



Heart Pine Solar Marion County

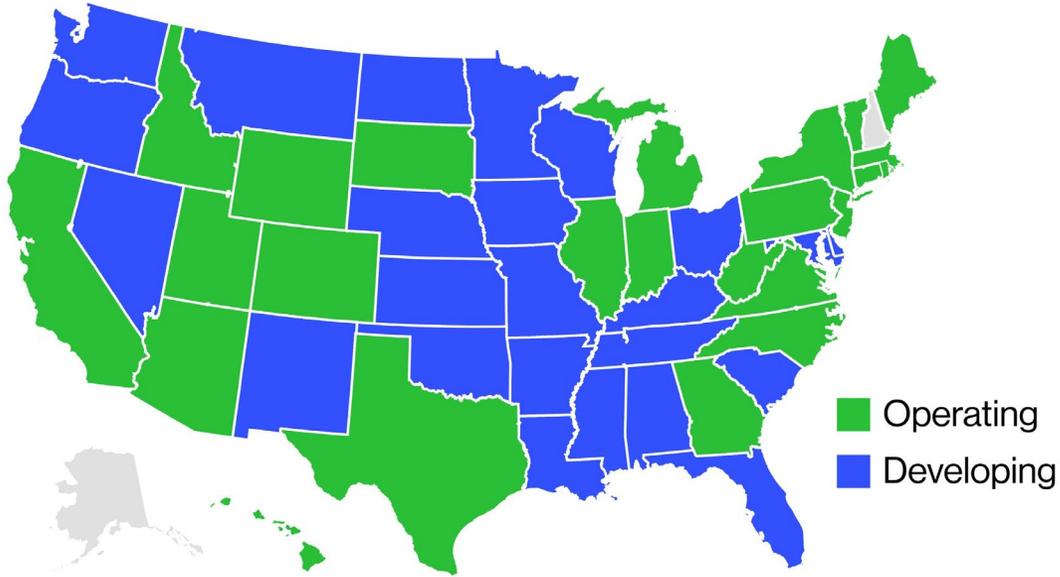
Board of Commissioners

Pullman Solar (Lee Township, MI)

March 12, 2024



AES Clean Energy in the US



5.1 GW

operating

3.4 GW

under construction

51 GW

in development

About AES

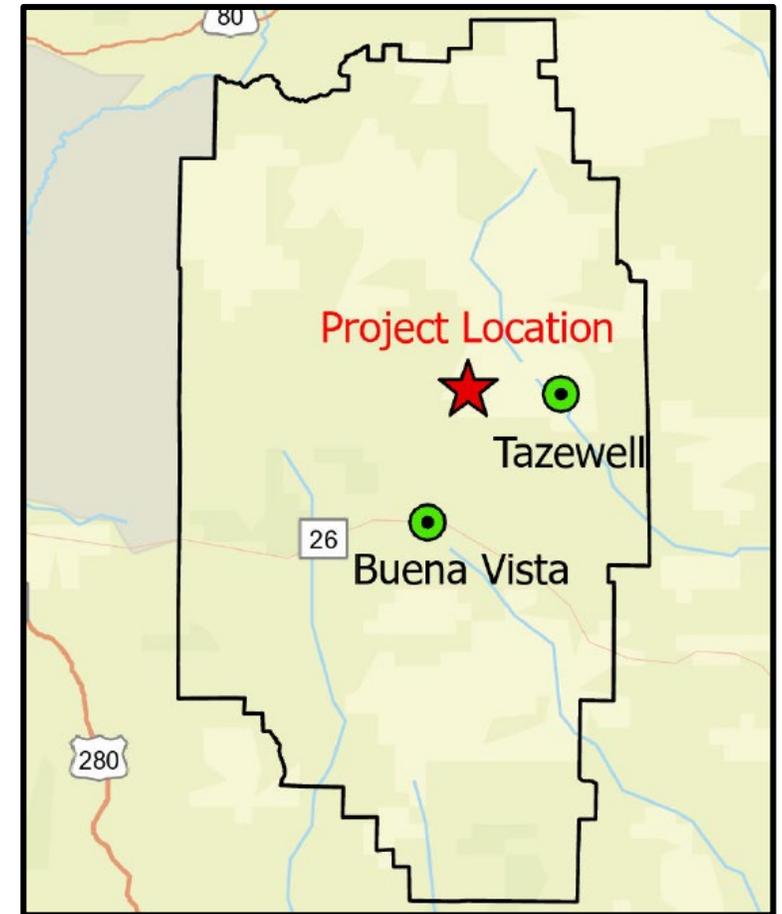
Founded in 1981, The AES Corporation (AES) is a Fortune 500 global energy company accelerating the future of energy. Headquartered in Arlington, Virginia, AES delivers innovative clean energy solutions that are flexible and tailored to meet the specific needs and objectives of our customers.

Our work

AES owns and operates more than 540 utility-scale and community solar, wind, energy storage and hybrid projects across 24 states in the US. We deliver cost-competitive clean energy to utilities, communities, corporations, and organizations to meet their clean energy and sustainability commitments both today and into the future.

Heart Pine Solar

- **150 MW** proposed solar project
- Located 4 miles northeast of Buena Vista and 1.25 miles west of Tazewell
- Planned start of construction in 2026-2027 and commencement of operations in 2028-2029



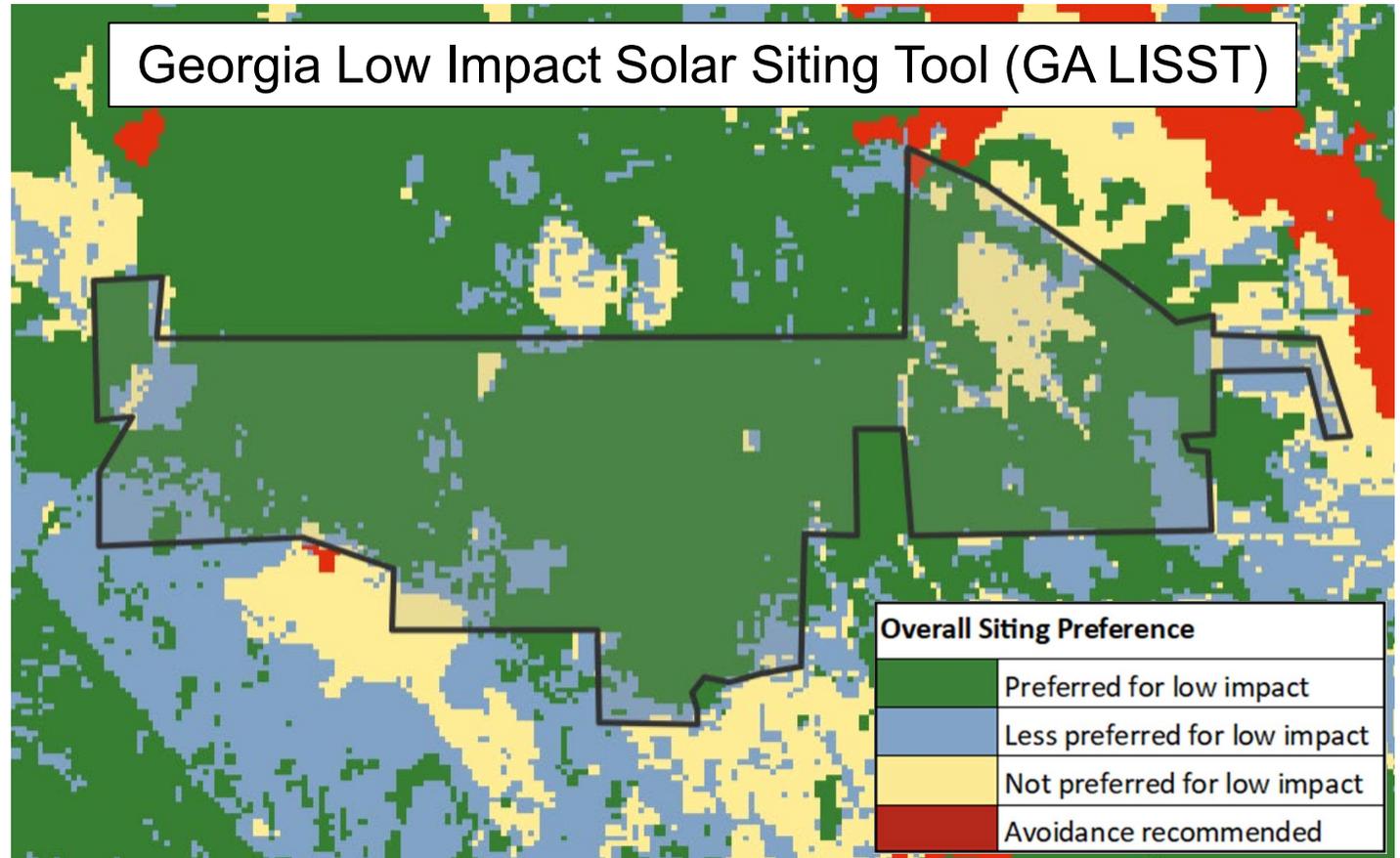
Standard #1

“The approval will not be detrimental to the health, safety, and general welfare of the county.”

- Solar technology is safe, proven, and effective
- Heart Pine is designed and will be constructed to have minimal impacts on the land and comply with all applicable rules and regulations designed to protect people and the environment
- Siting and environmental diligence that inform project design ensure the project has minimal impacts and is not detrimental to health, safety or the general welfare of the county
- Heart Pine will provide significant property tax revenue which the county may use to address their needs

Siting

- Project was sited with the assistance of the Georgia Low Impact Solar Siting Tool (GA LISST)
 - GA LISST was developed through coordination with Georgia Department of Natural Resources, The Nature Conservancy, and the US Fish and Wildlife Service
 - GA LISST indicates the vast majority of the project area is preferred for low impact solar development



Environmental Diligence

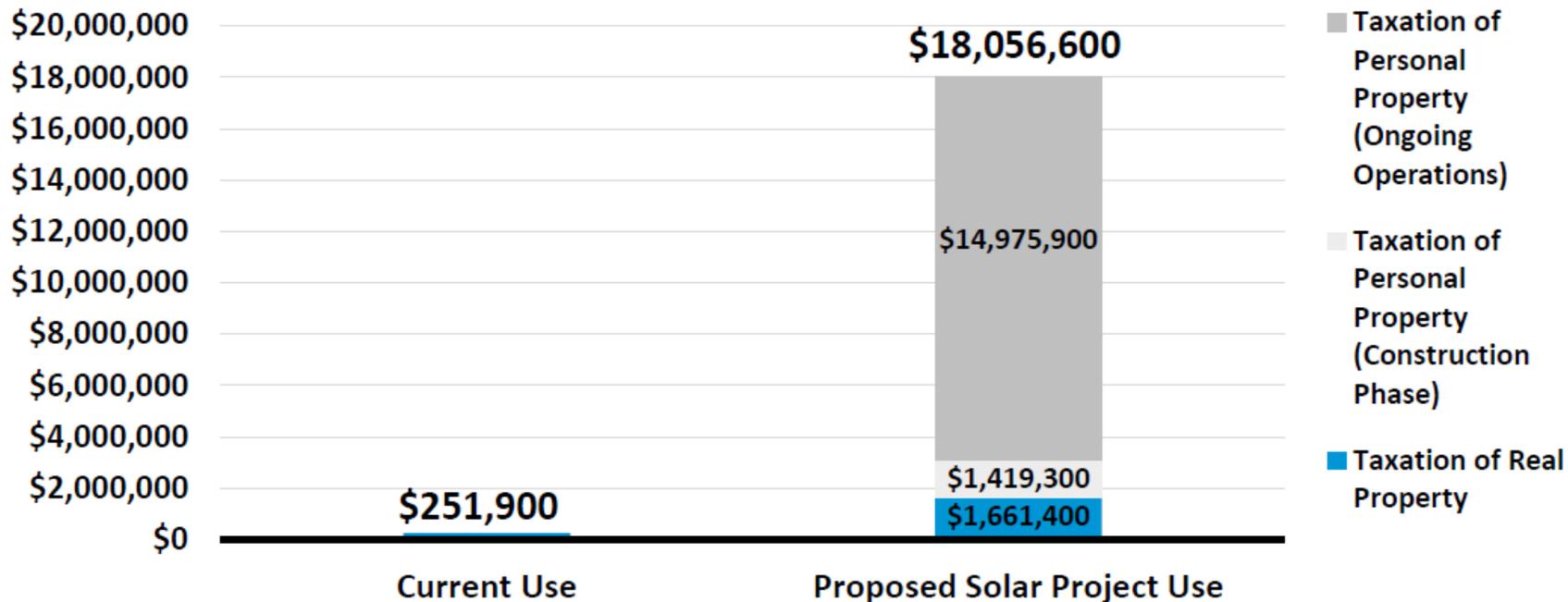
- **Natural Resource Studies Completed**
 - Phase I Environmental Site Assessment
 - Wetland Desktop Evaluation
 - Wetland Delineation
 - Threatened & Endangered Species (T&ES) Desktop Evaluation
 - T&ES Habitat Suitability Survey
- **Cultural Resource Studies Completed**
 - Cultural Phase IA



**US Army Corps
of Engineers®**

Beneficial, Not Detrimental, to General Welfare

Estimated Cumulative Marion County Revenue (in 2024 Dollars)



- Estimated \$18 million in property tax revenues over life of project
- Estimated 288 jobs during construction period
- Minimal burden on the county for additional services to support the project

Standard #2

“The proposed use shall not be detrimental to the use or development of adjacent properties or the general neighborhood, nor affect adversely the health and safety of residents and workers.”

- Solar is a quiet, peaceful neighbor
- No noticeable increase in traffic from the project once in operations
- Setbacks, vegetative buffers, and design standards blend the project with the surrounding area
- Safety measures, such as fencing and signage, will be in accordance with applicable local, state, and federal regulations

Road Improvements

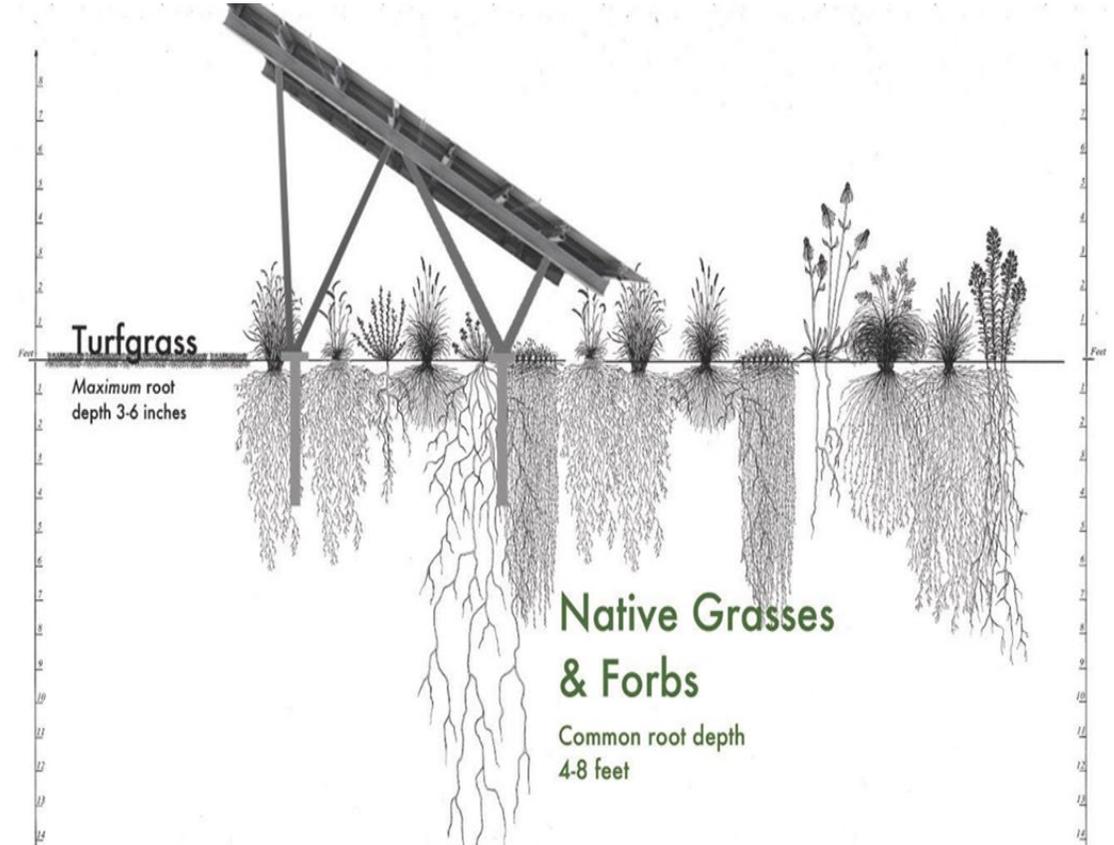
- Dirt roads around project area would be improved to enable construction (primarily Morgan Ford Road)
- Improvements would be funded by the project and coordinated with the county through a Road Use Agreement
- Neighbors and travelers throughout this area would benefit from improved roadways



Morgan Ford Road – Current Conditions

Design

- Design standards:
 - Setbacks in compliance with county ordinance for AG district
 - Vegetative buffer of 10-foot width around entire project perimeter
 - Minimum 7-foot fencing around project equipment
 - Wildlife corridors to promote continued access for animals
 - Planting of native vegetation seed mix throughout project area



Land Preservation and Decommissioning

- Solar is a land use that preserves the land for future uses
- Decommissioning and Reclamation Plan will include:
 - Removal of all project equipment
 - Restoration of land
 - Re-seeding of vegetation where needed for soil stabilization
 - Decommissioning financial assurance structure

Standard #3

“The proposed use shall not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement noise or fume generation or type of physical activity.”

- Solar is generally a passive use once constructed
- A solar project generates no odor and no traffic that creates a nuisance or hazard
- No discernable noise outside project property with design setbacks
- Full-time on-site staff ensure project maintenance

Standard #4

“The proposed use shall not be affected adversely by the existing uses, and the proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.”

- Current land use is complimentary to a solar project
- Design confirms property size is more than sufficient

Current Use, Diligence, and Design

- Current land use is primarily pastureland, some wooded areas, some cropland, and hosting a transmission line
- Voluntary land agreements enable development, construction, operations, and decommissioning
- Diligence supports that no existing uses cause complications for a solar project
- Conceptual site plan shows proposed use is placed on a property of more than sufficient size to house the solar project



Standard #5

“Parking and all development standards set forth for each particular use for which a permit may be granted have been met.”

- As proposed, the project meets and, in many instances, exceeds, all applicable county development standards, including with respect to setbacks, vegetative buffering, fencing, planting of native vegetation, and inclusion of wildlife corridors
- Parking for operation and maintenance staff will be onsite and in accordance with applicable ordinance requirements

Conclusion

Heart Pine Solar, as proposed, meets and, in many instances, exceeds, applicable county standards and requirements. Based on the evidence presented in the application materials and testimony, the project:

- will not be detrimental to the health, safety, and general welfare of the county;
- will not be detrimental to the use or development of adjacent properties or the general neighborhood, nor affect adversely the health and safety of residents and workers;
- will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement noise or fume generation or type of physical activity;
- will not be affected adversely by the existing uses, and the proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use; and
- meets parking and all development standards set forth for the particular use of solar



Spotsylvania Solar Energy Center
(Spotsylvania County, VA)