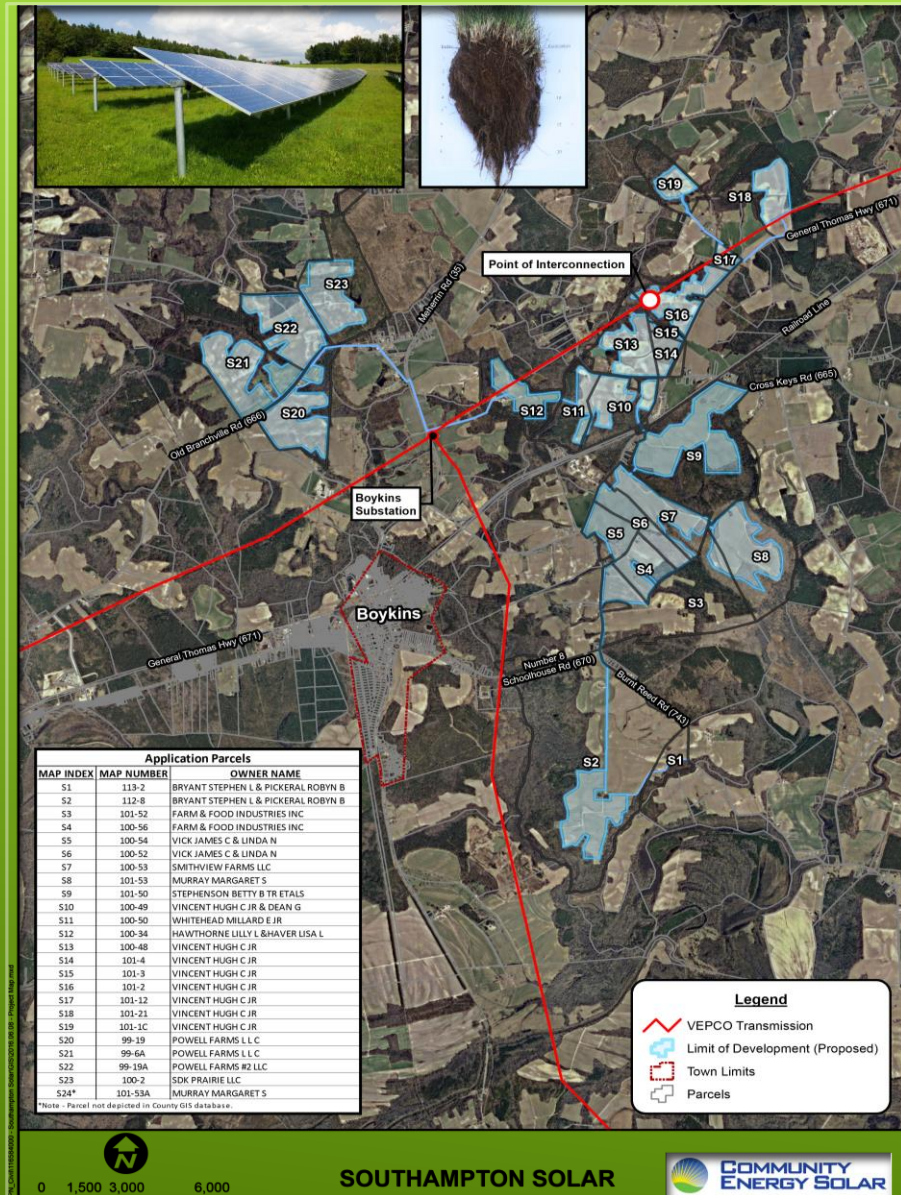


SOUTHAMPTON SOLAR

June 27, 2019

Utility-Scale Solar: A VACO Seminar



Comprehensive Plan amendment, zoning map amendment, and Conditional Use Permit approved by the Board of Supervisors September 26, 2016

- 100 MW
- Limits of Disturbance, 1,437 acres, 1% of agricultural land in County
- Area under panels, 1,288 acres
- Portions of 24 tax parcels, 15 property owners
- 500,000 panels
- Two new substations
- 31 miles of silt fence during construction
- Construction began Spring 2017, still on-going

Proffers

- ▶ Use of property limited to solar power generating facility and structures and infrastructure, as well as agriculture
- ▶ Teaching kiosks (2) and solar education workshops (4)
- ▶ Emergency responder training
- ▶ Decommissioning plan, landscape plan, and noxious weed control plan provided prior to issuance of building permits
- ▶ \$50,000 landscape and fence maintenance bond provided prior to final inspections. Can be used to mitigate future property owners' glare and visual impacts
- ▶ Panel replacements will be silicon crystalline materials such as the original installation

Summary of construction fees vs. expenses

Total Construction Value per permit applications \$111,551,056.57

Total building and electrical permit fees collected \$285,042.16*

*plus \$25 admin fee per permit and required 2% state levy

Total foreseen staff costs to provide required inspection services
\$328,286

Summary of E&S and SWM fees vs. expenses

First Land Disturbing Permits Issued March 2017

First 1.5 years – Two environmental inspectors 3 full days plus on-site meetings per week minimum plus after significant rain

Most recent year and on-going – Two environmental inspectors 1.5-2 days per week

E&S original permits	\$ 6,850
SWM original permits	32,400
Inspection fees	22,950
SWM maintenance	<u>11,250</u>
Total	\$73,450

Tax information from Commissioner of the Revenue

Total approximate taxes paid in 2018

\$ 97,050 in real estate tax

273,361 in personal property tax

\$370,411 total, 6/10 of 1% of total revenue of \$60,848,823 in 2018

Plus a one-time payment in 2017 of roll-back taxes of \$113,921

Comprehensive Plan Support of Solar Development

- Support efforts to integrate alternative energy production with agricultural uses to make fuller and more diverse use of agricultural properties
- Seek green industries to capitalize on both the County's abundant wood basket and abundance of sunlight
- Encourage opportunities for alternative and renewable energy sources for County properties and private property

However...

Utility Scale Ordinance adopted December 2018

Used DEQ template as starting point

- M-1, Limited Industrial zoning plus Conditional Use Permit
- Community meeting prior to submittal, supply mailing list, sign-in sheet, agenda, summary with application
- Applicant to pay County to hire outside consultant to review application and materials
- Traffic, environmental, historic, and community impact studies with application
- Groundwater testing before, during, and every 5 years after construction
- Emergency responder training within 60 days of commercial operation
- No speculative applications accepted
- 20 acre minimum, 1,000 acre maximum
- Phasing, landscape, and noxious weeds plan with application
- Decommissioning plan provides 50% salvage credit, plan submitted with application







