-15

Created:	2025-04-15
By:	Darya Rafizadeh (drafizadeh@vanguardrenewables.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAnPy4y47lvFrFVL8fulgXuT0QOZisKbAH

"Surface Lease Agreement_Vanguard Renewables_2.6.2025_DD- UPDATE 3-19-25" History

-  Document created by Darya Rafizadeh (drafizadeh@vanguardrenewables.com)
2025-04-15 - 10:41:25 PM GMT
-  Document emailed to William Pearson (william_pearson@tcenergy.com) for signature
2025-04-15 - 10:43:25 PM GMT
-  Email viewed by William Pearson (william_pearson@tcenergy.com)
2025-04-15 - 11:21:14 PM GMT
-  Document e-signed by William Pearson (william_pearson@tcenergy.com)
Signature Date: 2025-04-15 - 11:46:56 PM GMT - Time Source: server
-  Agreement completed.
2025-04-15 - 11:46:56 PM GMT

CERTIFICATE OF MERGER

OF

12-11-90

COMMONWEALTH GAS PIPELINE CORPORATION
INTO
COLUMBIA GAS TRANSMISSION CORPORATION
(UNDER SECTION 252 OF THE GENERAL
CORPORATION LAW OF THE STATE OF DELAWARE)

FILED
JAN -4 1991
IN THE OFFICE OF
SECRETARY OF STATE
WEST VIRGINIA

COLUMBIA GAS TRANSMISSION CORPORATION hereby certifies that:

1. The name and state of incorporation of each of the constituent corporations are:
 - (a) COMMONWEALTH GAS PIPELINE CORPORATION ("Commonwealth"), a Virginia corporation; and
 - (b) COLUMBIA GAS TRANSMISSION CORPORATION ("Transmission"), a Delaware corporation.
2. An agreement of merger has been approved, adopted, certified, executed and acknowledged by Commonwealth and by Transmission in accordance with the provisions of subsection (c) of Section 252 of the General Corporation Law of the State of Delaware.
3. The name of the surviving corporation is Columbia Gas Transmission Corporation.
4. The Restated Certificate of Incorporation of Transmission shall be the certificate of incorporation of the surviving corporation.
5. The surviving corporation is a corporation of the State of Delaware.
6. The executed agreement of merger is on file at the principal place of business of Transmission at 1700 MacCorkle Avenue, S.E., Charleston, West Virginia 25314.
7. A copy of the agreement of merger will be furnished by Transmission, on request and without cost, to the sole stockholder of Commonwealth and Transmission.

BOOK 479 PAGE 728

8. The authorized capital stock of Commonwealth is 50,100 shares of Common Stock, \$10 par value.

IN WITNESS WHEREOF, Transmission has caused this certificate to be signed by R. Larry Robinson, its President, and attested by Giles D. H. Snyder, its secretary, on the 26th day of October, 1990.

COLUMBIA GAS TRANSMISSION CORPORATION

By R. Larry Robinson
President

ATTEST:

By

Giles D. H. Snyder
Secretary

CWL\AGMT\CGPC.WP

This instrument was presented to the Clerk of the County Commission of Kanawha County, West Virginia, on JAN 8 1991 and the same is admitted to record.

Test: Alma G. Foy Clerk
Kanawha County Commission



I, Ken Heckler, Secretary of State of the State of West Virginia, hereby certify that

the following and attached is a true and exact copy of the articles of merger of Commonwealth Gas Pipeline Corporation, a non-qualified Virginia corporation and Columbia Gas Transmission Corporation, a qualified Delaware corporation.

Therefore, I hereby grant this CERTIFICATE OF MERGER, merging Commonwealth Gas Pipeline Corporation with and into Columbia Gas Transmission Corporation, the survivor.

Given under my hand and the
Great Seal of the State of
West Virginia, on this

fourth day of

January 1, 1991

S. A

Y. J.

Ken Beckler

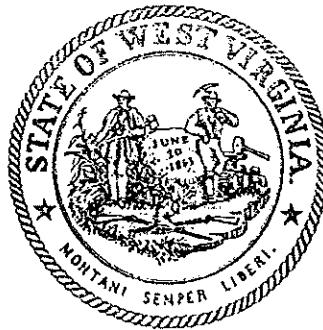
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Secretary of
State, 1861-1865.

1970-71 and 1971-72 Seasons

2000 00 1988 January 00
1988 01 00 00:00:00

Key Cards Change et al





FILED

JAN - 4 1991

IN THE OFFICE OF
SECRETARY OF STATE
WEST VIRGINIA

Office of Secretary of State

I, MICHAEL HARKINS, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER OF "COMMONWEALTH GAS PIPELINE CORPORATION" A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF VIRGINIA, MERGING WITH AND INTO "COLUMBIA GAS TRANSMISSION CORPORATION", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE UNDER THE NAME OF "COLUMBIA GAS TRANSMISSION CORPORATION" AS RECEIVED AND FILED IN THIS OFFICE THE ELEVENTH DAY OF DECEMBER, A.D. 1990, AT 12:30 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CORPORATION SHALL BE GOVERNED BY THE LAWS OF THE STATE OF DELAWARE.

|||||



720362104

The handwritten signature of Michael Harkins, Secretary of State.

Michael Harkins, Secretary of State

AUTHENTICATION: 12905747

DATE: 12/28/1990

094288

EX 1092PG0859

PAGE 1

State of Delaware



Office of Secretary of State

I, MICHAEL HARKINS, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER OF "COMMONWEALTH GAS PIPELINE CORPORATION" A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF VIRGINIA, MERGING WITH AND INTO "COLUMBIA GAS TRANSMISSION CORPORATION", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE UNDER THE NAME OF "COLUMBIA GAS TRANSMISSION CORPORATION" AS RECEIVED AND FILED IN THIS OFFICE THE ELEVENTH DAY OF DECEMBER, A.D. 1990, AT 12:30 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CORPORATION SHALL BE GOVERNED BY THE LAWS OF THE STATE OF DELAWARE.

|||||



720345113

Michael Harkins, Secretary of State

12884212

AUTHENTICATION:

DATE: 12/11/1990

3/35434

STATE OF DELAWARE
SECRETARY OF STATE
DIVISION OF CORPORATIONS
FILED 12:30 PM 12/11/1990
720345113 - 704607

3K1092PG0860

CERTIFICATE OF MERGER
OF
COMMONWEALTH GAS PIPELINE CORPORATION
INTO
COLUMBIA GAS TRANSMISSION CORPORATION
(UNDER SECTION 252 OF THE GENERAL
CORPORATION LAW OF THE STATE OF DELAWARE)

COLUMBIA GAS TRANSMISSION CORPORATION hereby certifies that:

1. The name and state of incorporation of each of the constituent corporations are:
 - (a) COMMONWEALTH GAS PIPELINE CORPORATION ("Commonwealth"), a Virginia corporation; and
 - (b) COLUMBIA GAS TRANSMISSION CORPORATION ("Transmission"), a Delaware corporation.
2. An agreement of merger has been approved, adopted, certified, executed and acknowledged by Commonwealth and by Transmission in accordance with the provisions of subsection (c) of Section 252 of the General Corporation Law of the State of Delaware.
3. The name of the surviving corporation is Columbia Gas Transmission Corporation.
4. The Restated Certificate of Incorporation of Transmission shall be the certificate of incorporation of the surviving corporation.
5. The surviving corporation is a corporation of the State of Delaware.
6. The executed agreement of merger is on file at the principal place of business of Transmission at 1700 MacCorkle Avenue, S.E., Charleston, West Virginia 25314.
7. A copy of the agreement of merger will be furnished by Transmission, on request and without cost, to the sole stockholder of Commonwealth and Transmission.

8. The authorized capital stock of Commonwealth is 50,100 shares of Common Stock, \$10 par value.

IN WITNESS WHEREOF, Transmission has caused this certificate to be signed by R. Larry Robinson, its President, and attested by Giles D. H. Snyder, its secretary, on the 26th day of October, 1990.

COLUMBIA GAS TRANSMISSION CORPORATION

By R. Larry Robinson
President

ATTEST:

By

Giles D. H. Snyder
Secretary

CWL\AGMT\CGPC.WP

Delaware

Page 1

The First State

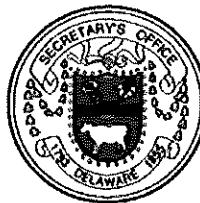
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:
"TAURUS MERGER SUB INC.", A DELAWARE CORPORATION, WITH AND INTO "COLUMBIA PIPELINE GROUP, INC." UNDER THE NAME OF "COLUMBIA PIPELINE GROUP, INC.", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE THIRTIETH DAY OF JUNE, A.D. 2016, AT 8:13 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE FIRST DAY OF JULY, A.D. 2016 AT 12:01 O'CLOCK A.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.



Jeffrey W. Bullock, Secretary of State



5592625 8100M
SR# 20164718332

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202585169
Date: 06-30-16

CERTIFICATE OF MERGER

State of Delaware
Secretary of State
Division of Corporations
Delivered 08:13 AM 06/30/2016
FILED 08:13 AM 06/30/2016
SR 20164718332 - File Number 5592625

OF

TAURUS MERGER SUB INC.

(a Delaware corporation)

WITH AND INTO

COLUMBIA PIPELINE GROUP, INC.

(a Delaware corporation)

June 30, 2016

Pursuant to Title 8, Section 251(c) of the General Corporation Law of the State of Delaware (the “DGCL”), Columbia Pipeline Group, Inc., the undersigned corporation, executed the following Certificate of Merger and hereby certifies to the following:

1. The name and state of incorporation of each of the constituent corporations (collectively, the “Constituent Corporations”) of the Merger (as defined below) are as follows:

<u>Name</u>	<u>State of Incorporation</u>
Columbia Pipeline Group, Inc.	Delaware
Taurus Merger Sub Inc.	Delaware

2. An Agreement and Plan of Merger (the “Merger Agreement”), dated as of March 17, 2016, among Columbia Pipeline Group, Inc., a Delaware corporation (the “Corporation”), TransCanada PipeLines Limited, a Canadian corporation (“Parent”), TransCanada PipeLine USA Ltd., a Nevada corporation and a wholly owned subsidiary of Parent (“US Parent”), Taurus Merger Sub Inc., a Delaware corporation and a wholly owned subsidiary of US Parent (“Merger Sub”), and, solely for the purposes of Section 3.02, Section 5.02, Section 5.09 and Article VIII of the Merger Agreement, TransCanada Corporation, a Canadian corporation and the direct parent company of Parent, which Merger Agreement provides for the merger of Merger Sub with and into the Corporation (the “Merger”), has been approved, adopted, executed and acknowledged by each of the Constituent Corporations in accordance with Title 8, Section 251(c) of the DGCL (and, with respect to Merger Sub, by the written consent of its sole stockholder in accordance with Title 8, Section 228(a) of the DGCL).

3. The surviving corporation (the "Surviving Corporation") in the Merger shall be the Corporation and the name of the Surviving Corporation upon the effective time of the Merger as specified in this Certificate of Merger shall be "Columbia Pipeline Group, Inc."
4. The Certificate of Incorporation of the Surviving Corporation shall be amended and restated in its entirety to read as set forth in Exhibit A hereto upon the effective time of the Merger as specified in this Certificate of Merger.
5. An executed copy of the Merger Agreement is on file at 5151 San Felipe St., Suite 2500, Houston, Texas 77056, the principal place of business of the Surviving Corporation.
6. An executed copy of the Merger Agreement will be furnished by the Surviving Corporation on request, without cost, to any stockholder of either of the Constituent Corporations.
7. The Merger shall be effective at 12:01 a.m., Eastern Daylight Time, on July 1, 2016.

[Signature Page Follows]

IN WITNESS WHEREOF, the Surviving Corporation has caused this certificate to be signed by an authorized officer as of the date first written above.

Columbia Pipeline Group, Inc.

By 

Name: Steven B. Nickerson
Title: Vice President, Deputy
General Counsel and Corporate
Secretary

[Signature Page to Certificate of Merger]

Exhibit A

**SECOND RESTATED CERTIFICATE OF INCORPORATION
OF
COLUMBIA PIPELINE GROUP, INC.**

1. The name of the corporation is: Columbia Pipeline Group, Inc.
2. The address of its registered office in the State of Delaware is:

Corporation Trust Center, 1209 Orange Street, Wilmington, New Castle County, Delaware 19801.

The name of its registered agent at such address is: The Corporation Trust Company.
3. The nature of the business or purposes to be conducted or promoted is:

To engage in any lawful act or activity for which corporations may be organized under the General Corporation Law of Delaware.
4. The total number of shares of stock which the corporation shall have authority to issue is ten million one thousand (10,001,000) shares of common stock, and the par value of each of such shares is one cent (\$0.01).
5. Unless and except to the extent that the bylaws of the corporation shall so require, the election of directors of the corporation need not be by written ballot.
6. The corporation is to have perpetual existence.
7. Meetings of stockholders may be held within or without the State of Delaware, as the bylaws may provide. The books of the corporation may be kept (subject to any provision contained in the statutes) outside the State of Delaware at such place or places as may be designated from time to time by the board of directors or in the bylaws of the corporation.
8. The corporation shall indemnify and hold harmless, to the fullest extent permitted by applicable law as it presently exists or may hereafter be amended, any person (a "Covered Person") who was or is made or is threatened to be made a party or is

otherwise involved in any action, suit or proceeding, whether civil, criminal, administrative or investigative (a “Proceeding”), by reason of the fact that he or she, or a person for whom he or she is the legal representative, is or was a director or officer of the corporation or, while a director or officer of the corporation, is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, including service with respect to employee benefit plans, against all liability and loss suffered and expenses (including attorneys’ fees) reasonably incurred by such Covered Person. Notwithstanding the preceding sentence, except for claims for indemnification (following the final disposition of such Proceeding), the corporation shall be required to indemnify a Covered Person in connection with a Proceeding (or part thereof) commenced by such Covered Person only if the commencement of such Proceeding (or part thereof) by the Covered Person was authorized in the specific case by the board of directors of the corporation. Any amendment, repeal or modification of this Section shall not adversely affect any right or protection hereunder of any person in respect of any act or omission occurring prior to the time of such repeal or modification.

9. Expenses (including attorneys’ fees) of each Covered Person hereunder indemnified reasonably incurred in investigating and defending any Proceeding or threat thereof shall be paid by the corporation in advance of the final disposition of such Proceeding upon receipt of an undertaking by or on behalf of such Covered Person to repay such amount if it shall ultimately be determined that he or she is not entitled to be indemnified by the corporation as authorized herein.
10. The rights to indemnification and advancement of expenses conferred in Sections 8 and 9 of this Second Restated Certificate of Incorporation shall neither be exclusive of, nor be deemed in limitation of, any rights to which any officer or director may otherwise be or become entitled or permitted under this Second Restated Certificate of Incorporation, the bylaws of the corporation, any statute, agreement, vote of stockholders or disinterested directors or otherwise.
11. The corporation reserves the right to amend, alter, change or repeal any provision contained in this Second Restated Certificate of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon stockholders herein are granted subject to this reservation.
12. To the fullest extent permitted by law, a director or officer of the corporation shall not be personally liable to the corporation or its stockholders for monetary damages for breach of fiduciary duty as a director or officer. No amendment to or repeal of this Section shall apply to or have any effect on the liability or alleged

liability of any director or officer of the corporation for or with respect to any acts or omissions of such director or officer occurring prior to such amendment.

13. In furtherance and not in limitation of the powers conferred by statute, the board of directors is expressly authorized to adopt, amend or repeal the bylaws or adopt new bylaws without any action on the part of the stockholders; provided that any bylaws adopted or amended by the board of directors, and any powers thereby conferred, may be amended, altered or repealed by the stockholders.

Business Entity Details

Main

Name: COLUMBIA GAS TRANSMISSION, LLC			Organization Number: 6279		
Type: LLC	Sec Type:	City: HOUSTON	Class: P	Ch Type: F	
Eff Date: 5/27/1971	Fil Date: 5/27/1971	Term Date:	Term Reason:	AW/Term: A	
CH County:	Ch State: DE	Bus Purp: 4862	Ex Acres: 0	Term Yrs:	
Auth Shrs:	Cap Stck:	Status: Active	Par Val:	MGMT: MBR	

Addresses

Principal Office Address:	Name:	Addr1: 700 LOUISIANA STREET, STE 700	Addr2:	City: HOUSTON	State: TX	Zip: 77002
Notice of Process Address:	Name: CORPORATION SERVICE COMPANY	Addr1: 209 W. WASHINGTON STREET	Addr2:	City: CHARLESTON	State: WV	Zip: 25302
Mailing Address:	Name:	Addr1: 700 LOUISIANA STREET, STE 700	Addr2:	City: HOUSTON	State: TX	Zip: 77002
Mailing Address:	Name:	Addr1:	Addr2:	City:	State:	Zip:

Officers

Member:	Name: CPG OPCO LP	Addr1: 700 LOUISIANA STREET, STE 700	Addr2:	City: HOUSTON	State: TX	Zip: 77002
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DBAs

1

No Records Found.

Names

Change Date	Old Name
1/30/2009	COLUMBIA GAS TRANSMISSION CORPORATION

Mergers

No Records Found.

Subsidiaries

Name: NISOURCE, INC	Addr1: 801 E 86TH AVENUE	Addr2:	City: MERRILLVILLE	State: IN	Country: USA	Zip: 46410
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Amendments

Amendment Date	Amendment
1/30/2009	CONVERSION FILED CHANGING NAME FROM COLUMBIA GAS TRANSMISSION CORPORATION
11/19/1997	AMEND TO ARTICLES OF INCORPORATION
1/4/1991	MERGER; MERGING COMMONWEALTH GAS PIPELINE CORPORATION, A NON QUAL VA CORP, WITH AND INTO COLUMBIA GAS TRANSMISSION CORPORATION, A QUAL DE CORP, THE SURVIVOR.
11/14/1984	AMENDMENT: TO THE ARTICLES OF INCORPORATION.
3/31/1982	AMENDMENT: TO THE ARTICLES OF INCORPORATION.
3/2/1982	AMENDMENT: CERTIFICATE OF AMENDMENT
7/12/1973	AMENDMENT: CERTIFICATE OF AMENDMENT; ROLL 73
6/5/1973	AMENDMENT: CERTIFICATE OF INCORPORATION; ROLL 72.
1/23/1973	MERGER AMENDMENT: THE PRESTON OIL COMPANY MERGED WITH AND INTO COLUMBIA GAS TRANSMISSION CORPORATION; ROLL 67.
7/29/1971	MERGER AMENDMENT: DUPLICATION OF ABOVE MENTIONED MERGER; ROLL 49
6/29/1971	

MERGER: ATLANTIC SEABORD CORP., A DE CORP., CUMBERLAND AND ALLEGHENY GAS COMPANY, A WV CORP., THE MANUFACTURERS LIGHT AND HEAT COMPANY, A PA CORP., UNITED FUEL GAS COMPANY, A WV CORP., HOME GAS COMPANY, A NY CORP., KENTUCKY GAS TRANSMISSION CORPORATION, A DE CORP AND THE OHIO FUEL GAS COMPANY, AN OH CORP, MERGED WITH AND INTO COLUMBIA GAS TRANSMISSION CORPORATION, THE SURVIVOR. ROLL 48

Dissolutions

No Records Found.

Annual Reports

Filing For	Date Filed
2017	6/1/2017
2016	5/17/2016
2015	4/28/2015
2014	4/30/2014
2013	6/19/2013
2012	1/5/2012
2011	2/8/2011
2010	2/4/2010
2009	9/5/2008
2008	10/26/2007
2007	5/17/2007
2005	2/17/2005
2004	5/28/2004
2003	4/16/2003
2002	1/28/2002
2001	7/27/2000
2000	
1999	

With this information, you can...

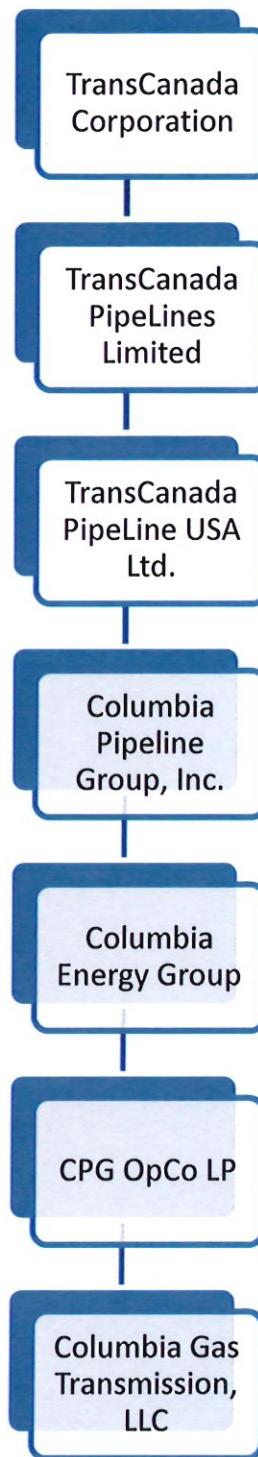
Purchase Certificate of Authorization

If you would like to purchase a Certificate of Authorization for this business entity, select the button to the left to add the certificate to your shopping cart. You will be assessed a \$10.00 fee for each certificate. Click the Shopping Cart link in the upper right corner to complete your order.

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Organizational Chart for Columbia Gas Transmission, LLC
(Simplified Version 1-18-2018)



SECOND AMENDED AND RESTATED OPERATING AGREEMENT

OF

AMELIA AD 1, LLC

A DELAWARE LIMITED LIABILITY COMPANY

December 23, 2024

FIRST AMENDED AND RESTATED OPERATING AGREEMENT
OF
AMELIA AD 1, LLC

THIS SECOND AMENDED AND RESTATED OPERATING AGREEMENT of Amelia AD 1, LLC (the "Company") is made and entered into effective December 23, 2024 (the "Effective Date"), by ORG JV Holdings 1, LLC, its sole member (the "Member").

RECITALS

WHEREAS, the Company was formed as a limited liability company under the laws of the State of Delaware pursuant to the filing of the Certificate of Formation (the "Certificate") of the Company with the Secretary of State of the State of Delaware on December 28, 2023.

WHEREAS, the sole member of the Company entered into an Operating Agreement for the Company dated December 28, 2023 (the "Original Agreement").

WHEREAS, all membership interests in the Company were conveyed to Org JV Holdings 1, LLC as the sole Member pursuant to a certain Assignment and Assumption of Membership Interests, dated December 23, 2024.

WHEREAS, the sole Member now wishes to amend and restate the Original Agreement to reflect the foregoing changes.

NOW, THEREFORE the sole Member hereby agrees to the following provisions for the operations of the Company:

1. Definitions. Capitalized terms used in this Agreement shall have the following meanings:

"**Act**" means the Delaware Limited Liability Company Act, as amended from time to time.

"**Agreement**" means this Operating Agreement, as amended and in effect from time to time.

"**Affiliate**" means, as to any Person, any other Person which directly or indirectly owns, is owned by or is under common control with such Person, whether by equity ownership, contract or otherwise.

"**Certificate**" means the Certificate of Formation of the Company filed with the Delaware Secretary of State on December 28, 2023 as it may be amended from time to time.

"**Code**" means the Internal Revenue Code of 1986, as amended, modified, supplemented or restated from time to time, or any successor statute, together with any relevant Treasury Regulation promulgated thereunder.

“Company” is defined in the Preamble.

“Contribution” means any cash or property which a Person contributes to the capital of the Company in such Person's capacity as a Member.

“Member” is defined in the Preamble.

“Person” means any natural person, partnership (whether general or limited), limited liability company, trust, estate, association, corporation, custodian, nominee or any other individual or entity in its own or any representative capacity.

2. **Name.** The name of the limited liability company is Amelia AD 1, LLC.
3. **Purpose.** The Company is being formed for the object and purpose of, and the nature of the business to be conducted and promoted by the Company, and engaging in any lawful act or activity for which limited liability companies may be formed under the Act and engaging in any and all activities necessary or incidental to the foregoing. The Company shall have the power and authority to do any and all acts necessary or convenient to or in furtherance of said purposes, including all power and authority, statutory or otherwise, possessed by, or which may be conferred upon, limited liability companies under the laws of the State of Delaware.
4. **Business Address.** The business address of the Company shall be as follows:

**133 Boston Post Road
Building 15 - 2nd Floor
Weston, MA 02493**

The Member may change the business address of the Company at any time and from time to time. The Company may maintain such additional offices at such other places as the Member may hereafter determine.

5. **Name and Address of Resident Agent in Delaware.** The name and address of the Company's resident agent in the state of Delaware as of the date hereof is Cogency Global Inc., 850 New Burton Rd., Suite 201, Dover, DE 19904. The Company may change its resident agent or resident office at any time without formally amending this Agreement, unless otherwise required by the Act or other applicable law.
6. **Tax Treatment.** The Company shall be disregarded as an entity separate from its Member for purposes of federal income taxation.
7. **Powers of the Company.**

- 7.1. **General Powers of the Company.** Subject to the additional terms of this Agreement, the Company shall possess and may exercise all the powers and privileges granted by the Act, any other applicable law or by this Agreement, together with any powers incidental thereto so far as such powers and privileges are necessary or convenient to the conduct, promotion or attainment of the business, purposes or activities of the Company.

7.2. **Merger; Consolidation.** The Company may merge with, consolidate or convert into another Delaware or foreign business entity (to the extent permitted by the Act) upon the approval of the Member and otherwise in accordance with the Act and this Operating Agreement.

8. **Member.** The name of the sole Member is ORG JV HOLDINGS 1, LLC, a Delaware limited liability company.

9. **Management of the Company.** Subject to the additional terms of this Agreement, the Member shall have the exclusive power and authority to (i) manage the business and affairs of the Company, and (ii) execute, acknowledge, deliver and record any contracts or instrument on behalf of the Company, including any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court. The Member shall have the right, during ordinary business hours and upon reasonable notice, to inspect and copy any Company documents, books and records.

10. Capital Contribution.

10.1. **Initial Capital Contribution.** The Member has made an initial capital contribution of One Hundred Dollars (\$100).

10.2. **Additional Contributions.** The Member may make additional Contributions to the Company as it may deem appropriate, but the Member shall not be required to make any other Contributions to the Company.

11. **Limitation on Liability.** Except as specifically required by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and no Member or officer of the Company shall be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member or acting as an officer of the Company.

12. **Allocation of Profits and Losses.** The Company's profits and losses, credits and all other tax items shall be allocated to the Member.

13. **Distributions.** Distributions shall be made to the Member at such times and in the amounts determined by the Member.

14. **Transfers; Assignments.** The Member may sell, exchange, pledge or otherwise transfer or assign, in whole or in part, its economic, voting and/or membership interest in the Company.

15. **Admission of Additional Members.** One or more additional Members of the Company may be admitted to the Company with the written consent of the Member. Prior to the admission of any such additional Member of the Company, the Member shall amend this Agreement to make such changes as the Member shall determine.

16. **Dissolution.** The Company shall have a perpetual existence, unless (a) otherwise provided in the Certificate, (b) dissolved pursuant to this Section 16 or (c) otherwise provided by law. The Company shall dissolve, and its affairs be wound up, upon the first to occur of the following:

(i) the written consent of the Member; (ii) the resignation, bankruptcy or dissolution of the Member or the occurrence of any other event which terminates the continued membership of the Member in the Company pursuant to the Act; or (iii) the entry of a decree of judicial dissolution under the Act: provided that, upon a dissolution caused by an event described in clause (ii) above, the Member or any trustee, receiver, executor, administrator, committee, guardian or conservator of the Member or any successor-in-interest thereof, as applicable, may elect to reconstitute the Company and continue its business by appointing one or more substitute member(s) within 90 days after the event triggering the dissolution. Unless otherwise required by the Act, no other event shall cause the dissolution of the Company.

17. Competing Business; Loans.

17.1. **Competing Activities.** The Member may participate in any business or activity, including those that do or may compete with the Company directly or indirectly, without accountability to any Person, including to the Company, and including any accountability for any profit, benefit or compensation received in connection with such actions or relationships, none of which shall be void or voidable by reason of such relationship. The Company recognizes that the Member is or may be engaged in the same or similar businesses as the Company, whether independently or with others, and that neither the continuation and/or development of such business opportunities, nor the failure to disclose any information relating thereto, will give rise to a cause of action or claim by the Company against the competing Member or business, for any of the profits thereof, and the Company shall not have any rights with respect to such other business.

17.2. **Loans by Member.** The Member may make loans or lend money to the Company or advance monies on behalf of the Company, which loans or advances shall be repayable on such terms and conditions as shall be agreed upon by the Member.

18. Amendments. The Member may amend this Agreement in writing at any time or from time to time.

19. Headings. Headings and paragraph and section titles are for convenience only and have no significance in the interpretation of this Agreement.

20. Resolution of Inconsistencies. If there are inconsistencies between this Agreement and the Certificate of the Company, the Certificate will control and this Agreement will be considered to have been amended in the specifics necessary to eliminate the inconsistencies. If there are inconsistencies between this Agreement and the Act, this Agreement will control, except to the extent the inconsistencies relate to provisions of the Act that the Members cannot alter by agreement. Without limiting the generality of the foregoing, unless the language or context clearly indicates a different intent, the provisions of this Agreement pertaining to the Company's governance and financial affairs and the rights of the Member upon dissolution will supersede the provisions of the Act relating to the same matters.

21. Indemnification. The Company shall indemnify the Member and officers of the Company, to the maximum extent permitted by the Act and other applicable law.

22. Governing Law. This Agreement shall be governed by, and construed under, the laws of the State of Delaware, without regard to the rules of conflict of laws thereof.

[Signature appears on the following page]

IN WITNESS WHEREOF, the undersigned has duly executed this Agreement as of the day and year first written above.

SOLE MEMBER:

ORG JV HOLDINGS 1, LLC, a Delaware Limited Liability Company

By: *Victoria Lepore*
Its duly authorized officer

Name: Victoria Lepore
Title: Authorized Person

Amelia AD1, LLC - 2d Amended and Restated Operating Agreement

Final Audit Report

2024-12-23

Created:	2024-12-23
By:	Jon Woodard (jwoodard@vanguardrenewables.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAiWvmYsWsO9XcZNzBBIg18v0pzhHQ-_2x

"Amelia AD1, LLC - 2d Amended and Restated Operating Agreement" History

-  Document created by Jon Woodard (jwoodard@vanguardrenewables.com)
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-  Agreement completed.
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OPERATING AGREEMENT
OF
ORG JV, LLC
A DELAWARE LIMITED LIABILITY COMPANY

March 25, 2024

OPERATING AGREEMENT
OF
ORG JV, LLC

THIS OPERATING AGREEMENT of ORG JV, LLC (the "Company") is made and entered into effective March 25, 2024 (the "Effective Date"), by Vanguard Renewables SPV LLC, its sole member (the "Member").

RECITALS

WHEREAS, the Company was formed as a limited liability company under the laws of the State of Delaware pursuant to the filing of the Certificate of Formation (the "Certificate") of the Company with the Secretary of State of the State of Delaware on March 25, 2024.

WHEREAS, the sole Member now wishes to set forth these terms of operation of the Company.

NOW, THEREFORE the sole Member hereby agrees to the following provisions for the operations of the Company:

1. Definitions. Capitalized terms used in this Agreement shall have the following meanings:

"Act" means the Delaware Limited Liability Company Act, as amended from time to time.

"Agreement" means this Operating Agreement, as amended and in effect from time to time.

"Affiliate" means, as to any Person, any other Person which directly or indirectly owns, is owned by or is under common control with such Person, whether by equity ownership, contract or otherwise.

"Certificate" means the Certificate of Formation of the Company filed with the Delaware Secretary of State on March 25, 2024 as it may be amended from time to time.

"Code" means the Internal Revenue Code of 1986, as amended, modified, supplemented or restated from time to time, or any successor statute, together with any relevant Treasury Regulation promulgated thereunder.

"Company" is defined in the Preamble.

"Contribution" means any cash or property which a Person contributes to the capital of the Company in such Person's capacity as a Member.

"Member" is defined in the Preamble.

“Person” means any natural person, partnership (whether general or limited), limited liability company, trust, estate, association, corporation, custodian, nominee or any other individual or entity in its own or any representative capacity.

2. **Name.** The name of the limited liability company is ORG JV, LLC.
3. **Purpose.** The Company is being formed for the object and purpose of, and the nature of the business to be conducted and promoted by the Company, and engaging in any lawful act or activity for which limited liability companies may be formed under the Act and engaging in any and all activities necessary or incidental to the foregoing. The Company shall have the power and authority to do any and all acts necessary or convenient to or in furtherance of said purposes, including all power and authority, statutory or otherwise, possessed by, or which may be conferred upon, limited liability companies under the laws of the State of Delaware.
4. **Business Address.** The business address of the Company shall be as follows:

**133 Boston Post Road
Building 15 - 2nd Floor
Weston, MA 02493**

The Member may change the business address of the Company at any time and from time to time. The Company may maintain such additional offices at such other places as the Member may hereafter determine.

5. **Name and Address of Resident Agent in Delaware.** The name and address of the Company's resident agent in the state of Delaware as of the date hereof is Cogency Global Inc., 850 New Burton Rd., Suite 201, Dover, DE 19904. The Company may change its resident agent or resident office at any time without formally amending this Agreement, unless otherwise required by the Act or other applicable law.
6. **Tax Treatment.** The Company shall be disregarded as an entity separate from its Member for purposes of federal income taxation.
7. **Powers of the Company.**
 - 7.1. **General Powers of the Company.** Subject to the additional terms of this Agreement, the Company shall possess and may exercise all the powers and privileges granted by the Act, any other applicable law or by this Agreement, together with any powers incidental thereto so far as such powers and privileges are necessary or convenient to the conduct, promotion or attainment of the business, purposes or activities of the Company.
 - 7.2. **Merger; Consolidation.** The Company may merge with, consolidate or convert into another Delaware or foreign business entity (to the extent permitted by the Act) upon the approval of the Member and otherwise in accordance with the Act and this Operating Agreement.
8. **Member.** The name of the sole Member is Vanguard Renewables SPV LLC, a Delaware limited liability company.

9. Management of the Company. Subject to the additional terms of this Agreement, the Member shall have the exclusive power and authority to (i) manage the business and affairs of the Company, and (ii) execute, acknowledge, deliver and record any contracts or instrument on behalf of the Company, including any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court. The Member shall have the right, during ordinary business hours and upon reasonable notice, to inspect and copy any Company documents, books and records. In addition to its own authority, the Member hereby designates and appoints Neil Smith, CEO; Marc Stewart, CFO; and Victoria Lepore, General Counsel, as persons authorized to sign documents on behalf of, and to negotiate agreements for and in the name of, and to exercise any and all authority that the Member may exercise on behalf of the Company.

10. Capital Contribution.

10.1. **Initial Capital Contribution.** The Member has made an initial capital contribution of One Hundred Dollars (\$100).

10.2. **Additional Contributions.** The Member may make additional Contributions to the Company as it may deem appropriate, but the Member shall not be required to make any other Contributions to the Company.

11. Limitation on Liability. Except as specifically required by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and no Member or officer of the Company shall be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member or acting as an officer of the Company.

12. Allocation of Profits and Losses. The Company's profits and losses, credits and all other tax items shall be allocated to the Member.

13. Distributions. Distributions shall be made to the Member at such times and in the amounts determined by the Member.

14. Transfers; Assignments. The Member may sell, exchange, pledge or otherwise transfer or assign, in whole or in part, its economic, voting and/or membership interest in the Company.

15. Admission of Additional Members. One or more additional Members of the Company may be admitted to the Company with the written consent of the Member. Prior to the admission of any such additional Member of the Company, the Member shall amend this Agreement to make such changes as the Member shall determine.

16. Dissolution. The Company shall have a perpetual existence, unless (a) otherwise provided in the Certificate, (b) dissolved pursuant to this Section 16 or (c) otherwise provided by law. The Company shall dissolve, and its affairs wound up, upon the first to occur of the following: (i) the written consent of the Member; (ii) the resignation, bankruptcy or dissolution of the Member or the occurrence of any other event which terminates the continued membership of the Member in the Company pursuant to the Act; or (iii) the entry of a decree of judicial dissolution under the Act: provided that, upon a dissolution caused by an event described in

clause (ii) above, the Member or any trustee, receiver, executor, administrator, committee, guardian or conservator of the Member or any successor-in-interest thereof, as applicable, may elect to reconstitute the Company and continue its business by appointing one or more substitute member(s) within 90 days after the event triggering the dissolution. Unless otherwise required by the Act, no other event shall cause the dissolution of the Company.

17. Competing Business; Loans.

- 17.1. **Competing Activities.** The Member may participate in any business or activity, including those that do or may compete with the Company directly or indirectly, without accountability to any Person, including to the Company, and including any accountability for any profit, benefit or compensation received in connection with such actions or relationships, none of which shall be void or voidable by reason of such relationship. The Company recognizes that the Member is or may be engaged in the same or similar businesses as the Company, whether independently or with others, and that neither the continuation and/or development of such business opportunities, nor the failure to disclose any information relating thereto, will give rise to a cause of action or claim by the Company against the competing Member or business, for any of the profits thereof, and the Company shall not have any rights with respect to such other business.
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21. Indemnification. The Company shall indemnify the Member and officers of the Company, to the maximum extent permitted by the Act and other applicable law.

22. Governing Law. This Agreement shall be governed by, and construed under, the laws of the State of Delaware, without regard to the rules of conflict of laws thereof.

[Signature appears on the following page]

IN WITNESS WHEREOF, the undersigned has duly executed this Agreement as of the day and year first written above.

SOLE MEMBER:

Vanguard Renewables SPV LLC, a Delaware Limited Liability Company

By: *Victoria Lepore*
Its duly authorized officer

Name: Victoria Lepore
Title: Authorized Person



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Vanguard Injection Site
Poindexter Road and Brickhouse Road
Zion Crossroads, Louisa County, Virginia

Report Issuance Date: April 9, 2025
Report Viability Date: September 24, 2025



Prepared for:
Bohler, LLC
9100 Arboretum Parkway Suite 140
Richmond, Virginia 23236
Attn: Mr. Brian Miller

Prepared by:
Geo-Technology Associates, Inc.
Geotechnical and Environmental Consultants
6717 Janway Road
Henrico, Virginia 23228
(804) 716-6591
www.gtaeng.com

GTA Project Number: 31250734

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND
ENVIRONMENTAL CONSULTANTS

A Practicing Geoprofessional Business Association Member Firm



April 9, 2025

Bohler, LLC
9100 Arboretum Parkway Suite 140
Richmond, Virginia 23236

Attn: Mr. Brian Miller

Re: Phase I Environmental Site Assessment
Vanguard Injection Site
Poindexter Road and Brickhouse Road
Zion Crossroads, Louisa County, Virginia

Dear Mr. Miller:

Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced property. The subject property consists of approximately 5.6 acres located at the intersection of Poindexter Road and Brickhouse Road, Zion Crossroads, Louisa County, Virginia (the "subject property"). The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a portion of a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. GTA understands that the subject property is planned to be developed with a natural gas metering and regulating station.

We appreciate the opportunity to be of assistance on this project. Should you have any questions regarding this information, or should you require additional information, please contact the undersigned at your convenience.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.

Jared W. Rose, P.G.
Project Scientist

Andrew S. Hendricks, P.G., L.R.S.
Vice President

JWR/BMM/ASH

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6717 Janway Road, Henrico, Virginia 23228 (804) 716-6591

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GBA Publication – Important Information about Your Geoenvironmental Report

APPENDICES

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Appendix D	Correspondence/Agency Records
Appendix E	Regulatory Database Report

1.0 EXECUTIVE SUMMARY

Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the Vanguard Injection Site (the "subject property"). This ESA was performed in general accordance with ASTM International (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-21)*.

This *Executive Summary* is limited in scope and detail and is presented for the convenience of the reader. Do not rely on this *Executive Summary* for any purpose except that for which it was prepared. Please refer to the full report for details concerning the environmental condition of the subject property, as well as the scope and limitations of this ESA. Rely only on the full report for information about the findings, recommendations, and other concerns.

The subject property consists of approximately 5.6 acres located at the intersection of Poindexter Road and Brickhouse Road, Zion Crossroads, Louisa County, Virginia. The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. GTA understands that the subject property is planned to be developed with a natural gas metering and regulating station. Historically, the subject property has consisted of wooded land and the natural gas pipeline easement from at least 1949.

The surrounding region has currently and historically consisted predominantly of scattered residences, farms, and open and wooded land. Environmental regulatory resources identified one regulatory site within the ASTM search distances on the specified databases. No environmental violations or documented releases of petroleum or hazardous substances were identified at the facility. Therefore, it is unlikely the regulatory site has adversely impacted the subject property.

This assessment has revealed no recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property.

Although not considered a REC at this time, GTA observed a debris pile consisting of primarily concrete and metal scrap near the southwestern property boundary. GTA recommends the debris be removed from the subject property and properly disposed prior to or during site development.

2.0 INTRODUCTION

2.1 General

GTA was retained by Bohler, LLC ("Client" or "User") to prepare a Phase I Environmental Site Assessment, in general conformance with ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-21* of the subject property in accordance with our Agreement.



This report was prepared by GTA for the sole and exclusive use of the Client. Use and reproduction of this report by any other party without the express written permission of GTA is unauthorized, and such use is at the sole risk of that party.

2.2 Purpose

The purpose of this report is to identify RECs in connection with the subject property, using the methodology defined by ASTM International in order for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the subject property. ASTM International defines a REC and related terms as follows:

Recognized Environmental Condition (REC): “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to 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) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.”

Historical REC (HREC): “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 and 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).”

Controlled REC (CREC): “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 subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”

De minimis condition: “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 condition determined to be de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.”

2.3 Scope of Services

This ESA was performed and this report was prepared in general accordance with applicable standards and with a review of reasonably ascertainable data, as set forth in the *ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-21)*. The scope of services for this Phase I ESA generally included the following:



Records Review – Review of reasonably ascertainable current and historical records for the subject property and site vicinity, which may include a regulatory database report summarizing Federal and State environmental agency records; aerial photography; street directories; Sanborn® Fire Insurance Maps; property tax files; chain of title information for the subject property (if provided by the Client or subject property owner); physical setting documentation; and previous environmental reports.

Site Reconnaissance – Non-intrusive visual observations of the subject property for indications of hazardous substances, petroleum products, ASTs, USTs, groundwater monitoring wells, polychlorinated biphenyl (PCB)-containing equipment, stained soil, stressed vegetation, pits, ponds, lagoons, structures, utilities, access roads, and similar features of potential environmental concern.

Interviews – Interviews (in person, via telephone, or via written request) with, but not limited to, relevant regulatory authorities and present and past subject property owners, operators, or occupants, where relevant.

Report – Preparation of a Phase I ESA Report summarizing the information collected.

Considerations that were not reviewed as part of this ESA, and that are considered non-scope issues by ASTM E1527-21 and/or otherwise beyond the scope of this assessment, include, but are not limited to, asbestos-containing building materials (ACMs), radon, lead-based paint (LBP) in buildings, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality unrelated to subsurface releases of hazardous substances or petroleum products, biological agents, mold, water potability issues (e.g., nitrates, pH, turbidity, coliforms, etc.), substances not defined as either petroleum products or hazardous substances by ASTM E1527-21 (e.g., methane, emerging contaminants, and substances under naturally occurring conditions such as arsenic), universal building wastes (e.g., mercury-containing switches or bulbs, PCB-containing light ballasts), and high voltage power lines.

2.4 Limitations

GTA's conclusions regarding the subject property have been based on observations of existing conditions at the time of the site reconnaissance, an interpretation of reasonably ascertainable historical data sources, and environmental data. Therefore, conclusions reached regarding the conditions of this site do not represent a warranty that all areas within the site are of a similar quality as may be inferred from observable site conditions, reasonably ascertainable historical data sources, or environmental data. Please be advised that as stated in the ASTM E1527-21 Standard, no environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental liability in connection with the subject property. GTA's evaluation and analysis are intended to reduce, but not eliminate, the potential for conditions that result in liability for the Client.

Please be advised that ASTM indicates that a Phase I ESA completed less than 180 days prior to the date of the property transaction is presumed to be valid. To satisfy the ASTM E1527-21 Standard, ESAs completed more than 180 days prior to the date of the property transaction are required to be



updated. For reference, the dates of these critical components and the Report Viability Date (180 days from the earliest critical component) are summarized below.

Component	Date Completed
Interviews	April 1, 2025
Regulatory Records Review	March 28, 2025
Site Reconnaissance	April 2, 2025
Declaration by the Environmental Professional	April 9, 2025
Report Viability Date (180 days from earliest item)	September 24, 2025

The following limiting conditions/deviations should be noted with respect to this Phase I ESA. These limiting conditions/deviations are not necessarily exceptions to the ASTM E1527-21 Standard.

- In preparing this report, GTA has relied on certain information provided by federal, state, and local officials and other parties referenced herein, and on information contained in the files of governmental agencies, that were readily available to GTA at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, GTA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.
- Observations were made of the subject property and of the structures (if present) on the subject property as indicated in this report. Where access to portions of the subject property or to structures on the subject property was unavailable or limited, GTA renders no opinion as to the presence of petroleum products or hazardous substances in that portion of the subject property and structure. In addition, GTA renders no opinion as to the presence of petroleum products or hazardous substances where direct observation of the ground surface, interior walls, floors, ceiling, or a structure is obstructed by objects or materials, including vegetation and snow, covering these surfaces.
- The subject property boundaries were not marked at the time of GTA's site visit. GTA estimated the subject property boundaries using existing site features, the tax map information described in Section 3.1, aerial photographs, and/or site plans, if available.
- As part of this assessment, GTA submitted requests for information via the Freedom of Information Act (FOIA) to various governmental agencies. As of the preparation date of this report, these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.
- As part of this assessment, GTA requested information from the current subject property owner, the Client, and other entities. As of the preparation date of this report, these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these entities.



2.5 Significant Assumptions

As part of this ESA, GTA has obtained data from various sources (e.g., historical documents, regulatory information, site drawings, interviews with individuals familiar with the site and regulatory representatives). GTA relies on this information in forming a professional opinion and assumes that the information is accurate and correct. GTA shall not be responsible for conditions or consequences arising from incorrect data sources or relevant facts that were concealed, withheld or not fully disclosed at the time this report was prepared. Unless otherwise noted, GTA assumes that the user has requested this Phase I ESA to qualify for a "landowner liability protection" (LLP) to CERCLA liability.

Groundwater flow and depth, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, are inferred from contour information depicted on the USGS topographic map(s).

GTA assumes the subject property has been correctly and accurately identified by the Client, designated representative of the Client, subject property contact, subject property owner, and subject property owner's representatives.

A number of parties such as third-party vendors, government agencies, and the subject property owner may have provided information for this assessment. The ASTM E1527-21 Standard allows the consultant to rely on the information gathered without independent verification, unless it is obvious that certain information is incorrect. Unless noted in the report, GTA assumed the information supplied by third parties to be correct.

2.6 Data Gaps

ASTM defines a "data gap" as a lack of or inability to obtain information required by the Phase I ESA standard despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the Phase I ESA, including, but not limited to, the site reconnaissance and interviews. Common data gaps include the lack of access to some structures, an inability to interview key site managers, and time gaps in the historical use information. Significant data gaps are those that affect the ability of the environmental professional to identify RECs. Significant data gaps were not identified as part of this ESA.

2.7 Qualifications

I, Jared W. Rose, P.G., declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in Part 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the "All Appropriate Inquiries" in general conformance with the standards and practices set forth in 40 CFR Part 312. The qualifications of the environmental professionals who performed this Phase I ESA are available to the Client upon request.



3.0 SITE AND VICINITY DESCRIPTION

3.1 Site Location, Parcel Description, and Site Improvements

The subject property is located at the intersection of Poindexter Road and Brickhouse Road in Zion Crossroads, Louisa County, Virginia. The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a portion of a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. Please refer to the Site Sketch and maps provided within Appendix A. According to online tax information obtained from Louisa County, the subject property comprises the parcel summarized in the following table:

Parcel	Owner	Address	Land Area (Acres)
37 44	Columbia Gas Transmission LLC	Address not assigned (Intersection of Poindexter Road and Brickhouse Road)	5.6

GTA was provided with a copy of a *Prop Concept Plan* of Vanguard Injection Site, prepared by Bohler, LLC and dated January 15, 2025. The plan depicts a natural gas pipeline easement and does not identify structures on the subject property. The plan indicates that the subject property is proposed to be developed with a natural gas metering and regulating station.

3.2 Physical Setting

The subject property's physical setting, based on the site reconnaissance and/or the referenced physical setting sources, is summarized below.

Soils	Source: U.S. Department of Agriculture (USDA) Web Soil Survey
GTA reviewed the soil survey for indications of features of potential environmental concern, including pits, mines, quarries, urban land, etc. No features of potential environmental concern were identified during the review.	
Topography	Source: United States Geological Survey (USGS) Topographic Quadrangle Map
Generally level to gently sloping downward to the east.	
Geology, Hydrogeology, and Surface Water	Source(s): Virginia Division of Mineral Resources <i>Geologic Map of Virginia</i> (1993)
<i>Physiographic Province:</i> Piedmont <i>Formation(s):</i> Metagraywacke, Quartzose Schist, and Melange: Metagraywackes are quartzose chlorite or biotite schists containing very fine to coarse granules of blue quartz. <i>Groundwater Flow Direction:</i> Based on the observed and/or mapped local topography, the shallow groundwater is assumed to flow generally to the east. Shallow groundwater flow may be highly variable based on a number of factors and no site-specific groundwater flow data was obtained or reviewed. <i>Surface Water:</i> No surface water features were observed on the subject property.	

4.0 SITE RECONNAISSANCE

Jared Rose, P.G., of GTA performed the site reconnaissance on April 2, 2025. GTA personnel were unaccompanied during the site reconnaissance. Limitations that may have affected GTA's ability to visually observe subject property conditions are noted below.

Limitation	Yes	No	Description
Dense Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Portions of the subject property were densely vegetated, limiting GTA personnel's observations.
Locked or Inaccessible Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Snow Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4.1 Site Description

The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. Photographs taken during GTA's site visit are presented as Appendix B.

4.2 Site Conditions

The following table summarizes the site reconnaissance observations.

Category	Item Description	Observed	
		Yes	No
Storage Tanks and Vessels	Aboveground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chemical or Waste Storage/Disposal	Drums or Other Containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Floor Drains, Trenches, Sumps, and Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Oil/Water Separator	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Waste Lagoons	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Transformers/PCBs	Pole-mounted Transformers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Pad-Mounted Transformers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Elevators	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Stockpiles	Landfilling or Buried Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Dumping or Disposal/Debris Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Dumpsters	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Fill Material	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Soil Stockpiles	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Known or Suspected	Stained Soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Category	Item Description	Observed	
		Yes	No
Release of Hazardous Substances or Petroleum Products	Stained Pavement or Other Surfaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Stressed Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Pools of Liquids	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Subject Property Features	Monitoring Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Hydraulic Lifts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Pungent or Noxious Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Petroleum Pipeline (i.e., Markers)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Dumping or Disposal/Debris Areas: GTA personnel observed a debris pile near the southwestern property boundary. The debris piles consisted primarily of concrete and metal scrap, and empty paint cans. No obvious evidence of a release of petroleum or hazardous substances were observed in the vicinity of the debris pile.

Other: GTA personnel observed markers for three natural gas pipelines in the easement area of the subject property. According to the subject property owner's representative these pipelines were installed in 1949 and are currently in use. No obvious evidence of a release of petroleum or hazardous substances was observed in association with the natural gas pipelines.

4.3 Surrounding Land Use

During the site reconnaissance, GTA personnel observed, to the extent practical, conditions on the properties adjoining the subject property and in the surrounding vicinity. General property uses, including gasoline stations, dry cleaners, landfills, and/or similar sites of known environmental concern, if identified, are summarized in the following table.

Direction	Surrounding Observations
North	Adjoining: Brickhouse Road followed by a residence and agricultural land. Remaining Surrounding Vicinity: residential and agricultural land.
South	Adjoining: wooded land. Remaining Surrounding Vicinity: wooded and open land.
East	Adjoining: Louisa Compressor Station and wooded land. Remaining Surrounding Vicinity: wooded and open land and residences.
West	Adjoining: Poindexter Road and wooded land. Remaining Surrounding Vicinity: Poindexter Road, a church, residences and open and wooded land.

5.0 HISTORICAL RECORDS REVIEW

The historical use of the subject property and surrounding properties are summarized in the following sections based on a review of the historical records listed below. Copies of the 1958 and 2023 aerial photographs are included in Appendix A.

Source	Years Reviewed
Historical Topographic Maps (NETR Online, USGS)	1949, 1956, 1961, 1962, 1969, 1970, 1972, 1977, 1978, 1982, 1986, 1987, 1991, 2010, 2013, 2016, 2019, 2022
Historical Aerial Photographs (NETR Online, Google)	1958, 1959, 1969, 1984, 1994, 2002, 2003, and 2007 to 2023 (most years)
Historical Sanborn Maps (Appendix C)	None available
City Directories (Appendix C)	Based on the availability of other historical resources summarized herein, and the history of the subject property and surrounding vicinity as identified through review of those resources, no city directories were reviewed as part of this assessment.

5.1 Historical Subject Property Use

A summary of the historical use of the subject property is described below.

Dates	Uses	Source(s)
Prior to 1958	Wooded land.	Topographic Maps
1958-2016	Wooded land with a natural gas pipeline easement.	Aerial Photographs, Topographic Maps
2016-2023	A graded stone parking area is constructed on the southern portion of the subject property.	Aerial Photographs, Topographic Maps

5.2 Historical Adjoining Property & Surrounding Vicinity Use

A summary of the historical use of adjoining properties and the surrounding vicinity is described below.

Direction	Adjoining Property Uses
North	1949-2023: Brickhouse Road followed by a residence and agricultural land.
South	1949-1972: wooded land 1972-2023: Louisa Compressor Station
East	1949-1987: wooded land. 1982-2023: residence and wooded land

Direction	Adjoining Property Uses
West	1949-1956: cleared and wooded land 1958-1959: a small farm structure, a church, and wooded land followed by Agricultural fields 1961- 2023: Wooded land followed by Poindexter Road, a church, residences, and agricultural land.

5.3 Property Title Information

GTA was not supplied with chain of title documentation concerning the subject property.

6.0 USER-PROVIDED INFORMATION AND INTERVIEWS

GTA requested that the User complete a User Questionnaire. The User returned the questionnaire (Appendix D) indicating the following:

User's Knowledge	Yes	No
Environmental liens that are filed or recorded against the subject property. <i>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the subject property under federal, tribal, state, or local law?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Activity and use limitations (AULs) that are in place on the subject property or that have been filed or recorded against the subject property. <i>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded against the subject property under federal, tribal, state or local law?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Specialized knowledge or experience of the person seeking to qualify for Landowner Liability Protection. <i>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?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Relationship of the purchase price to the fair market value of the subject property if it were not contaminated. <i>Do you have reason to believe that the purchase price of the subject property is lower than the fair market value due to the known or suspected presence of contamination?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commonly known or reasonably ascertainable information about the subject property (40 CFR 312.30). <i>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? For example,</i> a) Do you know the past uses of the property? b) Do you know of specific chemicals that are present or once were present at the property? c) Do you know of spills or other chemical releases that have taken place at the property? d) Do you know of any environmental cleanups that have taken place at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation. <i>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 releases at the subject property?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GTA provided the Client with a User Questionnaire regarding their knowledge of environmental concerns associated with the subject property. A response from the Client is pending at this time. If such information is received at a later date and materially alters the findings of this ESA, GTA will submit an addendum to the Client. A blank copy of GTA's User Questionnaire is included in Appendix D.

6.1 Title and Judicial Records for Environmental Liens/Activity and Use Limitations

Per ASTM E1527-21 Section 6.2, the User is required to provide and/or report to the environmental professional any title and judicial records for environmental liens/activity and use limitations (AULs) associated with the subject property. The environmental professional per the ASTM practice is not responsible to undertake a review of recorded land title records and judicial records for environmental liens or AULs.

Title records and information were not provided to GTA by the User. The User did not request GTA to coordinate with a title company or title professional to undertake a review of Recorded Land Title records and judicial records for environmental liens or AULs.

6.2 Interviews

GTA submitted an Environmental Questionnaire to a representative of the subject property owner regarding their knowledge of the historical uses of the subject property and potential environmental concerns. On April 1, 2025, GTA received the Environmental Questionnaire, which was completed by Mr. Cedric Kline, a representative of Columbia Gas Transmission LLC. In addition, GTA performed a follow-up interview with Mr. Kline on April 3, 2025.

He indicated that he has been familiar with the subject property for 35 years and that the property is currently developed with a natural gas easement containing three natural gas pipelines. According to Mr. Kline the pipelines were constructed in 1949 and are currently in use. Mr. Kline was unaware of current or former structures associated with the subject property. In addition, Mr. Kline indicated that he was unaware of the following potential environmental concerns currently or formerly associated with the subject property:

- USTs, ASTs, or drums used for storage of petroleum products or hazardous substances;
- applications of pesticides or fertilizers;
- contaminated fill or soil stockpile placement;
- landfilling or buried waste;
- previous industrial land uses; or
- environmental liens.

Mr. Kline indicated that he was unaware of significant soil or groundwater contamination associated with the surrounding properties. A copy of the Environmental Questionnaire completed by Mr. Kline is included in Appendix D.



6.3 Previous Reports

GTA requested copies of previous ESAs or similar environmental reports from the Client and Mr. Kline. According to the Client and Mr. Kline, no previous ESAs or similar environmental reports were available for the subject property.

7.0 REGULATORY REVIEW

7.1 Regulatory Database Search

GTA retained EDR to perform a search of federal, state, and tribal environmental regulatory agency databases for sites identified within the approximate minimum search distance specified by ASTM *Standard Practice for Environmental Site Assessments E1527-21*. A copy of the regulatory database report, dated March 28, 2025, is provided in Appendix E. The regulatory database report also includes a list of unmapped sites, which were not plotted in the regulatory database report due to insufficient address and/or geographic coordinate information.

GTA attempted to field-verify the locations of the identified regulatory sites. GTA also reviewed the list of unmapped sites and based on the descriptions provided, attempted to verify if any are located within the specified search radii. Therefore, the sites discussed in this section may be a subset of those contained in the regulatory database report. The two tables below summarize the ASTM Standard regulatory databases that were searched, followed by GTA's summary of the results.

GTA's review of the identified regulatory sites was performed using the ASTM search distances; however, GTA's summary of the identified regulatory sites provided below may be limited to distances that are less than the ASTM standard search distances considering local geologic or hydrogeologic conditions, the density of the identified regulatory sites, the availability of public water, or other factors.

Note that the regulatory database report may include various records that are not specifically required by the ASTM Standard. If non-ASTM databases are considered relevant to this Phase I ESA, they are discussed later in this section.

FEDERAL DATABASES SEARCHED BY EDR		
Database	Description	ASTM Search Distance
NPL	National Priority List. Subset of CERCLIS. Sites for priority cleanup under the Superfund program.	1 mile
Delisted NPL	Delisted National Priority List sites	½ mile
SEMS	Superfund Enterprise Management System (formerly CERCLIS). Sites that are proposed for or on the NPL, or in the screening or assessment phase for possible inclusion on the NPL.	½ mile

FEDERAL DATABASES SEARCHED BY EDR		
Database	Description	ASTM Search Distance
SEMS-ARCHIVE	Formerly CERCLIS NFRAP. Archived SEMS sites with a status of No Further Remedial Action Planned (NFRAP), denoting sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The NFRAP status does not necessarily indicate that no environmental concerns are present.	½ mile
RCRA COR	Hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity.	1 mile
RCRA TSD	Resource Conservation and Recovery Information System, hazardous waste Treatment, Storage, and Disposal Facilities.	½ mile
RCRA SQG/LQG	RCRA sites that are hazardous waste small or large quantity generators.	Subject Property and adjoining properties
IC/EC	Institutional Controls or Engineering Controls maintained for the purpose of tracking sites that may contain residual contamination and activity and use limitations.	Subject Property
ERNS	Emergency Response Notification System. Information on releases of oil and hazardous substances.	Subject Property

STATE & TRIBAL DATABASES SEARCHED BY EDR		
Database	Description	ASTM Search Distance
SHWS	State Hazardous Waste Sites, which is the state equivalent to CERCLIS.	½ mile
SWF/LF	Solid Waste Acceptance Facilities/Landfills, which may include active or inactive facilities, landfills, or open dumps.	½ mile
UST/AST	Registered underground and aboveground storage tank sites.	Subject Property and adjoining properties
LUST/LAST UNREG LTANKS	Leaking registered or unregistered storage tanks incident reports contain an inventory of reported leaking AST/UST incidents.	½ mile
Brownfield	Brownfields or voluntary cleanup program sites	½ mile
IC/EC	Equivalent to Federal IC/EC Registries.	Subject Property

7.1.1 Subject Property Databases

The regulatory database report did not identify regulatory listings that appear to correspond to the subject property.



7.1.2 Surrounding Properties Databases

The regulatory database report identified the following regulatory sites located within the ASTM search distances.

RESULTS SUMMARY			
Site Description	Database	Details	Approximate Distance/Direction from Subject Property
Columbia Gas Transmission – Louisa Compressor Station 120 Brickhouse Road	AST RCRA-VSQG ECHO	Three 1,000-gallon lube oil USTs, two currently in use one dismantled in 1998. Very Small Quantity Generator of multiple hazardous wastes. No releases or violations associated with the site.	Adjacently east

The Columbia Gas Transmission – Louisa Compressor facility, located adjacently south and topographically cross-gradient of the subject property, was identified on the Aboveground Storage Tanks (AST), Resource Conservation and Recovery Act – Very Small Quantity Generator (RCRA-VSQG), and ECHO databases. The provided information indicates one 1,000-gallon lube oil UST was installed in 1990 and removed from service in 1998. Two more 1,000-gallon lube oil ASTs were installed onsite in 1998 and 2018 respectively and are currently in use. No LAST or spills listings were identified in the regulatory database report for the facility. The facility was also identified as a very small quantity generator of multiple hazardous wastes, including ignitable, corrosive and reactive waste, various heavy metals, and spent halogenated solvents. No violations or documented releases of petroleum or hazardous substances were identified in association with the facility. Therefore, it is unlikely the Columbia Gas Transmission – Louisa Compressor facility has adversely impacted the subject property.

7.2 Supplemental Databases Reviewed

On March 4, 2025, GTA reviewed the VDEQ Environmental Data Mapper (EDM) website to identify potential storage or releases of petroleum-based products or hazardous substances on the subject property. The VDEQ EDM website identifies registered tank facilities, petroleum release sites, Virginia Voluntary Remediation Program (VRP) sites, Pollution Response Program (PREP) sites, and solid waste sites in the Commonwealth of Virginia. The subject property was not identified on the searched databases. Adjoining sites and other regulatory sites were identified in the surrounding vicinity consistent with the information provided in the regulatory database report as described in Section 7.1.

7.3 Local Regulatory Agency Review

GTA submitted written inquiries to regulatory agencies concerning potential environmental issues associated with the subject property as summarized in the table below. Copies of GTA's written inquiries and agency responses are included in Appendix D.



Agency	Request	Agency Response	Summary
Louisa County	Electronic Request 3/31/2025	Email on 4/3/2025	An agency representative indicated that no records were identified for the subject property.
Virginia Department of Health (VDH)	Electronic Request 3/31/2025	Email on 4/1/25	An agency representative indicated that no records were identified for the subject property
NCDEQ	Electronic Request 3/31/2025	Pending	A response from the NCDEQ is pending at this time. If such information is received at a later date and materially alters the findings of this assessment, GTA will submit an addendum to the Client.

8.0 FINDINGS AND CONCLUSIONS

The subject property consists of approximately 5.6 acres located at the intersection of Poindexter Road and Brickhouse Road, Zion Crossroads, Louisa County, Virginia. The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. GTA understands that the subject property is planned to be developed with a natural gas metering and regulating station. Historically, the subject property has consisted of wooded land and the natural gas pipeline easement from at least 1949.

The surrounding region has currently and historically consisted predominantly of scattered residences, farms, and open and wooded land. Environmental regulatory resources identified one regulatory site within the ASTM search distances on the specified databases. No environmental violations or documented releases of petroleum or hazardous substances were identified at the facility. Therefore, it is unlikely the regulatory site has adversely impacted the subject property.

GTA has performed this Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no RECs, CRECs, or significant data gaps in connection with the subject property.

Although not considered a REC at this time, GTA observed a debris pile consisting of primarily concrete and metal scrap near the southwestern property boundary. GTA recommends the debris be removed from the subject property and properly disposed prior to or during site development.

Important Information about This Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,

- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental

professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change*, sometimes suddenly, due to any number of events, not the least of which include occurrences at adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered*, because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care. Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in the Geoprofessional Business Association exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your GBA-member geoenvironmental professional for more information.



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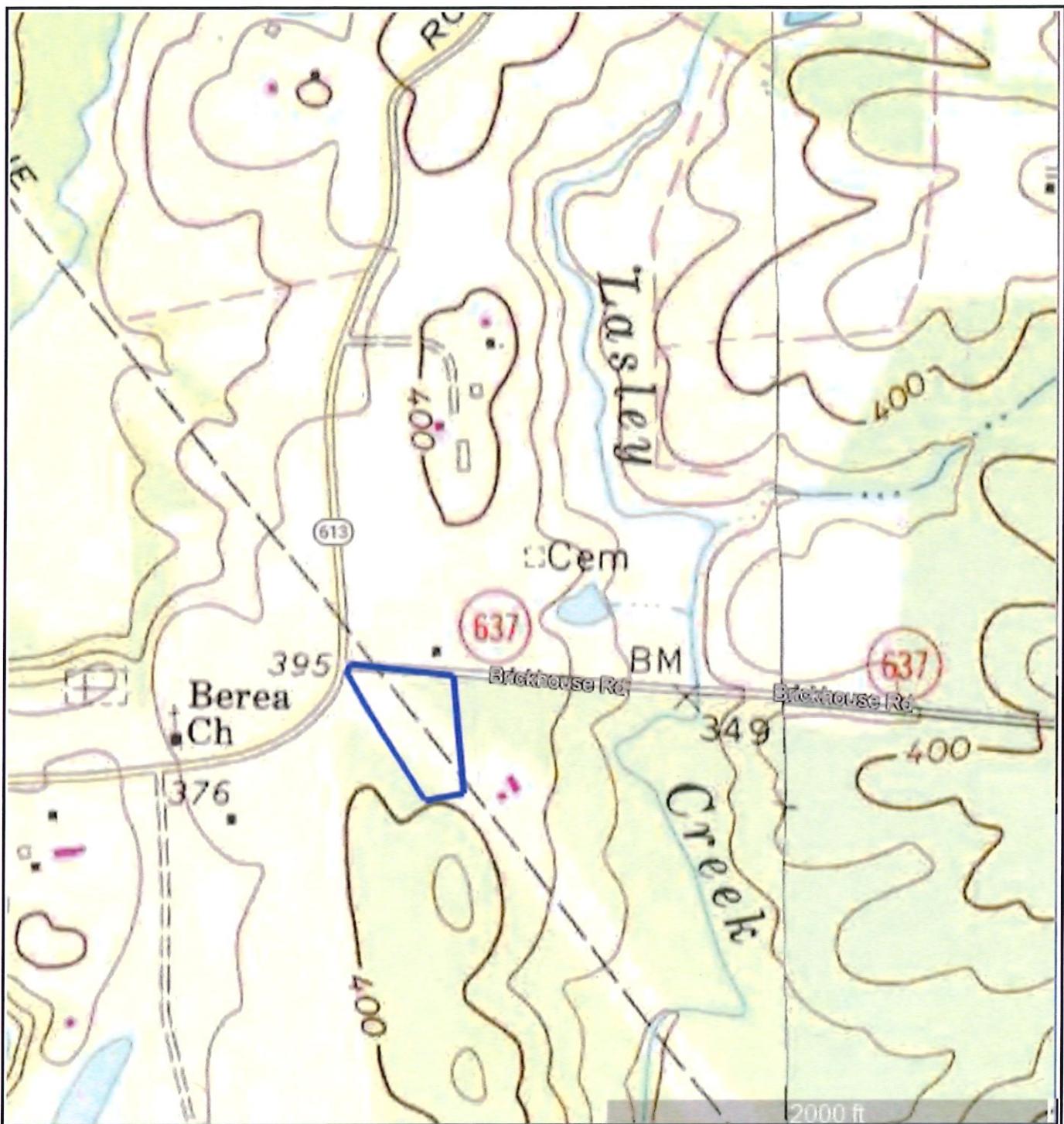


APPENDIX A

Figures



	GEO-TECHNOLOGY ASSOCIATES, INC. <i>Geotechnical and Environmental Consultants</i> 43760 Trade Center Place, Suite 110 Sterling, Virginia 20166 (703) 478-0055 Fax (703) 478-0137	Figure 1 Site Location Map Vanguard Injection Site Louisa County, Virginia
SCALE As Shown	DATE March 2025	SOURCE OpenStreetMap
PREPARED BY GTA	GTA PROJECT NO. 31250734	



Based on the USGS Quadrangle Map: (Boswells Tavern, Virginia)



GEO-TECHNOLOGY ASSOCIATES, INC.
Geotechnical and Environmental Consultants

43760 Trade Center Place, Suite 110
Sterling, Virginia 20166
(703) 478-0055
Fax (703) 478-0137

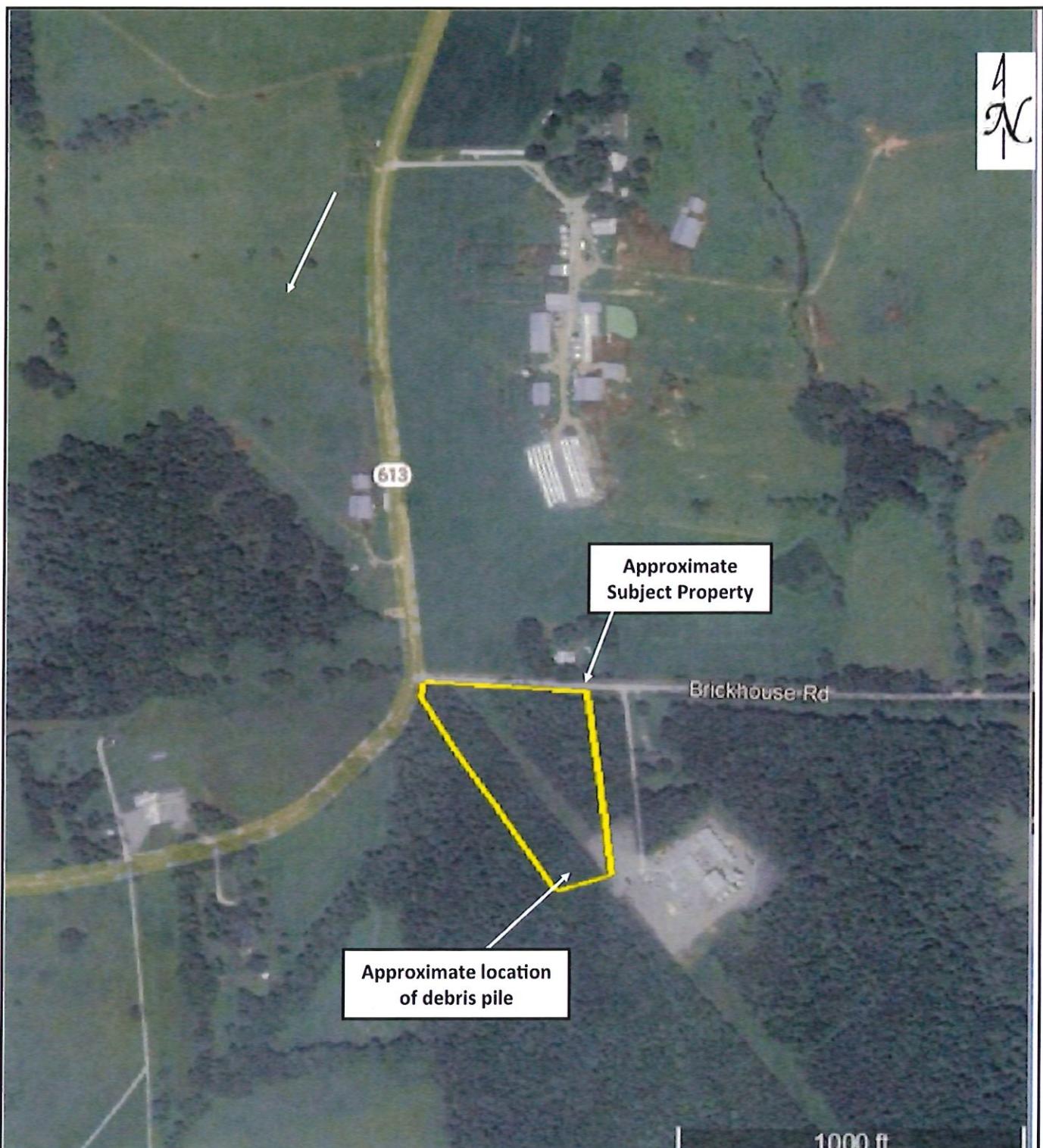
Figure 2
Topographic Map

Vanguard Injection Site
Louisa County, Virginia

SCALE	DATE	SOURCE	PREPARED BY	GTA PROJECT NO.
As Shown	March 2025	USGS/Google Earth	GTA	31250408



	GEO-TECHNOLOGY ASSOCIATES, INC. <i>Geotechnical and Environmental Consultants</i> 43760 Trade Center Place, Suite 110 Sterling, Virginia 20166 (703) 478-0055 Fax (703) 478-0137	Figure 3 1958 Aerial Photograph Vanguard Injection Site Louisa County, Virginia
SCALE As Shown	DATE March 2025	SOURCE USGS Earth Explorer
PREPARED BY GTA	GTA PROJECT NO. 31250734	



	GEO-TECHNOLOGY ASSOCIATES, INC. <i>Geotechnical and Environmental Consultants</i> 43760 Trade Center Place, Suite 110 Sterling, Virginia 20166 (703) 478-0055 Fax (703) 478-0137			Figure 4 2023 Aerial Photograph Vanguard Injection Site Louisa County, Virginia	
SCALE As Shown	DATE March 2025	SOURCE Google Earth	PREPARED BY GTA	GTA PROJECT NO. 31250734	



APPENDIX B

Photographs



Photograph 1: View of the gravel parking area on southern portion of subject property. View is to the north.



Photograph 2: View of the natural gas pipeline easement running through the center of the subject property. View is to the south.



Photograph 3: View of the natural gas pipeline markers on the central portion of the subject property. View is to the southeast.



Photograph 4: View of the debris pile located near the southwestern property boundary. View is to the southwest.



Photograph 5: View of the wooded land on western portion of subject property looking south.



Photograph 6: View of the wooded land on western portion of subject property looking east.



Photograph 7: View of Brickhouse Road followed by northern farm property from subject property boundary. View is to the north.



Photograph 8: View of the southwest-adjacent Louisa Compressor Station. View is to the southwest.



APPENDIX C

Historical Research Documentation

Vanguard Injection Site
Brickhouse Road
Louisa, VA 23093

Inquiry Number: 7940915.5
March 28, 2025

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/28/25

Site Name:

Vanguard Injection Site
Brickhouse Road
Louisa, VA 23093
EDR Inquiry # 7940915.5

Client Name:

GTA
43760 Trade Center Place
Sterling, VA 20166
Contact: Jared Rose



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by GTA were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

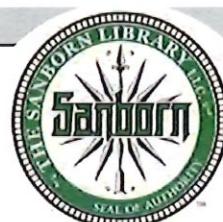
Certification # 3342-4900-9F7C

PO # 31250734

Project Vanguard Injection Site

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 3342-4900-9F7C

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX D

Correspondence/Agency Records

Received by:
KHolmes-Legal Dept.
04.01.2025

From: noreply@civicplus.com
To: [FOIA](#)
Subject: Online Form Submittal: Louisa County Freedom Of Information Act (FOIA) Request Form
Date: Monday, March 31, 2025 5:10:27 PM

CAUTION: External email

Louisa County Freedom Of Information Act (FOIA) Request Form

(Section Break)

FREEDOM OF INFORMATION ACT REQUEST FOR RECORDS FORM

(Section Break)

Please be aware that only citizens of the Commonwealth are eligible to take advantage of the provisions of FOIA. Requests for public records in Virginia are governed by the Virginia Freedom of Information Act ("FOIA"), Va. Code §§ 2.2-3700 et seq.

Requestor's Information

Name	Jared
Email Address	jrose@gtaeng.com
Address	6717 Janway Road
City	Henrico
State	VA
Zip Code	23228
Phone Number	3047316926
Fax Number	<i>Field not completed.</i>

(Section Break)

Requested Information

Please specify below the specific records which you are requesting, including Tax Map and Parcel numbers for land records.

Note: that FOIA requests are only for does not have an address assigned. Intersection of Poindexter Road and Brickhouse Road, Zion Crossroads, Louisa County,

existing information.

Virginia Parcel ID: 37 44 Owner's Name: COMMONWEALTH GAS PIPELINE CORP Legal Acreage: 5.6 acres

GTA is performing a Phase I Environmental Site Assessment of the above-referenced parcel in the Zion Crossroads area of Louisa County. As part of this ESA, GTA is requesting the following information from the specified agencies:

Health Department - Any known potable wells, septic tanks, soil or groundwater contamination, or similar information regarding the parcel.

Fire Department - Any known environmental incidents or accidents; hazmat incident response records; storage tank installation/removal records; completed Tier 2 Chemical Inventory forms; soil or groundwater contamination; or similar information regarding the parcel.

Community Development - Any information concerning building permits, past use records, violations, complaints, or other records which may be pertinent to our ESA regarding the parcel.

Please provide me an estimate if the cost for the FOIA is anticipated to exceed \$50.00.

By submitting this request I am aware that State Law allows the County of Louisa five (5) business days to respond to a request for information. The County of Louisa is allowed to charge me for the cost of accessing, searching, supplying and duplicating requested records. If the charge for providing the requested records is likely to exceed \$200, I will be required to pay a deposit in advance up to this amount.

Costs may include:

- Printed copies @ .50 cents per page,
- Hourly staff pay rate,
- Standard USPS postage rate
- \$2 for CD disc.

In conformance with the authority provided by (Va. Code §2.2-3704(F)), it is the policy of the County of Louisa to recover the costs of accessing, duplicating, supplying, or searching for records.

I agree to pay this cost \$50

but wish to receive an estimate of the cost first if it exceeds:

(Section Break)

Electronic Signature
Agreement

I agree.

Electronic Signature

Jared Rose

Date

3/31/2025

Email not displaying correctly? [View it in your browser.](#)

From: [Jared Rose](#)
To: [Aldridge, Paula \(VDH\)](#)
Cc: [Kecia Holmes](#)
Subject: RE: TM 37-44
Date: Tuesday, April 1, 2025 9:59:00 AM
Attachments: [image001.png](#)

Thank you Paula!

Jared Rose, P.G. | Project Scientist



GEO-TECHNOLOGY ASSOCIATES, INC.
6717 Janway Road, Henrico, VA 23228
Tel: 804-716-6591 | Cell: 304-731-6926 | [www.gtaeng.com](#)

Services: Geotechnical Engineering • Environmental and
Geoscience Consulting • Construction Observation and Testing

From: Aldridge, Paula (VDH) <Paula.Aldridge@vdh.virginia.gov>
Sent: Tuesday, April 1, 2025 9:59 AM
To: Jared Rose <JRose@GTAENG.com>
Cc: Kecia Holmes <kholmes@louisacounty.gov>
Subject: TM 37-44

There is no information on file for the vacant lot, tax map 37-44 in Louisa County.

Paula

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



1) How long have you been familiar with the subject property? 35 yrs

2) What is your association with the subject property (i.e., owner, lessee, etc.)? OWNER

3) What is the current use of the subject property (e.g., agricultural, residential, commercial, and/or industrial, vacant, etc.)

_____ VACANT LOT _____

4) Are you aware of any other historical uses of the subject property?

Yes

X/NO

If yes, please explain.

5) What utility connections are associated with the subject property (e.g., electric, telephone, natural gas, public water, sanitary sewer, private well, and/or private septic)?

_____ VACANT LOT- THERE IS A NATURAL GAS PIPELINE/ EASEMENT ON THE SUBJECT PROPERTY

6) Are you aware of structures, currently or formerly located on the

Yes

(X/NO)

subject property? If yes, please explain.

7) If applicable, please explain how the building(s) on the subject property are heated (i.e., electric furnaces, natural gas boilers, electric space heaters, etc.)?

N/A

8) Are you aware of orchards formerly being located on the subject property? Yes (X/ No)

9) To the best of your knowledge, have there been applications of Yes (X/ No) pesticides (e.g., insecticides, herbicides, and fungicides) or fertilizers to the subject property? If yes, please explain the types of

pesticides or fertilizers used.

10) Are you aware of storage, mixing, or rinse out stations for pesticides Yes (X/
No)
currently or formerly located on the subject property?

11) Are you aware of underground storage tanks (USTs), above-ground Yes (X/
No)
storage tanks (ASTs), or drums used for storage of petroleum products
(such as heating oil or diesel) or hazardous substances, currently or
formerly located on the subject property? If yes, please explain (i.e., size,
capacity, content, secondary containment, etc.).

12) Are you aware of underground grease interceptor tanks, underground Yes
oil/water separator tanks, or underground hydraulic fluid reservoir tanks
(such as for hydraulic-operated equipment), currently or formerly located
on the subject property? If yes, please explain (i.e., size,
capacity, content, secondary containment, etc.).

13) To the best of your knowledge, have there been releases (e.g., spills, Yes (X/
No)
leaks, landfilling, and/or nuisance dumping) of petroleum-based
products or chemicals on the subject property? If yes, please explain
the types of petroleum-based products or chemicals released, the media
impacted (e.g., soil, groundwater, and/or surface water), and the cleanup
strategies employed, if any.

14) Are you aware of lagoons, ponds, cisterns, or pits used for storage or
No

discharge of petroleum products or hazardous substances, currently or
formerly located on the subject property? If yes, please explain.

15) Are you aware of landfilling or buried wastes currently or formerly
No)

located on the subject property? If yes, please explain.

16) Are you aware of placement of soil fill or soil stockpiles on the subject
No)

property that originated from off-site properties? If yes, please explain.

17) Are you aware of contaminated fill or soil stockpile placement on the
No)

subject property? If yes, please explain.

18) Are you aware of previous industrial land uses (i.e., gasoline stations,
No)

salvage yards, drycleaners, etc.) on the subject property? If yes, please explain.

19) Are you aware of environmental cleanups or soil or groundwater
No)

contamination currently or formerly associated with the subject property?

20) Are you aware of environmental liens (filed under federal, tribal, state, or local law) recorded against the subject property? Yes (X/No)

21) Are you aware of activities and land use limitations (AULs), such as engineering controls, land use restrictions, and institutional controls (i.e., deed notice, capped soil, groundwater restrictions, residential prohibition, etc.) recorded against the subject property? Yes (X/No)

22) Are you aware of previous environmental reports (i.e., previous ESAs, cleanup reports, UST closure reports, soil or groundwater analytical testing reports, etc.) of the subject property having been prepared? Yes (X/No)

23) If applicable, can you provide GTA a copy of the environmental reports (see Question 22)? Yes No

24) Are you aware of any significant soil or groundwater contamination located on surrounding properties? If yes, please explain. Yes (X/No)

Please provide the contact information (name, telephone number, and/or address) for the previous owner(s) of the subject property, if known by you.

The completed questionnaire and any supporting documentation requested (i.e., previous environmental reports), if such supporting documentation is readily available to you, can be returned to the attention of myself by e-mail, facsimile, or mail: My contact information follows:

Jared Rose
Project Scientist
Geo-Technology Associates, Inc.
6717 Janway Road
Henrico, Virginia 23228

E-mail address: jrose@gtaeng.com
Office: 804-716-6591

Re: Phase I ESA Questionnaire
April 4, 2025

Cell: 304-731-6926

After receiving the completed questionnaire and supporting documentation, if additional explanation is needed for any "Yes" answers, GTA will respond to you by telephone. Please provide your contact information below:

Printed Name: Cedric Kline, Land Representative, Columbia Gas Transmission LLC

Signature: **Cedric Kline** Date: 4/1/25

E-Mail Address: cedric_kline@tcenergy.com Telephone Number: (804) 898-5078

PHASE I ENVIRONMENTAL SITE ASSESSMENT

USER QUESTIONNAIRE

To: Mr. Brian Miller, Bohler, LLC

From: Jared Rose

Date: March 25, 2025



At your request, Geo-Technology Associates, Inc. (GTA) is performing a Phase I Environmental Site Assessment (ESA) of Vanguard Injection Site located in Zion Crossroads, Virginia. As you probably know, we use the Phase I ESA to evaluate the likelihood that the subject property may have been impacted with petroleum or hazardous substances (i.e., we identify Recognized Environmental Conditions [RECs]).

Based on the ASTM Standards (E1527-21), we need to ask you (as our client and the "User" of the report) several questions about the property. Although we are developing our own professional opinion about the property's environmental condition, ASTM requires that we ask you, as the User of the report, the following questions to obtain any relevant knowledge that you may have.

Please review the questions below and provide your responses (to the best of your knowledge), explaining any "yes" answers at the bottom of the page. Please either return the completed form, or call me to discuss with verbal responses.

1. Environmental liens that are filed or recorded against the subject property. <i>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the subject property under federal, tribal, state, or local law?</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Activity and use limitations (AULs) that are in place on the subject property or that have been filed or recorded against the subject property. <i>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded against the subject property under federal, tribal, state or local law?</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Specialized knowledge or experience of the person seeking to qualify for Landowner Liability Protection. <i>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?</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Relationship of the purchase price to the fair market value of the subject property if it were not contaminated. <i>Do you have reason to believe that the purchase price of the subject property is lower than the fair market value due to the known or suspected presence of contamination?</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5. Commonly known or reasonably ascertainable information about the subject property (40 CFR 312.30). <i>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? For example,</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
a) <i>Do you know the past uses of the property?</i>	
b) <i>Do you know of specific chemicals that are present or once were present at the property?</i>	
c) <i>Do you know of spills or other chemical releases that have taken place at the property?</i>	
d) <i>Do you know of any environmental cleanups that have taken place at the property?</i>	

6. The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation.
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 releases at the subject property?

Yes
 No

Please explain any "yes" answers:

Name Brian Miller, P.E.

Bohler
Company _____

Signature B.M.

Date 4/2/2025



APPENDIX E

Regulatory Database Report

Vanguard Injection Site
Brickhouse Road
Louisa, VA 23093

Inquiry Number: 7940915.2s
March 28, 2025

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM-LBF-DVV

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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

BRICKHOUSE ROAD
LOUISA, VA 23093

COORDINATES

Latitude (North):	38.0092900 - 38° 0' 33.44"
Longitude (West):	78.1306920 - 78° 7' 50.49"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	751917.8
UTM Y (Meters):	4210526.0
Elevation:	395 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50022881 BOSWELLS TAVERN, VA
Version Date:	2022
Northeast Map:	50022913 LOUISA, VA
Version Date:	2022
Southeast Map:	50022050 FERNCLIFF, VA
Version Date:	2022
Southwest Map:	50022662 ZION CROSSROADS, VA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20181003, 20180824
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
BRICKHOUSE ROAD
LOUISA, VA 23093

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	COLUMBIA GAS TRANSMI	120 BRICKHOUSE RD	RCRA-VSQG, ECHO	Lower	449, 0.085, ENE
A2	LOUISA COMPRESSOR ST	120 BRICKHOUSE RD	AST	Lower	449, 0.085, 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

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

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

EXECUTIVE SUMMARY

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

LUST..... Leaking Underground Storage Tank Tracking Database
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
LTANKS..... Leaking Petroleum Storage Tanks

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... 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

VCP..... Voluntary Remediation Program
INDIAN VCP..... Voluntary Cleanup Priority Listing

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

EXECUTIVE SUMMARY

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

SPILLS..... Prep/Spills Database Listing

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
SSTS.....	Section 7 Tracking Systems
RMP.....	Risk Management Plans
PRP.....	Potentially Responsible Parties
ICIS.....	Integrated Compliance Information 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
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
MINES MRDS.....	Mineral Resources Data System
ABANDONED MINES.....	Abandoned Mines
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
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 RELEASE.....	UST Finder Releases Database
UST FINDER.....	UST Finder Database

EXECUTIVE SUMMARY

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 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
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

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.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-VSQG: 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.

A review of the RCRA-VSQG list, as provided by EDR, and dated 02/17/2025 has revealed that there is 1 RCRA-VSQG site within approximately 0.125 miles of the target property.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COLUMBIA GAS TRANSMI EPA ID.: VAD982708166	120 BRICKHOUSE RD	ENE 0 - 1/8 (0.085 mi.)	A1	8

Lists of state and tribal registered storage tanks

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Quality's Aboveground Storage Tank Data Notification Information.

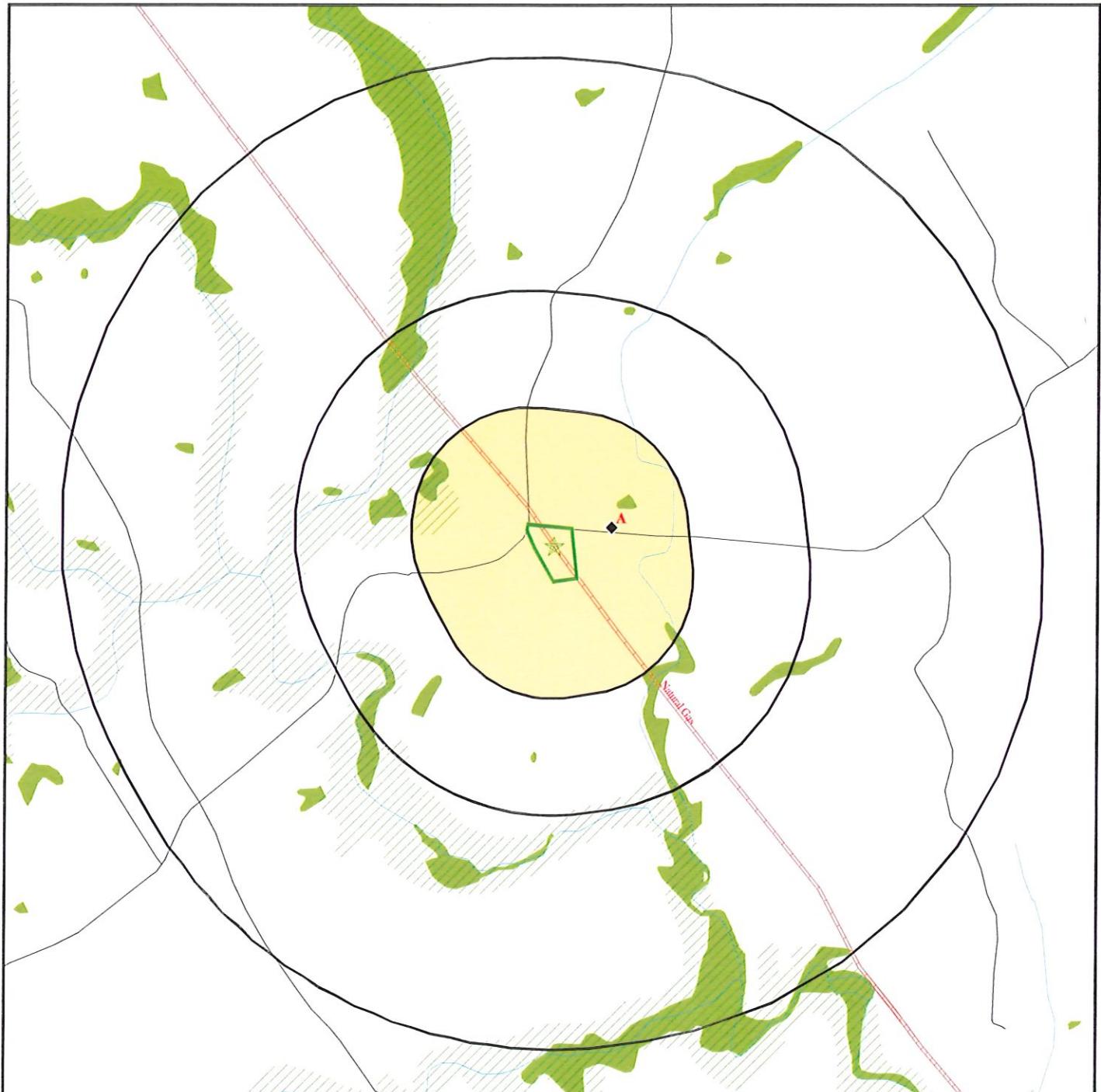
A review of the AST list, as provided by EDR, and dated 01/03/2025 has revealed that there is 1 AST site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LOUISA COMPRESSOR ST Facility ID: 3030715 CEDS Facility ID: 200000069858	120 BRICKHOUSE RD	ENE 0 - 1/8 (0.085 mi.)	A2	12

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7940915.2S



Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

0 1/4 1/2 1 Miles



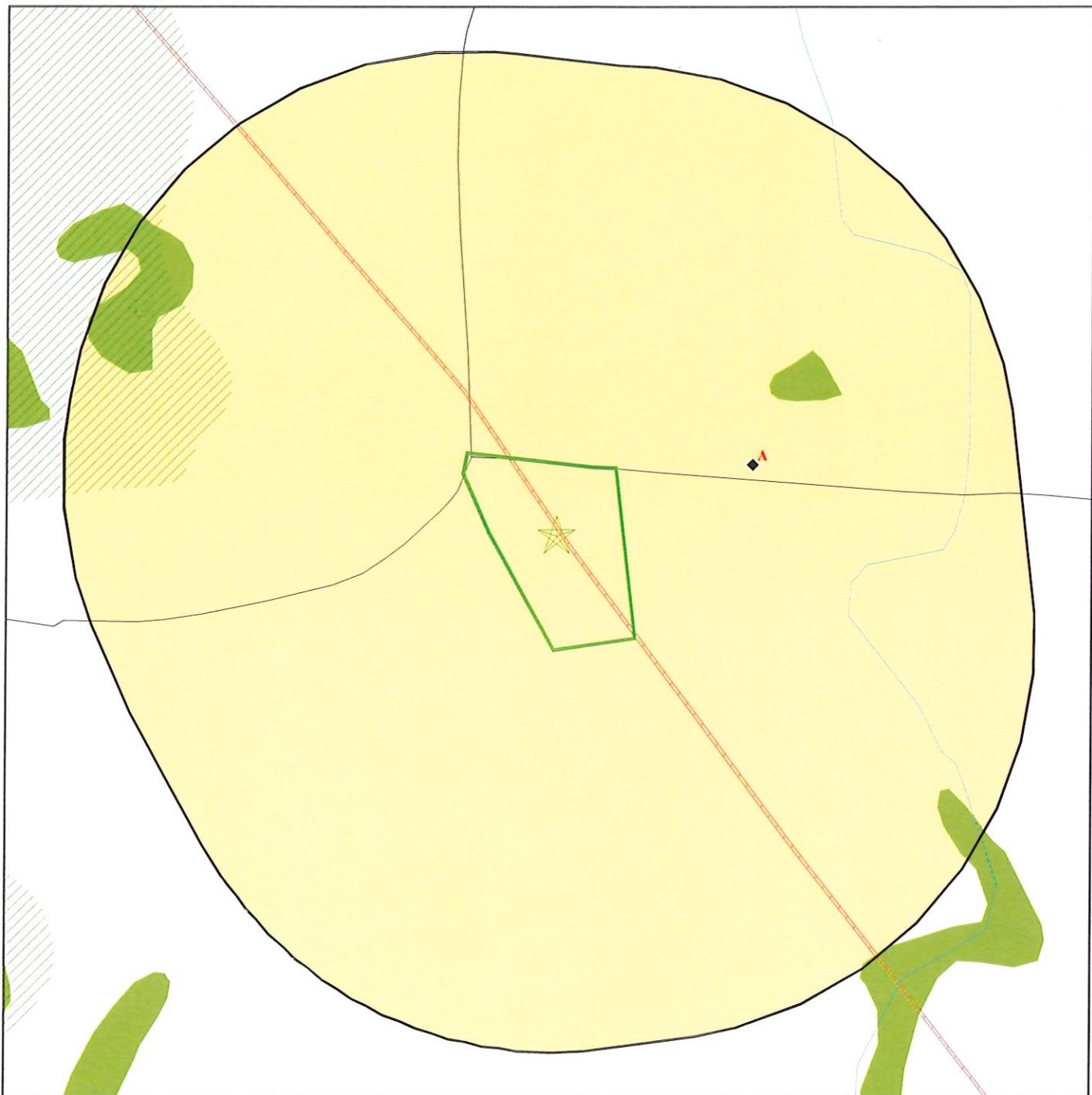
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Vanguard Injection Site
 ADDRESS: Brickhouse Road
 Louisa VA 23093
 LAT/LONG: 38.00929 / 78.130692

CLIENT: GTA
 CONTACT: Jared Rose
 INQUIRY #: 7940915.2s
 DATE: March 28, 2025 10:12 am

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DETAIL MAP - 7940915.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Pipelines

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: Vanguard Injection Site
 ADDRESS: Brickhouse Road
 Louisa VA 23093
 LAT/LONG: 38.00929 / 78.130692

CLIENT: GTA
 CONTACT: Jared Rose
 INQUIRY #: 7940915.2s
 DATE: March 28, 2025 10:13 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								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	0.500		0	0	0	NR	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.125		0	NR	NR	NR	NR	0
RCRA-SQG	0.125		0	NR	NR	NR	NR	0
RCRA-VSQG	0.125		1	NR	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
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
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	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
LTANKS	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.125		0	NR	NR	NR	NR	0
AST	0.125		1	NR	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS	TP		NR	NR	NR	NR	NR	0
INST CONTROL	TP		NR	NR	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
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
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
TANKS	0.250		0	0	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
SPILLS	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.125		0	NR	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	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
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
SSTS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	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
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
MINES MRDS	TP		NR	NR	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	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
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
E MANIFEST	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
NPDES	0.125		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.125		0	NR	NR	NR	NR	0
ENF	0.125		0	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 Hist Auto	0.250	0	0	NR	NR	NR	0
---------------	-------	---	---	----	----	----	---

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
EDR Hist Cleaner	0.250		0	0	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		0	0	0	NR	NR	0
- Totals --			0	2	0	0	0	2

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.

Map ID	Direction	Distance	Elevation	MAP FINDINGS		Database(s)	EDR ID Number	EPA ID Number
				Site				
A1	ENE	0.085 mi.	< 1/8	COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STAT 120 BRICKHOUSE RD LOUISA, VA 23093		RCRA-VSQG	1000301817	
						ECHO	VAD982708166	
449 ft.				Site 1 of 2 in cluster A				
Relative:	RCRA Listings:							
Lower	Date Form Received by Agency:				20080731			
Actual:	Handler Name:				Columbia Gas Transmission - Louisa Compressor Station			
382 ft.	Handler Address:				120 Brickhouse Road			
	Handler City,State,Zip:				LOUISA, VA 20393			
	EPA ID:				VAD982708166			
	Contact Name:				HORACE R OLIVER			
	Contact Address:				Not reported			
	Contact City,State,Zip:				Not reported			
	Contact Telephone:				757-539-3120			
	Contact Fax:				Not reported			
	Contact Email:				Not reported			
	Contact Title:				Not reported			
	EPA Region:				03			
	Land Type:				Private			
	Federal Waste Generator Description:				Conditionally Exempt Small Quantity Generator			
	Non-Notifier:				Not reported			
	Biennial Report Cycle:				Not reported			
	Accessibility:				Not reported			
	Active Site Indicator:				Handler Activities			
	State District Owner:				Va			
	State District:				4			
	Mailing Address:				120 BRICKHOUSE ROAD			
	Mailing City,State,Zip:				LOUISA, VA 20393			
	Owner Name:			Columbia Gas Transmission				
	Owner Type:				Private			
	Operator Name:			Opername				
	Operator Type:				Private			
	Short-Term Generator Activity:				No			
	Importer Activity:				No			
	Mixed Waste Generator:				No			
	Transporter Activity:				No			
	Transfer Facility Activity:				No			
	Recycler Activity with Storage:				No			
	Small Quantity On-Site Burner Exemption:				No			
	Smelting Melting and Refining Furnace Exemption:				No			
	Underground Injection Control:				No			
	Off-Site Waste Receipt:				No			
	Universal Waste Indicator:				No			
	Universal Waste Destination Facility:				No			
	Federal Universal Waste:				No			
	Active Site State-Reg Handler:				---			
	Federal Facility Indicator:				Not reported			
	Hazardous Secondary Material Indicator:				N			
	Sub-Part K Indicator:				Not reported			
	2018 GPRA Permit Baseline:				Not on the Baseline			
	2018 GPRA Renewals Baseline:				Not on the Baseline			
	202 GPRA Corrective Action Baseline:				No			
	Subject to Corrective Action Universe:				No			
	Non-TSDFs Where RCRA CA has Been Imposed Universe:				No			
	Corrective Action Priority Ranking:				No NCAPS ranking			
	Environmental Control Indicator:				No			
	Institutional Control Indicator:				No			

Map ID	MAP FINDINGS		EDR ID Number
Direction	Site	Database(s)	EPA ID Number
Distance Elevation			

COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION (Continued)

1000301817

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20150414
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	D002
Waste Description:	Corrosive Waste
Waste Code:	D003
Waste Description:	Reactive Waste
Waste Code:	D004
Waste Description:	Arsenic
Waste Code:	D005
Waste Description:	Barium
Waste Code:	D006
Waste Description:	Cadmium
Waste Code:	D007
Waste Description:	Chromium
Waste Code:	D008
Waste Description:	Lead
Waste Code:	D009
Waste Description:	Mercury
Waste Code:	D018
Waste Description:	Benzene
Waste Code:	F001
Waste Description:	The Following Spent Halogenated Solvents Used In Degreasing: Tetrachloroethylene, Trichloroethylene, Methylene Chloride, 1,1,1-Trichloroethane, Carbon Tetrachloride And Chlorinated Fluorocarbons; All Spent Solvent Mixtures/Blends Used In Degreasing Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Halogenated Solvents Or Those Solvents Listed In F002, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Map ID	MAP FINDINGS		EDR ID Number
Direction	Site	Database(s)	EPA ID Number

COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION (Continued)

1000301817

Waste Code: F003
 Waste Description: The Following Spent Nonhalogenated Solvents: Xylene, Acetone, Ethyl Acetate, Ethyl Benzene, Ethyl Ether, Methyl Isobutyl Ketone, N-Butyl Alcohol, Cyclohexanone, And Methanol; All Spent Solvent Mixtures/Blends Containing, Before Use, Only The Above Spent Nonhalogenated Solvents; And All Spent Solvent Mixtures/Blends Containing, Before Use, One Or More Of The Above Nonhalogenated Solvents, And A Total Of Ten Percent Or More (By Volume) Of One Or More Of Those Solvents Listed In F001, F002, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Waste Code: F005
 Waste Description: The Following Spent Nonhalogenated Solvents: Toluene, Methyl Ethyl Ketone, Carbon Disulfide, Isobutanol, Pyridine, Benzene, 2-Ethoxyethanol, And 2-Nitropropane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Nonhalogenated Solvents Or Those Solvents Listed In F001, F002, Or F004; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Waste Code: NONE
 Waste Description: Not Defined

Handler - Owner Operator:

Owner/Operator Indicator: Owner
 Owner/Operator Name: COLUMBIA GAS TRANSMISSION CORP
 Legal Status: Private
 Date Became Current: Not reported
 Date Ended Current: Not reported
 Owner/Operator Address: PO BOX 1273
 Owner/Operator City,State,Zip: CHARLESTON, WV 25325
 Owner/Operator Telephone: 304-357-2110
 Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
 Owner/Operator Name: COLUMBIA GAS TRANSMISSION
 Legal Status: Private
 Date Became Current: 19901201
 Date Ended Current: Not reported
 Owner/Operator Address: 1700 MACCORKLE AVE
 Owner/Operator City,State,Zip: CHARLESTON, WV 25314
 Owner/Operator Telephone: Not reported
 Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
 Owner/Operator Name: OPERNAME
 Legal Status: Private
 Date Became Current: Not reported
 Date Ended Current: Not reported
 Owner/Operator Address: OPERSTREET
 Owner/Operator City,State,Zip: OPERCITY, AK 99999
 Owner/Operator Telephone: 215-555-1212

Map ID	MAP FINDINGS		EDR ID Number
Direction	Site	Database(s)	EPA ID Number
COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION (Continued) 1000301817			
Owner/Operator Telephone Ext:	Not reported		
Owner/Operator Fax:	Not reported		
Owner/Operator Email:	Not reported		
Owner/Operator Indicator:	Operator		
Owner/Operator Name: OPERNAME			
Legal Status:	Private		
Date Became Current:	Not reported		
Date Ended Current:	Not reported		
Owner/Operator Address:	OPERSTREET		
Owner/Operator City,State,Zip:	OPERCITY, AK 99999		
Owner/Operator Telephone:	215-555-1212		
Owner/Operator Telephone Ext:	Not reported		
Owner/Operator Fax:	Not reported		
Owner/Operator Email:	Not reported		
Owner/Operator Indicator:	Operator		
Owner/Operator Name: COLUMBIA GAS TRANSMISSION			
Legal Status:	Private		
Date Became Current:	19901201		
Date Ended Current:	Not reported		
Owner/Operator Address:	Not reported		
Owner/Operator City,State,Zip:	Not reported		
Owner/Operator Telephone:	Not reported		
Owner/Operator Telephone Ext:	Not reported		
Owner/Operator Fax:	Not reported		
Owner/Operator Email:	Not reported		
Historic Generators:			
Receive Date:	19930331		
Handler Name:	TCO-LOUISA COMPRESSOR STA		
Federal Waste Generator Description:	Not a generator, verified		
State District Owner:	Va		
Large Quantity Handler of Universal Waste:	No		
Recognized Trader Importer:	No		
Recognized Trader Exporter:	No		
Spent Lead Acid Battery Importer:	No		
Spent Lead Acid Battery Exporter:	No		
Current Record:	No		
Non Storage Recycler Activity:	Not reported		
Electronic Manifest Broker:	Not reported		
Receive Date:	19900122		
Handler Name:	TCO-LOUISA COMPRESSOR STA		
Federal Waste Generator Description:	Not a generator, verified		
State District Owner:	Va		
Large Quantity Handler of Universal Waste:	No		
Recognized Trader Importer:	No		
Recognized Trader Exporter:	No		
Spent Lead Acid Battery Importer:	No		
Spent Lead Acid Battery Exporter:	No		
Current Record:	No		
Non Storage Recycler Activity:	Not reported		
Electronic Manifest Broker:	Not reported		
Receive Date:	20080731		
Handler Name:	COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION		

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION (Continued)

1000301817

Federal Waste Generator Description:	Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator)
State District Owner:	Va
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	48621
NAICS Description:	Pipeline Transportation Of Natural Gas

Facility Has Received Notices of Violations:

Violations:	No Violations Found
-------------	---------------------

Evaluation Action Summary:

Evaluations:	No Evaluations Found
--------------	----------------------

ECHO:

EnvId:	1000301817
Registry ID:	110008190581

DFR URL:

Name:	COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION
Address:	120 BRICKHOUSE RD
City,State,Zip:	LOUISA, VA 23093

A2 LOUISA COMPRESSOR STATION
ENE 120 BRICKHOUSE RD
< 1/8 LOUISA, VA 23093
0.085 mi.
449 ft. Site 2 of 2 in cluster A

AST A100143104
N/A

Relative: AST:
Lower Facility ID: 3030715
Actual: Facility Type: UTILITY
382 ft. CEDS Facility ID: 200000069858

Tank Info:

Owner:
Owner Id: 50146
Owner Name: Columbia Gas Transmission
Owner Address: 1700 MacCorkle Ave SE
Owner Address2:
Owner City/State/Zip: Charleston, WV 25314
Owner Type: PRIVATE
Number of Active AST: 2
Number of Active UST: 0
Number of Inactive AST: 1
Number of Inactive UST: 0

Map ID	MAP FINDINGS		EDR ID Number
Direction	Database(s)		EPA ID Number
Distance			
Elevation	Site		

LOUISA COMPRESSOR STATION (Continued)
A100143104

Owner Id: 26730
 Owner Name: Columbia Pipeline Group
 Owner Address: 1700 MacCorkle Ave SE
 Owner Address2: Not reported
 Owner City/State/Zip: Charleston, WV 25314
 Owner Type: PRIVATE
 Number of Active AST: 2
 Number of Active UST: 0
 Number of Inactive AST: 1
 Number of Inactive UST: 0

Fed Regulated: No
 Tank Number: A02
 Tank Type: AST
 Tank Capacity: 1000
 Tank Contents: LUBE OIL
 Tank Status: DISMANTLED
 Install Date: 11/20/1990
 Date Closed: 4/10/1998

Tank Containment:
 Install Date: 11/20/1990
 Containment: Curbing No
 Containment: Weirs No
 Containment: Sorbent Yes
 Containment: Culvert No
 Containment: Diversion No
 Containment: Retention No
 Containment: Dike No
 Containment: Unknown No
 Containment: Other Yes
 Containment: Other Note Not reported

Release Detection:
 Release Detection: Ground Water No
 Release Detection: Visual Yes
 Release Detection: Vapor No
 Release Detection: Interstitial No
 Release Detection: None No
 Release Detection: Other No
 Release Detection: Other Note Not reported
 Release Prevention: Double Bottom No
 Release Prevention: Double Walled No
 Release Prevention: Lined Interior Not reported
 Release Prevention: Poly Jacket No
 Release Prevention: Exc Liner No
 Release Prevention: None No
 Release Prevention: Unknown No
 Release Prevention: Other Yes
 Release Prevention: Other Note Not reported

Tank Foundation: Steel Yes
 Tank Foundation: Earthen No
 Tank Foundation: Concrete Imp No
 Tank Foundation: Unknown No
 Tank Foundation: Other No
 Tank Foundation: Other Note Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOUISA COMPRESSOR STATION (Continued)

A100143104

Tank Roof: Float	No
Tank Roof: Cone	No
Tank Roof: Breather	Not reported
Tank Roof: Dbldeck	Not reported
Tank Roof: Pontoon	Not reported
Tank Roof: Balloon	Not reported
Tank Roof: Lifter	Not reported
Tank Roof: Pan	Not reported
Tank Roof: Other	Yes
Tank Roof: Other Note	Not reported

Tank Material:

Tank Materials: Bare Steel	Yes
Tank Materials: Concrete	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported
Tank Type Cathodic/CP:	Not reported
Tank Type Single Wall:	Not reported
Tank Type Double Wall:	Not reported
Tank Type Lined Interior:	Not reported
Tank Type Double Bottom:	Not reported
Tank Type Potable/Skid:	Not reported
Tank Type Shop Fabricated/Built:	Not reported
Tank Type Vaulted Below Grade:	Not reported
Tank Type Vertical:	Not reported
Tank Type Horizontal:	Not reported
Tank Type Unknown:	Not reported
Tank Type Other:	Not reported
Tank Type Other Specify:	Not reported

Owner:

Owner Id:	50146
Owner Name:	Columbia Gas Transmission
Owner Address:	1700 MacCorkle Ave SE
Owner Address2:	Not reported
Owner City/State/Zip:	Charleston, WV 25314
Owner Type:	PRIVATE
Number of Active AST:	2
Number of Active UST:	0
Number of Inactive AST:	1
Number of Inactive UST:	0

Owner Id:	26730
Owner Name:	Columbia Pipeline Group
Owner Address:	1700 MacCorkle Ave SE
Owner Address2:	Not reported
Owner City/State/Zip:	Charleston, WV 25314
Owner Type:	PRIVATE
Number of Active AST:	2
Number of Active UST:	0
Number of Inactive AST:	1
Number of Inactive UST:	0

Map ID	MAP FINDINGS		EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

LOUISA COMPRESSOR STATION (Continued)
A100143104

Fed Regulated:	No
Tank Number:	A05
Tank Type:	AST
Tank Capacity:	1000
Tank Contents:	OTHER
Tank Status:	CURR IN USE
Install Date:	9/20/1998
Date Closed:	Not reported
Tank Containment:	
Install Date:	9/20/1998
Containment: Curbing	No
Containment: Weirs	No
Containment: Sorbent	No
Containment: Culvert	No
Containment: Diversion	No
Containment: Retention	No
Containment: Dike	No
Containment: Unknown	No
Containment: Other	No
Containment: Other Note	Not reported
Release Detection:	
Release Detection: Ground Water	No
Release Detection: Visual	No
Release Detection: Vapor	No
Release Detection: Interstitial	No
Release Detection: None	No
Release Detection: Other	No
Release Detection: Other Note	Not reported
Release Prevention: Double Bottom	No
Release Prevention: Double Walled	No
Release Prevention: Lined Interior	Not reported
Release Prevention: Poly Jacket	No
Release Prevention: Exc Liner	No
Release Prevention: None	No
Release Prevention: Unknown	No
Release Prevention: Other	No
Release Prevention: Other Note	Not reported
Tank Foundation: Steel	Yes
Tank Foundation: Earthen	No
Tank Foundation: Concrete Imp	No
Tank Foundation: Unknown	No
Tank Foundation: Other	No
Tank Foundation: Other Note	Not reported
Tank Roof: Float	No
Tank Roof: Cone	No
Tank Roof: Breather	Not reported
Tank Roof: Dbldeck	Not reported
Tank Roof: Pontoon	Not reported
Tank Roof: Balloon	Not reported
Tank Roof: Lifter	Not reported
Tank Roof: Pan	Not reported
Tank Roof: Other	No
Tank Roof: Other Note	Not reported

Map ID	MAP FINDINGS		EDR ID Number
Direction	Database(s)		EPA ID Number
Distance			
Elevation			
Site			

LOUISA COMPRESSOR STATION (Continued)
A100143104
Tank Material:

Tank Materials: Bare Steel	Yes
Tank Materials: Concrete	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	painted steel, totally above ground, cathodically protected
Tank Type Cathodic/CP:	Not reported
Tank Type Single Wall:	Not reported
Tank Type Double Wall:	Not reported
Tank Type Lined Interior:	Not reported
Tank Type Double Bottom:	Not reported
Tank Type Potable/Skid:	Not reported
Tank Type Shop Fabricated/Built:	Not reported
Tank Type Vaulted Below Grade:	Not reported
Tank Type Vertical:	Not reported
Tank Type Horizontal:	Not reported
Tank Type Unknown:	Not reported
Tank Type Other:	Not reported
Tank Type Other Specify:	Not reported

Owner:

Owner Id:	50146
Owner Name:	Columbia Gas Transmission
Owner Address:	1700 MacCorkle Ave SE
Owner Address2:	Not reported
Owner City/State/Zip:	Charleston, WV 25314
Owner Type:	PRIVATE
Number of Active AST:	2
Number of Active UST:	0
Number of Inactive AST:	1
Number of Inactive UST:	0

Owner Id:	26730
Owner Name:	Columbia Pipeline Group
Owner Address:	1700 MacCorkle Ave SE
Owner Address2:	Not reported
Owner City/State/Zip:	Charleston, WV 25314
Owner Type:	PRIVATE
Number of Active AST:	2
Number of Active UST:	0
Number of Inactive AST:	1
Number of Inactive UST:	0

Fed Regulated:	No
Tank Number:	A06
Tank Type:	AST
Tank Capacity:	1000
Tank Contents:	OTHER
Tank Status:	CURR IN USE
Install Date:	8/20/2018
Date Closed:	Not reported

Tank Containment:

Install Date: 8/20/2018

Map ID	MAP FINDINGS		EDR ID Number
Direction	Database(s)		EPA ID Number
Distance			
Elevation			
Site			

LOUISA COMPRESSOR STATION (Continued)
A100143104

Containment: Curbing	No
Containment: Weirs	No
Containment: Sorbent	No
Containment: Culvert	No
Containment: Diversion	No
Containment: Retention	No
Containment: Dike	No
Containment: Unknown	No
Containment: Other	No
Containment: Other Note	Not reported

Release Detection:

Release Detection: Ground Water	No
Release Detection: Visual	No
Release Detection: Vapor	No
Release Detection: Interstitial	No
Release Detection: None	No
Release Detection: Other	No
Release Detection: Other Note	Not reported
Release Prevention: Double Bottom	No
Release Prevention: Double Walled	No
Release Prevention: Lined Interior	Not reported
Release Prevention: Poly Jacket	No
Release Prevention: Exc Liner	No
Release Prevention: None	No
Release Prevention: Unknown	No
Release Prevention: Other	No
Release Prevention: Other Note	Not reported

Tank Foundation: Steel	Yes
Tank Foundation: Earthen	No
Tank Foundation: Concrete Imp	No
Tank Foundation: Unknown	No
Tank Foundation: Other	No
Tank Foundation: Other Note	Not reported
Tank Roof: Float	No
Tank Roof: Cone	No
Tank Roof: Breather	Not reported
Tank Roof: Dbldeck	Not reported
Tank Roof: Pontoon	Not reported
Tank Roof: Balloon	Not reported
Tank Roof: Litter	Not reported
Tank Roof: Pan	Not reported
Tank Roof: Other	No
Tank Roof: Other Note	Not reported

Tank Material:

Tank Materials: Bare Steel	Yes
Tank Materials: Concrete	No
Tank Materials: Insulated Tank Jacket	No
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported
Tank Type Cathodic/CP:	Not reported
Tank Type Single Wall:	Not reported
Tank Type Double Wall:	Not reported
Tank Type Lined Interior:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

LOUISA COMPRESSOR STATION (Continued)

A100143104

Tank Type Double Bottom:	Not reported
Tank Type Potable/Skid:	Not reported
Tank Type Shop Fabricated/Built:	Not reported
Tank Type Vaulted Below Grade:	Not reported
Tank Type Vertical:	Not reported
Tank Type Horizontal:	Not reported
Tank Type Unknown:	Not reported
Tank Type Other:	Not reported
Tank Type Other Specify:	Not reported

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: 12/19/2024

Source: EPA

Date Data Arrived at EDR: 01/02/2025

Telephone: N/A

Date Made Active in Reports: 01/21/2025

Last EDR Contact: 03/03/2025

Number of Days to Update: 19

Next Scheduled EDR Contact: 04/07/2025

Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

EPA Region 6

Telephone 617-918-1143

Telephone: 214-655-6659

EPA Region 3

EPA Region 7

Telephone 215-814-5418

Telephone: 913-551-7247

EPA Region 4

EPA Region 8

Telephone 404-562-8033

Telephone: 303-312-6774

EPA Region 5

EPA Region 9

Telephone 312-886-6686

Telephone: 415-947-4246

EPA Region 10

Telephone 206-553-8665

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: 12/19/2024

Source: EPA

Date Data Arrived at EDR: 01/02/2025

Telephone: N/A

Date Made Active in Reports: 01/21/2025

Last EDR Contact: 03/03/2025

Number of Days to Update: 19

Next Scheduled EDR Contact: 04/07/2025

Data Release Frequency: Quarterly

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/19/2024 Source: EPA
Date Data Arrived at EDR: 01/02/2025 Telephone: N/A
Date Made Active in Reports: 01/21/2025 Last EDR Contact: 03/03/2025
Number of Days to Update: 19 Next Scheduled EDR Contact: 04/07/2025
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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/18/2024 Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2024 Last EDR Contact: 03/27/2025
Number of Days to Update: 2 Next Scheduled EDR Contact: 07/07/2025
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 known 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: 12/19/2024 Source: EPA
Date Data Arrived at EDR: 01/02/2025 Telephone: 800-424-9346
Date Made Active in Reports: 01/21/2025 Last EDR Contact: 03/03/2025
Number of Days to Update: 19 Next Scheduled EDR Contact: 04/21/2025
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: 12/19/2024 Source: EPA
Date Data Arrived at EDR: 01/02/2025 Telephone: 800-424-9346
Date Made Active in Reports: 01/21/2025 Last EDR Contact: 03/03/2025
Number of Days to Update: 19 Next Scheduled EDR Contact: 04/21/2025
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/17/2025 Source: EPA
Date Data Arrived at EDR: 02/19/2025 Telephone: 800-424-9346
Date Made Active in Reports: 03/06/2025 Last EDR Contact: 03/18/2025
Number of Days to Update: 15 Next Scheduled EDR Contact: 06/30/2025
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: 02/17/2025 Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/19/2025 Telephone: 800-438-2474
Date Made Active in Reports: 03/06/2025 Last EDR Contact: 03/18/2025
Number of Days to Update: 15 Next Scheduled EDR Contact: 06/30/2025
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: 02/17/2025 Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/19/2025 Telephone: 800-438-2474
Date Made Active in Reports: 03/06/2025 Last EDR Contact: 03/18/2025
Number of Days to Update: 15 Next Scheduled EDR Contact: 06/30/2025
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: 02/17/2025 Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/19/2025 Telephone: 800-438-2474
Date Made Active in Reports: 03/06/2025 Last EDR Contact: 03/18/2025
Number of Days to Update: 15 Next Scheduled EDR Contact: 06/30/2025
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: 02/17/2025 Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/19/2025 Telephone: 800-438-2474
Date Made Active in Reports: 03/06/2025 Last EDR Contact: 03/18/2025
Number of Days to Update: 15 Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/11/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 05/19/2025
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: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
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: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
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: 12/03/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
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: 03/06/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/21/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/19/2025
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: 804-698-4238
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

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

LUST REG PD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locations. 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 Edward; 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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: trolola@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

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
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: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
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: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/07/2024 Source: EPA Region 6
Date Data Arrived at EDR: 05/30/2024 Telephone: 214-665-6597
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 05/07/2024 Source: EPA Region 8
Date Data Arrived at EDR: 05/30/2024 Telephone: 303-312-6271
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 05/07/2024 Source: EPA Region 7
Date Data Arrived at EDR: 05/30/2024 Telephone: 913-551-7003
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 05/07/2024 Source: EPA Region 1
Date Data Arrived at EDR: 05/30/2024 Telephone: 617-918-1313
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 05/07/2024 Source: EPA Region 10
Date Data Arrived at EDR: 05/30/2024 Telephone: 206-553-2857
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 11/01/2024 Source: Department of Environmental Quality
Date Data Arrived at EDR: 11/18/2024 Telephone: 804-698-4010
Date Made Active in Reports: 02/12/2025 Last EDR Contact: 02/19/2025
Number of Days to Update: 86 Next Scheduled EDR Contact: 06/02/2025
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: 08/12/2024 Source: FEMA
Date Data Arrived at EDR: 10/30/2024 Telephone: 202-646-5797
Date Made Active in Reports: 01/14/2025 Last EDR Contact: 03/26/2025
Number of Days to Update: 76 Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
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: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
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: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 07/29/2024
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: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
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: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
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: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/14/2024 Source: EPA, Region 1
Date Data Arrived at EDR: 05/30/2024 Telephone: 617-918-1313
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 04/11/2024 Source: EPA Region 5
Date Data Arrived at EDR: 05/30/2024 Telephone: 312-886-6136
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 05/14/2024 Source: EPA Region 7
Date Data Arrived at EDR: 05/30/2024 Telephone: 913-551-7003
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 05/14/2024 Source: EPA Region 8
Date Data Arrived at EDR: 05/30/2024 Telephone: 303-312-6137
Date Made Active in Reports: 08/28/2024 Last EDR Contact: 01/16/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
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: 12/18/2024 Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/23/2024 Telephone: 804-698-4228
Date Made Active in Reports: 03/12/2025 Last EDR Contact: 03/20/2025
Number of Days to Update: 79 Next Scheduled EDR Contact: 07/07/2025
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: 12/18/2024 Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/23/2024 Telephone: 804-698-4228
Date Made Active in Reports: 03/12/2025 Last EDR Contact: 03/20/2025
Number of Days to Update: 79 Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Lists of state and tribal voluntary cleanup sites

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: 12/18/2024	Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/23/2024	Telephone: 804-698-4228
Date Made Active in Reports: 03/12/2025	Last EDR Contact: 03/20/2025
Number of Days to Update: 79	Next Scheduled EDR Contact: 07/07/2025
	Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

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	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 03/12/2025
Number of Days to Update: 142	Next Scheduled EDR Contact: 06/30/2025
	Data Release Frequency: Varies

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: 09/19/2024	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/17/2024	Telephone: 804-698-4207
Date Made Active in Reports: 01/09/2025	Last EDR Contact: 01/15/2025
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/28/2025
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/09/2024 Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/11/2024 Telephone: 202-566-2777
Date Made Active in Reports: 12/06/2024 Last EDR Contact: 03/12/2025
Number of Days to Update: 86 Next Scheduled EDR Contact: 06/23/2025
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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007 Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008 Last EDR Contact: 01/16/2025
Number of Days to Update: 52 Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004 Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004 Last EDR Contact: 06/09/2004
Number of Days to Update: 39 Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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 Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009 Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009 Last EDR Contact: 01/23/2025
Number of Days to Update: 137 Next Scheduled EDR Contact: 04/28/2025
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 Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 11/13/2024 Telephone: 301-443-1452
Date Made Active in Reports: 11/19/2024 Last EDR Contact: 12/09/2024
Number of Days to Update: 6 Next Scheduled EDR Contact: 05/05/2025
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: 05/20/2024 Source: Drug Enforcement Administration
Date Data Arrived at EDR: 08/19/2024 Telephone: 202-307-1000
Date Made Active in Reports: 10/09/2024 Last EDR Contact: 02/20/2025
Number of Days to Update: 51 Next Scheduled EDR Contact: 06/02/2025
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
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: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
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: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

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: 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: 11/18/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/12/2025
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: 804-698-4287
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 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 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 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 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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
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: 10/01/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
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: 01/07/2025
Next Scheduled EDR Contact: 04/21/2025
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: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/30/2021 Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2023 Telephone: 615-532-8599
Date Made Active in Reports: 02/10/2023 Last EDR Contact: 02/03/2025
Number of Days to Update: 7 Next Scheduled EDR Contact: 05/19/2025
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: 02/17/2025 Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/19/2025 Telephone: 202-566-1917
Date Made Active in Reports: 03/06/2025 Last EDR Contact: 03/18/2025
Number of Days to Update: 15 Next Scheduled EDR Contact: 06/30/2025
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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014 Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014 Last EDR Contact: 01/27/2025
Number of Days to Update: 88 Next Scheduled EDR Contact: 05/12/2025
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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018 Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018 Last EDR Contact: 01/30/2025
Number of Days to Update: 73 Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

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: 10/15/2024 Source: EPA
Date Data Arrived at EDR: 10/16/2024 Telephone: 202-564-4203
Date Made Active in Reports: 01/14/2025 Last EDR Contact: 01/15/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/01/2024 Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/23/2024 Telephone: 202-564-8600
Date Made Active in Reports: 01/14/2025 Last EDR Contact: 01/09/2025
Number of Days to Update: 83 Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023 Source: EPA
Date Data Arrived at EDR: 10/03/2023 Telephone: 202-564-6023
Date Made Active in Reports: 10/19/2023 Last EDR Contact: 03/03/2025
Number of Days to Update: 16 Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016 Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017 Last EDR Contact: 03/26/2025
Number of Days to Update: 79 Next Scheduled EDR Contact: 07/14/2025
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 Source: Department of Energy
Date Data Arrived at EDR: 10/16/2024 Telephone: 202-586-8719
Date Made Active in Reports: 01/14/2025 Last EDR Contact: 02/24/2025
Number of Days to Update: 90 Next Scheduled EDR Contact: 06/09/2025
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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019 Telephone: N/A
Date Made Active in Reports: 11/11/2019 Last EDR Contact: 02/24/2025
Number of Days to Update: 251 Next Scheduled EDR Contact: 06/09/2025
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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019 Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020 Last EDR Contact: 01/30/2025
Number of Days to Update: 96 Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019 Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019 Last EDR Contact: 03/20/2025
Number of Days to Update: 84 Next Scheduled EDR Contact: 07/07/2025
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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007 Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007 Last EDR Contact: 12/17/2007
Number of Days to Update: 40 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 Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007 Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007 Last EDR Contact: 12/17/2008
Number of Days to Update: 40 Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/04/2024 Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 10/16/2024 Telephone: 202-366-4595
Date Made Active in Reports: 12/06/2024 Last EDR Contact: 01/22/2025
Number of Days to Update: 51 Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

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 Source: EPA/NTIS
Date Data Arrived at EDR: 02/19/2025 Telephone: 800-424-9346
Date Made Active in Reports: 03/07/2025 Last EDR Contact: 03/18/2025
Number of Days to Update: 16 Next Scheduled EDR Contact: 06/30/2025
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014 Source: USGS
Date Data Arrived at EDR: 07/14/2015 Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017 Last EDR Contact: 12/30/2024
Number of Days to Update: 546 Next Scheduled EDR Contact: 04/14/2025
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 Source: Department of Energy
Date Data Arrived at EDR: 03/03/2023 Telephone: 202-586-3559
Date Made Active in Reports: 06/09/2023 Last EDR Contact: 01/23/2025
Number of Days to Update: 98 Next Scheduled EDR Contact: 05/12/2025
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 Source: Department of Energy
Date Data Arrived at EDR: 02/12/2025 Telephone: 505-845-0011
Date Made Active in Reports: 02/27/2025 Last EDR Contact: 02/06/2025
Number of Days to Update: 15 Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/19/2024 Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025 Telephone: 703-603-8787
Date Made Active in Reports: 01/21/2025 Last EDR Contact: 03/03/2025
Number of Days to Update: 19 Next Scheduled EDR Contact: 04/07/2025
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 1931 and 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 Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010 Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010 Last EDR Contact: 12/02/2009
Number of Days to Update: 36 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 Source: EPA
Date Data Arrived at EDR: 10/26/2016 Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017 Last EDR Contact: 09/26/2017
Number of Days to Update: 100 Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

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: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
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: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/21/2024
Date Data Arrived at EDR: 12/27/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/08/2024	Source: EPA
Date Data Arrived at EDR: 11/08/2024	Telephone: 800-385-6164
Date Made Active in Reports: 01/14/2025	Last EDR Contact: 02/13/2025
Number of Days to Update: 67	Next Scheduled EDR Contact: 05/26/2025
	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: 12/30/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 703-603-8895
Date Made Active in Reports: 01/10/2025	Last EDR Contact: 02/20/2025
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/14/2025
	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: 12/30/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 202-272-0167
Date Made Active in Reports: 01/10/2025	Last EDR Contact: 02/20/2025
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/14/2025
	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: 12/30/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 202-566-0250
Date Made Active in Reports: 01/10/2025	Last EDR Contact: 02/20/2025
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/14/2025
	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: 12/30/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 202-272-0167
Date Made Active in Reports: 01/10/2025	Last EDR Contact: 02/20/2025
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/14/2025
	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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/30/2024 Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025 Telephone: 202-272-0167
Date Made Active in Reports: 01/10/2025 Last EDR Contact: 02/20/2025
Number of Days to Update: 8 Next Scheduled EDR Contact: 04/14/2025
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 Source: Department of Health & Human Services
Date Data Arrived at EDR: 03/17/2021 Telephone: 202-741-5770
Date Made Active in Reports: 11/08/2022 Last EDR Contact: 01/16/2025
Number of Days to Update: 601 Next Scheduled EDR Contact: 05/05/2025
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: 12/13/2024 Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025 Telephone: 202-272-0167
Date Made Active in Reports: 01/10/2025 Last EDR Contact: 02/20/2025
Number of Days to Update: 8 Next Scheduled EDR Contact: 04/14/2025
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: 12/30/2024 Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025 Telephone: 202-272-0167
Date Made Active in Reports: 01/14/2025 Last EDR Contact: 01/02/2025
Number of Days to Update: 12 Next Scheduled EDR Contact: 04/14/2025
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: 05/19/2023 Source: Social Science Environmental Health Research Institute
Date Data Arrived at EDR: 04/05/2024 Telephone: N/A
Date Made Active in Reports: 06/06/2024 Last EDR Contact: 03/06/2025
Number of Days to Update: 62 Next Scheduled EDR Contact: 06/16/2025
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
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 facilities 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: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
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: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
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: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

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: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 65

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/14/2025
Next Scheduled EDR Contact: 04/28/2025
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: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
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 Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
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: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/08/2025
Date Made Active in Reports: 03/26/2025
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 804-698-4336
Last EDR Contact: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

AIRS: Permitted Airs Facility List
A listing of permitted Airs facilities.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/12/2024
Date Made Active in Reports: 03/05/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 804-698-4000
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/23/2025
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: 11/21/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of Environmental Quality
Telephone: 804-698-4077
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

COAL ASH: Coal Ash Disposal Sites

A listing of facilities with coal ash impoundments.

Date of Government Version: 11/21/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of Environmental Protection
Telephone: 804-698-4285
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner List

A listing of registered drycleaners.

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/08/2025
Date Made Active in Reports: 03/26/2025
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 804-698-4407
Last EDR Contact: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

ENFORCEMENT: Enforcement Actions Data

A listing of enforcement actions.

Date of Government Version: 12/18/2024
Date Data Arrived at EDR: 12/23/2024
Date Made Active in Reports: 03/12/2025
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 804-698-4031
Last EDR Contact: 03/20/2025
Next Scheduled EDR Contact: 07/07/2025
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: 10/24/2024
Date Data Arrived at EDR: 10/25/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 804-698-4205
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FIN ASSURANCE 2: Financial Assurance Information listing

Solid waste financial assurance information.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/22/2024
Date Made Active in Reports: 01/09/2025
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 804-698-4123
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
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: 03/06/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells

A listing of underground injection controls wells.

Date of Government Version: 10/09/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 10/16/2024
Number of Days to Update: 7

Source: Department of Mines, Minerals and Energy
Telephone: 276-415-9700
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Virginia.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/20/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 203	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 Virginia and at the Regional VA Levels.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/15/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 198	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: 11/04/2024	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 11/05/2024	Telephone: 860-424-3375
Date Made Active in Reports: 01/27/2025	Last EDR Contact: 02/04/2025
Number of Days to Update: 83	Next Scheduled EDR Contact: 05/19/2025
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 03/27/2025
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/14/2025
	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	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/30/2023	Telephone: 518-402-8651
Date Made Active in Reports: 12/01/2023	Last EDR Contact: 01/23/2025
Number of Days to Update: 1	Next Scheduled EDR Contact: 05/05/2025
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/06/2025
Next Scheduled EDR Contact: 04/21/2025
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: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
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: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
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

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.

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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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County of Louisa

Department of Fire & EMS

105 Woolfolk Avenue
Louisa, Virginia 23093
540-967-3491

April 9, 2025

To: Justin Wiggins
Vanguard Renewables

Reference: TC Energy's Inject Facility

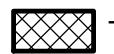
Mr. Wiggins,

Louisa Fire and EMS is aware of the addition of the inject facility located at the Brickhouse Road location. The only training that we are requesting is to have availability to complete a walkthrough once the facility is completed and once a year to discuss the emergency procedure for the facility and any other special hazards to firefighters.

A handwritten signature in black ink, appearing to read "TL".

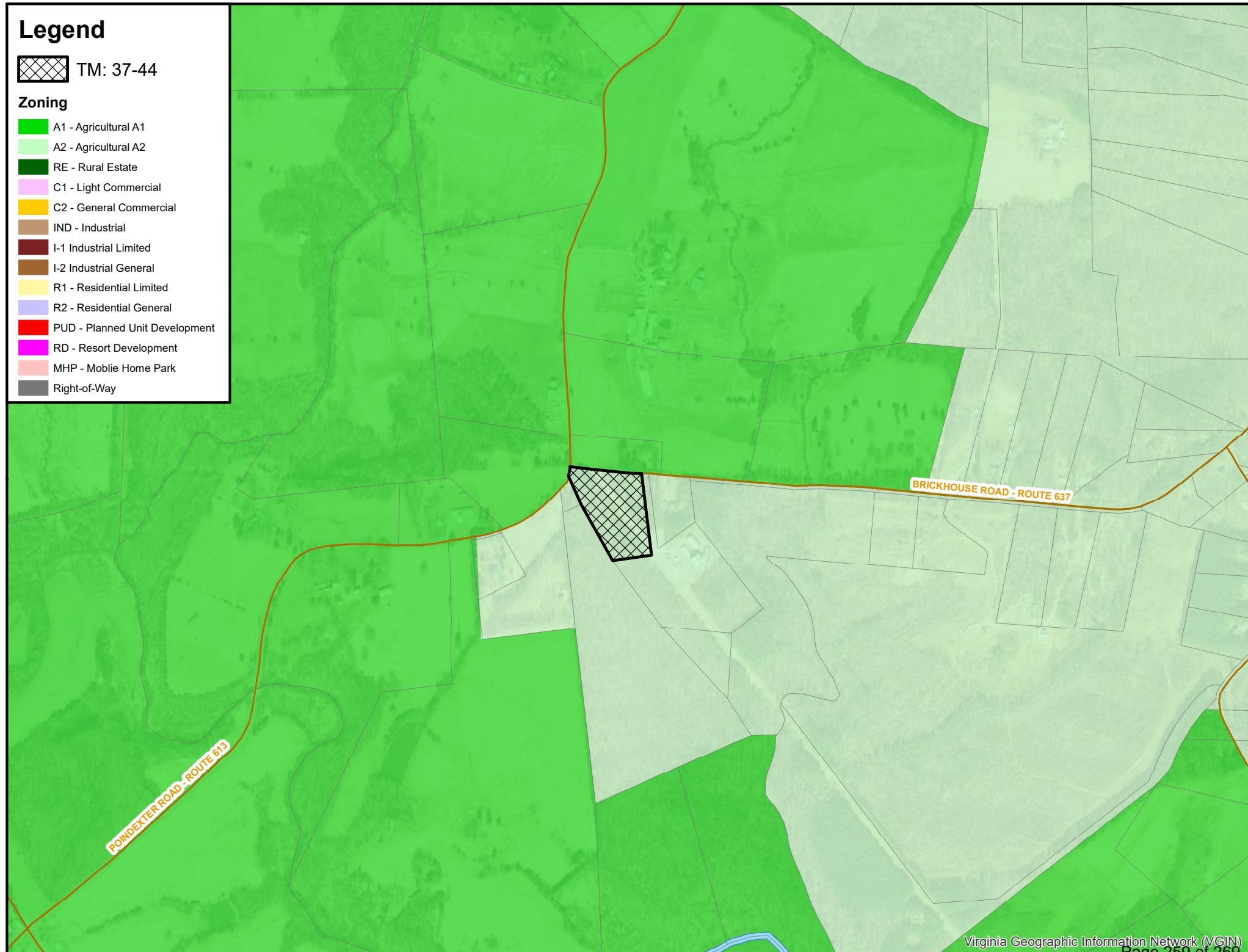
Timothy Luck
Captain of Fire Prevention
Department of Fire and Emergency Medical Services
County of Louisa

Legend

 TM: 37-44

Zoning

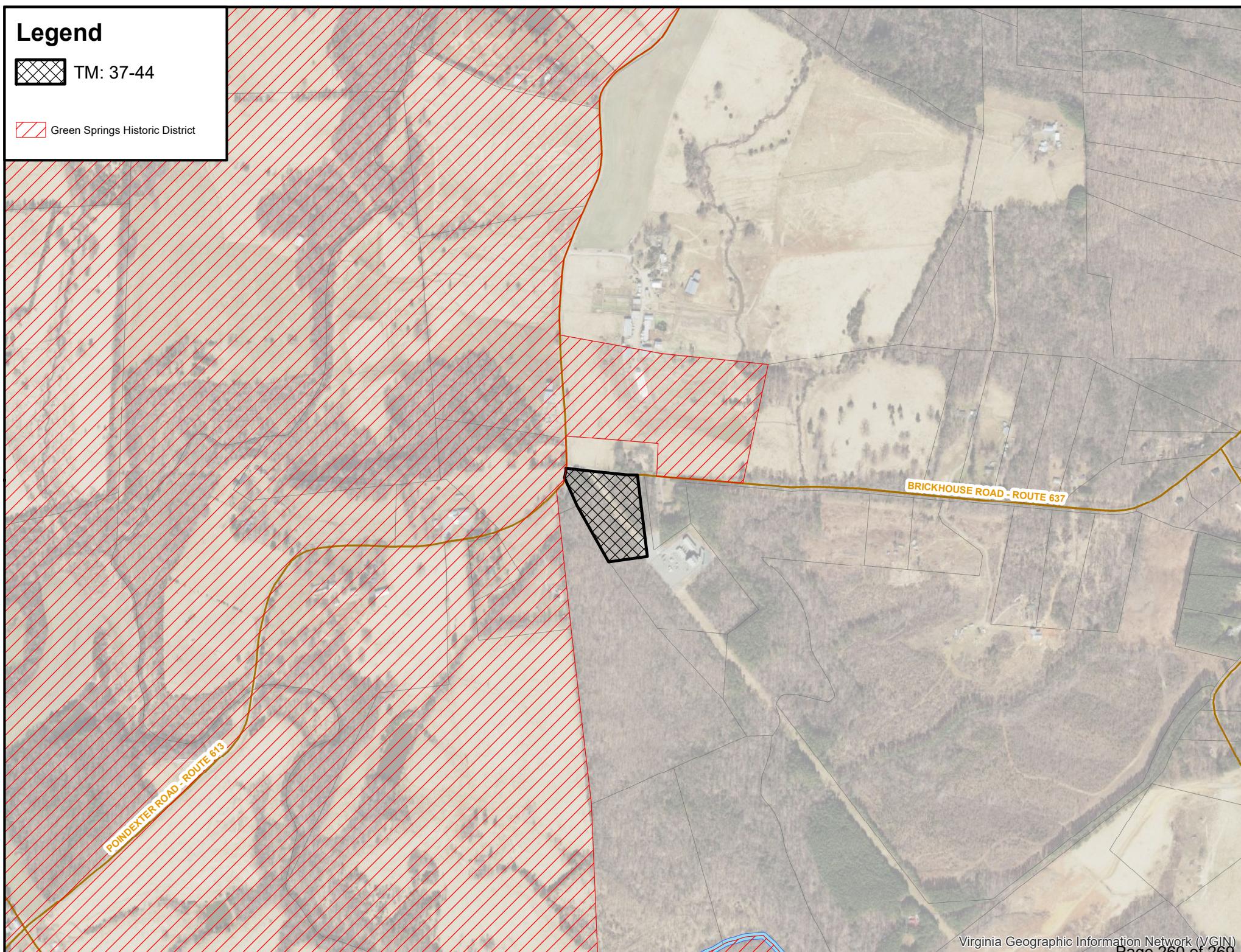
	A1 - Agricultural A1
	A2 - Agricultural A2
	RE - Rural Estate
	C1 - Light Commercial
	C2 - General Commercial
	IND - Industrial
	I-1 Industrial Limited
	I-2 Industrial General
	R1 - Residential Limited
	R2 - Residential General
	PUD - Planned Unit Development
	RD - Resort Development
	MHP - Mobile Home Park
	Right-of-Way



Legend

 TM: 37-44

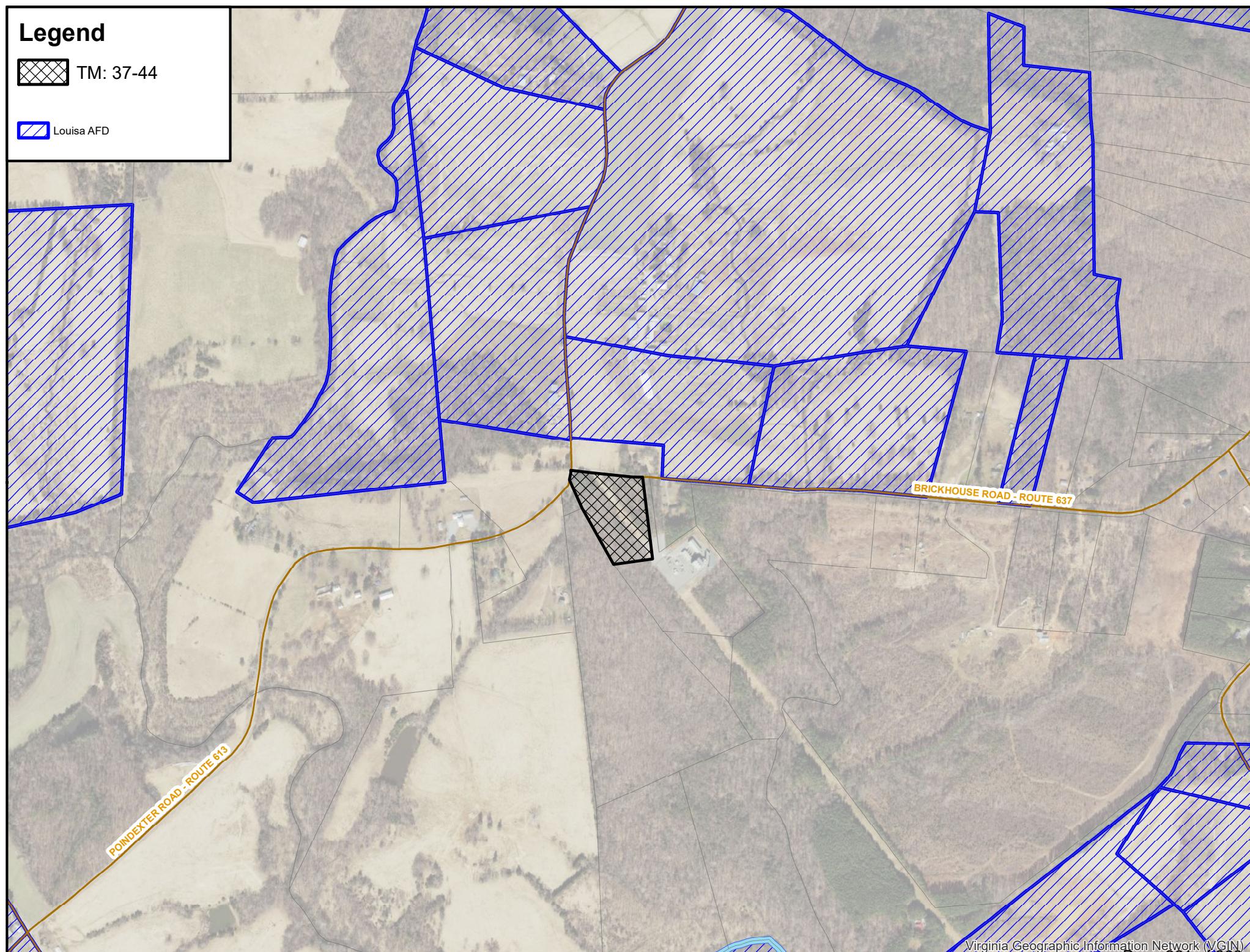
 Green Springs Historic District



Legend

TM: 37-44

Louisa AFD



Enclosure 4 - Site Photos, CUP 2025-04



Intersection of Poindexter Rd (Rt. 613) & Brickhouse Road (Rt. 637).



Facing East on Brickhouse Road (Rt. 637). Clearing for existing Pipeline on right. Quaker Hill Farm on Left.



Existing vegetation on TMP 37-44. Facing East from entrance of TMP 37-42.



Existing vegetation on TMP 37-44 facing West. Proposed paved entrance to go here and measure 120 feet +/- wide off Brickhouse Rd

Enclosure 4 - Site Photos, CUP 2025-04



Top: Existing Entrance to Remain for Existing Operation on TMP 37-45 (CUP2017-02). There is no proposed access between parcels at this time.

Top Left: Existing Compressor Station. Site is secured and signage posted.

Bottom Left: Northwestern view of TMP 37-44. Clearing for Pipeline is on left. Entrance is on right. Existing vegetative buffer shown is proposed to remain.

Right: Signage posted at entrance of TMP37-45.



MEMORANDUM

To: Kayla Polychrones, Associate Planner and Case Manager

From: Deborah Johnson
Administrative Assistant, Planning Commission Clerk

Date: May 22, 2025

Re: Notice of Public Hearing CUP2025-04 to Adjoining Parcels

On May 22, 2025, the following notice was sent via certified mail to the adjoining parcels of Tax Map 37-44 listed below:

In accordance with the enclosed copy of the newspaper notice and the Zoning Ordinance of Louisa County, Virginia, the Louisa County Code and the State Code of Virginia, 1950, as amended, a public hearing will be held to consider the rezoning, conditional use permit, special exception, variances, zoning appeals and/or agricultural and forestal districts concerning real estate which is either across the street, adjoining, abutting your property, owned or occupied by you. The Zoning Ordinance requires that you be notified of this hearing so that you may attend and express your views on this matter of possible concern to you. You are not required to attend this meeting but may if desired. The applicant should attend so that questions concerning the request might be answered. Please read the enclosed newspaper notice to determine how the property concerned will possibly be affected. Please call the Community Development office at 540-967-3430 if you need additional information.

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 PM on Thursday June 12, 2025, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, VA.

CUP2025-04 Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent – Conditional Use Permit Request

Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent requests the issuance of a Conditional Use Permit to allow for *Utility Service, Major* for a renewable natural gas unloading station in the Agricultural (A-2) zoning district, in accordance with Section 86-154 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. The property is located at the intersection of Brickhouse Road (Route 637), and Poindexter Rd (Route 613), and is further identified as tax map parcel 37-44, in the Patrick Henry Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth areas.

TO:

See Attachment

Abbie Fosburgh
CUP2025-04
7001 Macarthur Blvd
Bethesda, MD 20816

Frances Taylor
CUP2025-04
136 Brickhouse Rd
Louisa, VA 23093

Laverne Earley Trustee
CUP2025-04
668 Country Club Trail
Fairfield, PA 17320

M Maury & Teresa Atkins
CUP2025-04
5412 Poindexter Rd
Louisa, VA 23093

Donald Atkins/Trustees of Berea
Baptist Church
5271 Poindexter Rd
Louisa, VA 23093

Commonwealth Gas Pipeline Corp
CUP2025-04
P.O. Box 35800
Richmond, VA 23235



June 20, 2017

Columbia Gas Transmissions, LLC
C/O Jeffrey Winkle, Agent
1700 MacCorkle Ave. SE
Charleston, WV 25314

RE: CUP2017-02; TMP 37-45
Agricultural (A-2)

Dear Mr. Winkle,

At a regular meeting of the Louisa County Board of Supervisors held June 19, 2017, the Board voted to approve the request for the issuance of a conditional use permit for a *utility service, major* for the expansion of an existing Compressor Station in accordance with Section 86-64.3 Permitted use - With conditional use permit in the Agricultural (A-2) zoning district.

Approval was made with the following conditions:

1. Entrance permit must be issued by the Virginia Department of Transportation, if applicable.
2. Administrative review and approval of site plan prior to issuance of the building permit.
3. A gate shall be placed at the main entrance of the facility. The compressor station facility shall be secured by a chain link fence at least six (6) feet in height with barbed wire along the top of the fence.
4. The administrative and safety codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies and by Louisa County, and by the successors of each, applicable to such facility shall be observed.
5. The applicant shall monitor the facility 24 hours a day by a remote monitoring system to detect changes in pressure and described codes, rules, and regulations. An updated copy of the company's standard operating procedures (SOP) for Emergency Response shall be filed with the Community Development Department at least 90 days prior to placing the new facility in service.
6. The facility sound shall not exceed the following levels outlined in the Louisa County Noise Ordinance: A1, A2 Daytime 65dB, Nighttime 55dB.
7. The applicant shall conduct preparedness training sessions within Louisa County to familiarize local fire and emergency services personnel with the company's ability to respond to a natural gas emergency and the types of natural gas emergencies for which the company would notify local officials. The above shall be coordinated by the

applicant's designated representative with the County of Louisa Emergency Services Coordinator. Training shall be on an annual basis following the issuance of the building permit, unless the Emergency Services Coordinator advises that a less frequent schedule is preferred.

8. Adjacent landowners are to be supplied with an emergency telephone number they can call to report a problem within two weeks of approval of this CUP and should be notified 24 hours in advance of a scheduled full station blowdown.
9. To protect the use and development of abutting property, a vegetated buffer of 5-10 feet in width shall be established between the proposed new fence and the property line, except where landscaping would conflict with proposed underground conduit, the proposed leach field, any easements, or areas of regraded slopes as shown on the final approved Erosion and Sediment Control Plan or the final approved Site Development Plan.
10. No sign intended to be read from off the premises shall be permitted in connection with such uses except for a sign identifying the company's name and otherwise as generally permitted in the Agricultural (A2) district.
11. All driveways and off-street parking areas shall have gravel surface or better and shall be maintained at all times.
12. Water and sewer source and supply shall be approved and permitted by the State Health Department and Water Authority if applicable.
13. The health and environmental codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies, and by Louisa County, and by the successor or successors of each, applicable to such facility shall be observed.
14. Any new lighting on site shall be of the dark sky variety, such as visors and uplighting shields on outdoor lighting fixtures.
15. Erosion and sediment control plans are required if land disturbance exceeds 10,000 square feet.
16. Violation of any of the above conditions, or existing conditions, shall be grounds for revocation of this Conditional Use Permit.
17. The Board of Supervisors or their designated representative reserves the right to inspect the premises at any time upon reasonable advance notice of two (2) business days to ensure that sufficient safety escorts are available.
18. All construction activity including, clearing, and grading shall be limited to the hours of 6:30 a.m. to 6:30 p.m., Monday through Saturday. The project owner may request permission from the Zoning Administrator to conduct construction activities on Sundays, but such permission will be granted or denied at the sole discretion of the Zoning Administrator.
19. If construction of the proposed improvements to the Compressor Station are not completed within two (2) years of receipt of the FERC Notice to Proceed, this conditional use permit shall be considered void. The applicant/owner may request no more than two

(2), six-month extensions with approval by the Zoning Administrator.

Approval concerned the property located on the south side of Route 637 (Brickhouse Road), approximately 0.09 miles west of Route 613 (Poindexter Road). The property is further identified as tax map parcel 37-45, in the Patrick Henry Voting District.

Should you have further questions or need additional information, please contact our office.

Sincerely,



Allyson Finchum
Director of Community Development

AF/kmc

Cc: Columbia Gas Transmissions, LLC
300 Woodcliff Drive, Suite 102
Canonsburg, PA 15317

TransCanada Corporation
C/O Tyler Hallinan
455 Racetrack Road
Washington, PA 15301

