FLUVANNA COUNTY PLANNING COMMISSION

MEETING AGENDA

Carysbrook Performing Arts Center

8880 James Madison Highway, Fork Union, Virginia 23055

January 13, 2026

6:00pm Work Session | 7:00pm Regular Meeting

	WORK SESSION
1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE	
2 – SUBDIVISION ACCESS	
	REGULAR MEETING
1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE	
2 – ADOPTION OF THE AGENDA	
3 – DIRECTOR'S REPORT	
4 – APPROVAL OF MINUTES	
A	None
5 – PUBLIC COMMENTS #1 (5 Minutes Each)	
6 – PUBLIC HEARING	
B	None
12 – RESOLUTIONS	
C	None
13 – PRESENTATIONS	
D	None
14 – UNFINISHED BUSINESS	
E	ZTA 25:09 – Amend the "Code of the County of Fluvanna, Virginia," by amending height regulations for power production plants – Todd Fortune, Director of Planning ***APPLICANT REQUESTED DEFERRAL UNTIL FEBRUARY 24, 2026***
F	SUP 25:04 – Expedition Generation Holdings – Todd Fortune, Director of Planning ***APPLICANT REQUESTED DEFERRAL UNTIL FEBRUARY 24, 2026***
G	SA 25:01 – Planning Commission Substantial Accord Review and Determination for Expedition Generation Holdings per Code of Virginia Section 15.2-2232 – Todd Fortune, Director of Planning
15 – NEW BUSINESS	
H	Planning Commission Bylaws – Todd Fortune, Director of Planning; and Dan Whitten, County Attorney
16 – PUBLIC COMMENTS #2 (5 minutes each)	
17 – ADJOURN	

Todd Fortune

Planning Director Review

Fluvanna County…The heart of central Virginia and your gateway to the future!

For the Hearing-Impaired – Listening device available in the Morris Room upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.

****

PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

****

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.

2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.

3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.

4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
   - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
   - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
   - Speakers should approach the lectern so they may be visible and audible to the Commission.
   - Each speaker should clearly state his/her name and address.
   - All comments should be directed to the Commission.
   - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
   - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
   - Speakers with questions are encouraged to call County staff prior to the public hearing.
   - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
   - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
   - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
   - Further public comment after the public hearing has been closed generally will not be permitted.

COUNTY OF FLUVANNA
"Responsive & Responsible Government"

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners
From: Dan Whitten, County Attorney; and Todd Fortune, Director of Planning
Case Number: ZTA 25:09
District: Countywide Amendment

General Information: This request is to be considered by the Planning Commission on Tuesday, January 13, 2026 at 7:00 pm at the Carysbrook Performing Arts Center, 8880 James Madison Highway, Fork Union, Virginia 23055. The Commission held a public hearing on this request at its October 7, 2025 meeting and deferred the request until January 13, 2026.

Requested Action: Recommend approval of an amendment to the Fluvanna County Zoning Ordinance by amending § 22-17-16 to allow the Board of Supervisors to grant a waiver or modification for the maximum height allowances for chimneys and stacks on power production plants.

Applicant: Expedition Generation Holdings, LLC

Background Information: This request would amend § 22-17-16 of the County Code to give the Board of Supervisors the authority, when issuing a special use permit for a power production plant, to grant a waiver or modification of the maximum height allowances for chimneys and stacks on power production plants.

Currently, the Code allows for a maximum height of "the lesser of 145 feet above ground level or the height determined by 'good engineering practice' as determined by the State Air Pollution Control Board or the Department of Environmental Quality pursuant to applicable regulations addressing stack heights." The proposed amendment would allow the Board to grant a waiver or modification of that requirement. The Board would consider such waivers or modifications on a case-by-case basis.

This request is related to a Special Use Permit request for a gas-fired electric generating station that has been submitted by the applicant and is on the agenda for tonight's meeting. The applicant's case for approving this proposed ZTA is as follows:

- Gas turbine technology has become more efficient and more energy dense since the previous facility was constructed.
- This has increased the size of the turbines, as well as downstream equipment such as the HRSG (boiler) and the exhaust stack.

- Taller stack height is also needed to comply with air quality modeling required by Virginia Department of Environmental Quality (VDEQ).
- In summary: a taller stack is needed to accommodate the larger and more efficient generation equipment and standards being used today.

Planning Commission Action: This request was heard by the Planning Commission at its monthly meeting on October 7, 2025. The Commission voted 4-0 (with one member absent) to defer this request until January 13, 2026.

Per Section 22-20-1 of the Fluvanna County Code, in conjunction with Section 15.2-2285 of the Code of Virginia, the Planning Commission has 100 days from the date when the Commission first considers the application to make a recommendation. The Code language reads as follows:

> *Sec. 22-20-1. - Power of governing body; initiation of change; fees.*
> *The regulations, restrictions and boundaries established in this ordinance may from time to time be amended, supplemented, changed, modified or repealed by the governing body pursuant to section 15.2-2285 of the Code of Virginia as follows:*
>
> *(C) By the adoption by the Planning Commission of a resolution of intention to propose an amendment.*
>
> *Virginia Code Section 15.2-2285(B):*
>
> *No zoning ordinance shall be amended or reenacted unless the governing body has referred the proposed amendment or reenactment to the local planning commission for its recommendations. Failure of the commission to report 100 days after the first meeting of the commission after the proposed amendment or reenactment has been referred to the commission, or such shorter period as may be prescribed by the governing body, shall be deemed approval, unless the proposed amendment or reenactment has been withdrawn by the applicant prior to the expiration of the time period. The governing body shall hold at least one public hearing on a proposed reduction of the commission's review period. The governing body shall publish a notice of the public hearing in a newspaper having general circulation in the locality at least two weeks prior to the public hearing date and shall also publish the notice on the locality's website, if one exists. In the event of and upon such withdrawal, processing of the proposed amendment or reenactment shall cease without further action as otherwise would be required by this subsection.*

Per above, the Planning Commission does not have the ability to further defer this unilaterally. However, if could be deferred upon request by the applicant.

The applicant has requested a further deferral of this proposed ZTA until February 24, 2026 (request included in this packet). If the deferral is granted, a special called meeting of the Planning Commission would be held on February 24 to consider this proposed ZTA.

Recommended Motion:

- I MOVE THAT THE PLANNING COMMISSION DEFER ZTA 25:09 – AN ORDINANCE TO AMEND AND REORDAIN "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA" BY AMENDING § 22-17-16 TO ALLOW THE BOARD OF SUPERVISORS TO GRANT A WAIVER OR MODIFICATION FOR MAXIMUM HEIGHT ALLOWANCES FOR CHIMNEYS AND STACKS ON POWER PRODUCTION PLANTS – UNTIL FEBRUARY 24, 2026.

ORDINANCE TO AMEND AND REORDAIN "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA" BY AMENDING § 22-17-16 TO AUTHORIZE THE BOARD OF SUPERVISORS TO GRANT A WAIVER OR MODIFICATION TO THE CHIMNEY HEIGHT REQUIREMENT WHEN ISSUING A SPECIAL USE PERMIT FOR A POWER PRODUCTION PLANT

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

(1) That the Code of the County of Fluvanna, Virginia is amended by amending § 22-17-16 as follows:

CHAPTER 22 ZONING

ARTICLE 17. – GENERAL PROVISIONS

Sec. 22-17-16 – Special use permit for power production plants.

(A)(3)(b) The height of any chimney shall not exceed the lesser of 145 feet above ground level or the height determined by "good engineering practice" as determined by the State Air Pollution Control Board or the Department of Environmental Quality pursuant to applicable regulations addressing stack heights. **In issuing a special use permit for a power production plant, the Board of Supervisors may grant a waiver or modification to this requirement.**

(2) That the Ordinance shall be effective upon adoption.

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: SUP 25:04 Tenaska Project Expedition
Request for Special Use Permit
Date: January 13, 2026

From: Todd Fortune
District: Cunningham Election District

Applicant: Expedition Generation Holdings, LLC

Requested Action: **SUP 25:05 Tenaska Project Expedition** – A Special Use Permit request in the A-1, Agricultural, General District to construct a gas-fired electric generation facility on approximately 414.05 +/- acres and known as Tax Map 27-A-1 (165 acres) and Tax Map 27-A-4 (249.05 acres), which are located along Branch Road (Route 761) and Rock Lane. Tax Map 27-A-1 is located in the Rural Residential Planning Area, and Tax Map 27-A-4 is located within the Rural Preservation Planning Area. Both parcels are located within the Cunningham Election District.

The Planning Commission held a public hearing on this request at its monthly meeting on October 7, 2025 and deferred this request until January 13, 2026.

Existing Zoning: A-1, General Agricultural Zoning District

Existing Land Use: Vacant

Planning Area: Rural Residential (Tax Map 27-A-1)
Rural Preservation (Tax Map 27-A-4)

Adjacent Land Use: The surrounding parcels are zoned A-1, Agricultural, General. Tenaska owns two parcels directly east of the subject parcels, one of which is used for an existing generating station. The other is vacant. Other surrounding properties are either vacant or used for residential dwellings.

Summary:

The applicant is proposing a natural gas-fired power plant with a generating capacity of up to 1,540 MW. The SUP request covers two parcels totaling approximately 414.05 acres – Tax Map 27-A-1 (owned by Tenaska) and Tax Map 27-A-4 (owned by Pardee Virginia Timber; Tenaska has an option to purchase from the current owner).

The parcels are zoned A-1, Agricultural, General. The proposed use qualifies as "Utility, major" under the County Code, which requires a SUP in A-1. The proposed facility would be constructed and operated on Tax Map 27-A-1. Tax Map 27-A-4 would be used as a laydown area for construction. After construction, the applicant plans to restore Tax Map 27-A-4 to a natural area. The project site is adjacent to the existing Tenaska facility, accessed from Branch Road. Water use for power generation at the facility would be from surface waters. The only groundwater use at the facility would be for employees to use the bathroom and running water for uses like washing hands and dishes.

Related to this project, the applicant seeks to acquire two additional parcels south of the project site totaling approximately 354.82 acres and place conservation easements on those parcels. Those parcels, in turn, could be used as natural and recreational areas.

Comprehensive Plan:

A review of the current Comprehensive Plan as it related to this project found the following factors to be considered:

- The Plan says little about energy generation other than offering a strategy to support renewable energy generation.
- The Plan includes a goal to protect the County's rural identity and character, and strategies to preserve the natural environment. They include:
    - Protecting farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space.
    - Continuing to promote land-use taxation, conservation easements, ag-forestal districts, and other programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.
- The Plan includes goals to protect rural areas through economic development, and to diversify and strengthen the County's tax base.

Planning Staff Analysis:

The proposed request is classified as a Major Utility and it is defined in the Zoning Ordinance as: "facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities." A Major Utility is permitted by special use permit in the A-1 zoning district and the land use is subject to a site development plan approval prior to site construction.

Before the County would approve any site plan, it would need approvals from the Fluvanna County Erosion and Sediment Control Plan Reviewer and agencies including VDOT, the Virginia Department of Health, and the Virginia Department of Environmental Quality.

When evaluating proposed land uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two general guidelines for evaluation as set forth in the zoning ordinance.

First, the proposed use should not tend to change the character and established pattern of the area or community. This project proposes to use 50 acres out of approximately 414.05 acres from the two parcels. The related plan to acquire adjoining properties and place conservation easements on those properties would preserve approximately 354.82 additional acres. As such, this project (should it proceed) would preserve approximately 718.87 acres total.

Second, the proposed use should be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use of or the value of neighboring property. While the proposed project could preserve undeveloped land and could contribute to the tax base, relieving some developmental pressures, there are concerns that need to be addressed involving noise, air quality, and water quality. Steps will need to be taken to mitigate any effects, especially as they affect surrounding properties.

As a reminder to the Commission, per Section 22-17-4 (F) of the Fluvanna County Code, the Board of Supervisors may revoke any special use permit that is issued if one of the following findings occur:

1. The use for which such permit was granted has been abandoned (a permit may be deemed abandoned if the approved use has not been initiated within two years from the date of approval).
2. The holder of such permit has substantially breached the conditions of the permit.

Technical Review Committee:

The Technical Review Committee reviewed this SUP request on September 9 and had the following questions/comments (some of the questions have been answered):

- VDOT will want to see trip generation data, a turn lane analysis, and designs for a commercial entrance during the site plan process.
- What impact will construction traffic have on roads in the area?
    - *There will be approximately 800 workers on site during peak construction time (about 18 months) and between six and 30 delivery vehicles per day during construction (roughly four years).*
- Construction traffic could be a concern for the area around Route 53 at Route 619, especially during hours of congestion, given that this is already a busy intersection. Is there a way to mitigate the effects of that?
- For the connection to the power grid, will that go through the existing Dominion substation or will a new substation be needed?
    - *The plan is to connect at the same substation. Some additional work will be needed to accommodate the new plant.*
- Water and wastewater will have to go through permitting with VDH. For the well, Tenaska will need to coordinate with the VDH Office of Drinking Water.
    - *Suitability for septic will depend on the soils at the site.*
- Loss of forestland is a concern in this region. Timber should be harvested when needed, but preserve the forestland as much as possible. A well-managed forest can mitigate the effects of invasive insects and wildfire damage.
- The plant will be constructed on approximately 50 acres of Tax Map 27-A-1. Tax Map 27-A-4 will be used as a laydown area.
    - *There will be a temporary creek crossing to connect the laydown area to the construction site. It will need to be permitted, and County regulations stipulate the crossing be as perpendicular to the creek as possible.*
    - *Be aware of Virginia's Seed Tree Law in regards to reseeding of trees.*
- There are two additional parcels south of the site that Tenaska plans to purchase and place easements on.
- A third-party sound study is included in your packet.
    - *That information will be presented to the Planning Commission and Board. Expect questions about sound, both from the current plant and how the proposed new plant will affect noise.*
- Be sure fire hydrants on site have National Standard threads.
- For the surface water, will the new facility use the existing intake or need a new intake?
    - *That's still to be determined, but the applicant doesn't expect any additional intake to significantly affect other users on the James River.*

Neighborhood Meetings:

A series of neighborhood meeting were held by the applicant and various stakeholder groups in August and September 2025. The proposed SUP was discussed in detail, and questions were asked by attendees. Questions/concerns cited by attendees include sound, air quality, water usage/water quality, and the effects construction traffic would have on local roads.

Recommended Conditions:

The applicant and the County have been discussing conditions for the SUP. Subsequently, the County has retained the Berkley Group and Sands Anderson to review and comment on the proposed conditions, The Board of Supervisors and Planning Commission held a joint work session on January 7, 2026 to review the conditions and comments from each firm. A revised set of conditions will be available for the Planning Commission's review at the February 24, 2026 special meeting.

Planning Commission:

The Planning Commission considered this request at its monthly meeting on October 7, 2025 and voted 5-0 to defer this request until January 13, 2026.

Per Section 15.2-2268 (A)(7) of the Code of Virginia, a final decision on this request must be made within 12 months of the date when the Commission first hears the application. The Code language reads as follows:

> *"In any county having adopted such zoning ordinance, all motions, resolutions or petitions for amendment to the zoning ordinance, and/or map shall be acted upon and a decision made within such reasonable time as may be necessary which shall not exceed 12 months unless the applicant requests or consents to action beyond such period or unless the applicant withdraws his motion, resolution or petition for amendment to the zoning ordinance or map, or both."*

The applicant has requested a further deferral on this SUP request until February 24, 2026.

Suggested Motion:

1) I MOVE THAT THE PLANNING COMMISSION DEFER ZTA SUP 25:04 – A SPECIAL USE PERMIT REQUEST IN THE A-1, AGRICULTURAL, GENERAL DISTRICT TO CONSTRUCT A GAS-FIRED ELECTRIC GENERATION FACILITY ON APPROXIMATELY 414.05 +/- ACRES AND KNOWN AS TAX MAP 27-A-1 AND TAX MAP 27-A-4 – UNTIL FEBRUARY 24, 2026.

Attachments:

Deferral Request
SUP Application
General Location and Tax Parcel
Map Project Narrative
Conceptual Plan and Sketch Plan
Existing Conditions Map
Correspondence re: SUP conditions
Supporting documents:

- Public outreach
- Sound study
- Economic impact documentation
- Environmental documentation
- Traffic control plan

From:	Schweller, Lori
To:	Todd Fortune; Dan Whitten; Pitts, Jarrod
Cc:	Eric Dahl; Jennifer Schmack; Ross, Timberly; Debban, Blair; Lloyd, Preston
Subject:	RE: Expedition - Revised Conditions [WMIMAN-IWOVRIC.FID2780162]
Date:	Friday, January 9, 2026 10:02:41 AM

[EXTERNAL EMAIL] USE CAUTION.

Thanks, Todd. Tenaska would like to defer the ZTA and SUP to the February 24th date. That works for the applicant.

Thanks again,
Lori

J. Lori H. Schweller
Attorney
T 434.951.5728
email | website

323 2nd Street SE | Suite 900 | Charlottesville, VA 22902-3200

From: Todd Fortune <tfortune@fluvannacounty.org>
Sent: Friday, January 9, 2026 9:56 AM
To: Schweller, Lori <lschweller@williamsmullen.com>; Dan Whitten <dwhitten@fluvannacounty.org>; Pitts, Jarrod <JPitts@TENASKA.com>
Cc: Eric Dahl <edahl@fluvannacounty.org>; Jennifer Schmack <jschmack@fluvannacounty.org>; Ross, Timberly <TRoss@tenaska.com>; Debban, Blair <bdebban@tenaska.com>; Lloyd, Preston <plloyd@williamsmullen.com>
Subject: RE: Expedition - Revised Conditions [WMIMAN-IWOVRIC.FID2780162]

Email from external sender

Lori, I did. Thanks.

Please let me know on the scheduling issue ASAP so we can finalize plans and agendas for the Planning Commission.

Todd Fortune
Director of Planning
Fluvanna County
132 Main Street
P.O. Box 540

Cc: Eric Dahl <edahl@fluvannacounty.org>; Jennifer Schmack <jschmack@fluvannacounty.org>; Ross, Timberly <TRoss@tenaska.com>; Debban, Blair <bdebban@tenaska.com>; Lloyd, Preston <plloyd@williamsmullen.com>
Subject: RE: Expedition - Revised Conditions [WMIMAN-IWOVRIC.FID2780162]

Todd:

Attached is the final environmental memorandum for inclusion in the PC package.

Thanks,
Lori

J. Lori H. Schweller
Attorney
T 434.951.5728
email | website

323 2nd Street SE | Suite 900 | Charlottesville, VA 22902-3200

From: Todd Fortune <tfortune@fluvannacounty.org>
Sent: Thursday, January 8, 2026 4:54 PM
To: Schweller, Lori <lschweller@williamsmullen.com>; Dan Whitten <dwhitten@fluvannacounty.org>; Pitts, Jarrod <JPitts@TENASKA.com>
Cc: Eric Dahl <edahl@fluvannacounty.org>; Jennifer Schmack <jschmack@fluvannacounty.org>; Ross, Timberly <TRoss@tenaska.com>; Debban, Blair <bdebban@tenaska.com>; Lloyd, Preston <plloyd@williamsmullen.com>
Subject: RE: Expedition - Revised Conditions [WMIMAN-IWOVRIC.FID2780162]

Lori,

Would your team be agreeable to requesting a deferral until February 24? We have multiple items already on the agenda for February 10, and this would allow us to have a meeting that focuses solely on Tenaska.

Todd Fortune
Director of Planning
Fluvanna County
132 Main Street
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Palmyra, Virginia 22963

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tfortune@fluvannacounty.org
Home Page | Fluvanna County Virginia

From: Schweller, Lori <lschweller@williamsmullen.com>
Sent: Friday, January 9, 2026 9:06 AM
To: Todd Fortune <tfortune@fluvannacounty.org>; Dan Whitten <dwhitten@fluvannacounty.org>; Pitts, Jarrod <JPitts@TENASKA.com>
Cc: Eric Dahl <edahl@fluvannacounty.org>; Jennifer Schmack <jschmack@fluvannacounty.org>; Ross, Timberly <TRoss@tenaska.com>; Debban, Blair <bdebban@tenaska.com>; Lloyd, Preston <plloyd@williamsmullen.com>
Subject: RE: Expedition - Revised Conditions [WMIMAN-IWOVRIC.FID2780162]

[EXTERNAL EMAIL] USE CAUTION.

Good morning, Todd,

I'm not sure if you were expecting the supplemental Tenaska environmental memorandum emailed yesterday afternoon, so I wanted to provide some context. As explained in the introduction, this memorandum "provides relevant background information and corrective and clarifying information in light of recent reports claiming to detail health impacts associated with natural gas-fueled power generation in Fluvanna County. It also provides preliminary air quality modeling results in support of Expedition's air permit application currently under development in anticipation of the DEQ process."

Thank you for looking into the hearing scheduling question. We will get back to you on that question.

Lori

J. Lori H. Schweller
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T 434.951.5728
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323 2nd Street SE | Suite 900 | Charlottesville, VA 22902-3200

From: Schweller, Lori
Sent: Thursday, January 8, 2026 6:38 PM
To: Todd Fortune <tfortune@fluvannacounty.org>; Dan Whitten <dwhitten@fluvannacounty.org>; Pitts, Jarrod <JPitts@TENASKA.com>

Office - (434) 591-1900, Ext. 1060
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tfortune@fluvannacounty.org
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From: Schweller, Lori <lschweller@williamsmullen.com>
Sent: Thursday, January 8, 2026 2:32 PM
To: Todd Fortune <tfortune@fluvannacounty.org>; Dan Whitten <dwhitten@fluvannacounty.org>; Pitts, Jarrod <JPitts@TENASKA.com>
Cc: Eric Dahl <edahl@fluvannacounty.org>; Jennifer Schmack <jschmack@fluvannacounty.org>; Ross, Timberly <TRoss@tenaska.com>; Debban, Blair <bdebban@tenaska.com>; Lloyd, Preston <plloyd@williamsmullen.com>
Subject: RE: Expedition - Revised Conditions [WMIMAN-IWOVRIC.FID2780162]

[EXTERNAL EMAIL] USE CAUTION.

Good afternoon, Todd,

Tenaska would like to ask the Planning Commission to defer its decisions on the zoning ordinance amendment and special use permit Tuesday evening for 30 days. Given the number of suggestions from the Berkley Group and Sands Anderson and the status of the traffic report, we think it's in the best interest of the County and the Applicant to spend time carefully considering and revising the special use permit conditions.

We will come prepared to address the Comprehensive Plan on Tuesday and will send you that presentation by COB Monday.

Please let me know if there is anything further we need to do to make this request and if you have any questions.

Finally, may we please have a copy of the reports/letters from Berkley Group and Sands Anderson?

Thanks,
Lori

J. Lori H. Schweller
Attorney
T 434.951.5728
email | website

323 2nd Street SE | Suite 900 | Charlottesville, VA 22902-3200

COMMONWEALTH OF VIRGINIA

COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Tenaska Power Generation,LLC&Pardee Virginia Timber 1, LLC **Applicant of Record:** Expedition Generation Holdings, LLC

Address: 14302 FNB Parkway Omaha, NE 68154 Address: 14302 FNB Parkway, Omaha NE 68154

Phone: 817-462-8054 Fax: Phone: 817-462-8054 Fax:

Email: JPitts@tenaska.com Email: JPitts@tenaska.com

Representative: Lori H. Schweller, Williams Mullen

Address: 323 Second St SE, Ste. 900, Charlottesville, VA 22902

Phone: 434-951-5728 Fax:

Email lschweller@williamsmullen.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:
NA

Tax Map and Parcel(s) 27-A-1 and 27-A-4

Acreage 165 Acres +249.05 acres **Zoning** A-1

Deed Book and Page: NA

Location of Parcel: Rock Lane and Branch Rd.

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Utility, Major; Power Production Plant

*Ten copies of a sketch plan (8.5 x II inches or11x17inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Expedition Generation Holdings, LLC / Tenaska Power Generation, LLC

Date: August 27, 2025 **Signature of Owner/Applicant:** By: _____ Title: Vice President

Subscribed and sworn to before me this 27th day of August ,2025

Notary Public: Renae Connolly Register#

My commission expires: 1/10/2029

Certification: Date:

General Notary - State of Nebraska
RENAE CONNOLLY
My Comm. Exp. Jan. 10, 2029

Office Use Only			
Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP_____
$800.00 fee paid:			
Amendment of Condition: $400.00 fee paid:			
Telecommunications Tower fee plus mailing costs paid:		Telecom Consultant Review fee paid:	
Election District:		Planning Area:	

Public Hearings	
Planning Commission	**Board of Supervisors**
Advertisement Dates:	Advertisement Dates:
APO Notification:	APO Notification:
Date of Hearing:	Date of Hearing

Additional Signature Page for Application for Special Use Permit
Applicant: Expedition Generation Holdings, LLC
Owner of Record: Pardee Virginia Timber 1, LLC
Tax Map Parcel No. 27-A-4

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site. Notwithstanding the foregoing and in consideration for the aforementioned authorization, the County Employees, the Planning Commission and Board of Supervisors hereby agree to assume all risks for personal injuries related to or arising from their use and occupation of the property except for those caused by the negligence of the owner/applicant.

Date: 8/26/2025

Signature of Owner:

PARDEE VIRGINIA TIMBER 1 LLC,
a Delaware limited liability company

By: Pardee & Curtin Holding Company LLC

Its: Sole member

By: [signature]

Name: STEPHEN D. HALD

Title: PRESIDENT

Subscribed and sworn to 26th day of August ,2025
before me this
Notary Public: Trina J. Fox Register #
My commission expires: August 25, 2026
Certification: Date:

[signature]

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Trina J Fox
155 Rock Crusher Ridge Road
Danese WV 25831
My Commission Expires August 25, 2026

TENASKA

SPECIAL LIMITED POWER OF ATTORNEY
LAND USE APPLICATION

KNOW ALL MEN BY THESE PRESENTS:

That **Pardee Virginia Timber 1 LLC**, a Delaware limited liability company, the below signatory, is the sole owner (the "Owner") of that certain parcel of real property located in Fluvanna County, Virginia, identified as Map PIN 27-A-4, containing approximately 249.05 acres, located north of Branch Road / S. R. 761 in Fluvanna County, Virginia (the "Property"), and

That I do hereby make, constitute and appoint:

> **EXPEDITION GENERATION HOLDINGS, LLC**, a Delaware limited liability company, EXPEDITION GENERATING I, LLC, a Delaware limited liability company, EXPEDITION GENERATING II, LLC, a Delaware limited liability company, and TENASKA POWER GENERATION, LLC, a Delaware limited liability company, and TENASKA VIRGINIA PARTNERS, L.P., a Delaware limited partnership, and their respective employees and agents, including but not limited to Lori H. Schweller, Esq., Preston Lloyd, Esq., Charles Alvis, Esq., Valerie Long, Esq., and Megan Nedostup of Williams Mullen with the authority to act as agent for the sole purpose of filing any land use, zoning, special use permit, substantial accord determination, site plan, or building permit applications and related documents and materials necessary to obtain all governmental approvals required to use, clear, plant, grade, install and construct laydown yard, parking area, buffers, and other improvements on the Property in association with the development of a Utility, Major; Power Production Plant on PIN 27-A-1 and the Property and to do and perform all acts and make any representations necessary during the zoning, zoning ordinance amendment, special exception, special use permit, conditional use, substantial accord, site plan, and building permitting meetings, hearings, and other processes with regards to such approvals.
>
> To act as my true and lawful attorney-in-fact for and in our name, place and stead with full power and authority we would have if acting personally to seeking zoning ordinance amendment, conditional or special use, special exception, variance, or site plan approval, substantial accord determination, administrative zoning approval, building permit, or any modification to any of the aforementioned or to any existing development standards or requirements and to set forth and offer such legally acceptable voluntarily proffered conditions, or amendments, modifications or deletions thereto, that in the agents' discretion are deemed reasonable, appropriate and necessary.

This Limited Power of Attorney shall not terminate until the first to occur of the following: (a) the Utility, Major; Power Production Plant proposed for PIN 27-A-1 and PIN 27-A-4

has been fully approved, constructed, and permitted for occupancy; (b) or the Option Contract for Sale and Purchase of Real Property in Virginia, dated May 23, 2025, between Owner and Tenaska Power Generation, LLC, as it may be amended, has expired or has been terminated; *provided, however,* that upon conveyance of the Property by the Owner to Tenaska Power Generation, LLC, a Delaware limited liability company, or its assigns, this Limited Power of Attorney shall have no further effect.

WITNESS the following signature:

PARDEE VIRGINIA TIMBER 1 LLC,
a Delaware limited liability company

By: PARDEE & CURTIN HOLDING COMPANY LLC

Its: Sole Member

By: _____

Name: STEPHEN D. HARP

Title: PRESIDENT

STATE OF WEST VIRGINIA

COUNTY/CITY OF Nicholas / Summersville

I, Trina J. Fox, a Notary Public in and for the State and County/City aforesaid, do hereby certify that Stephen D. Harp, President of Pardee & Curtin Holding Company LLC, sole member of Pardee Virginia Timber 1 LLC, a Delaware limited liability company, this day personally appeared before me in my State and County aforesaid and acknowledged the same on behalf of the company, being duly authorized to do so.

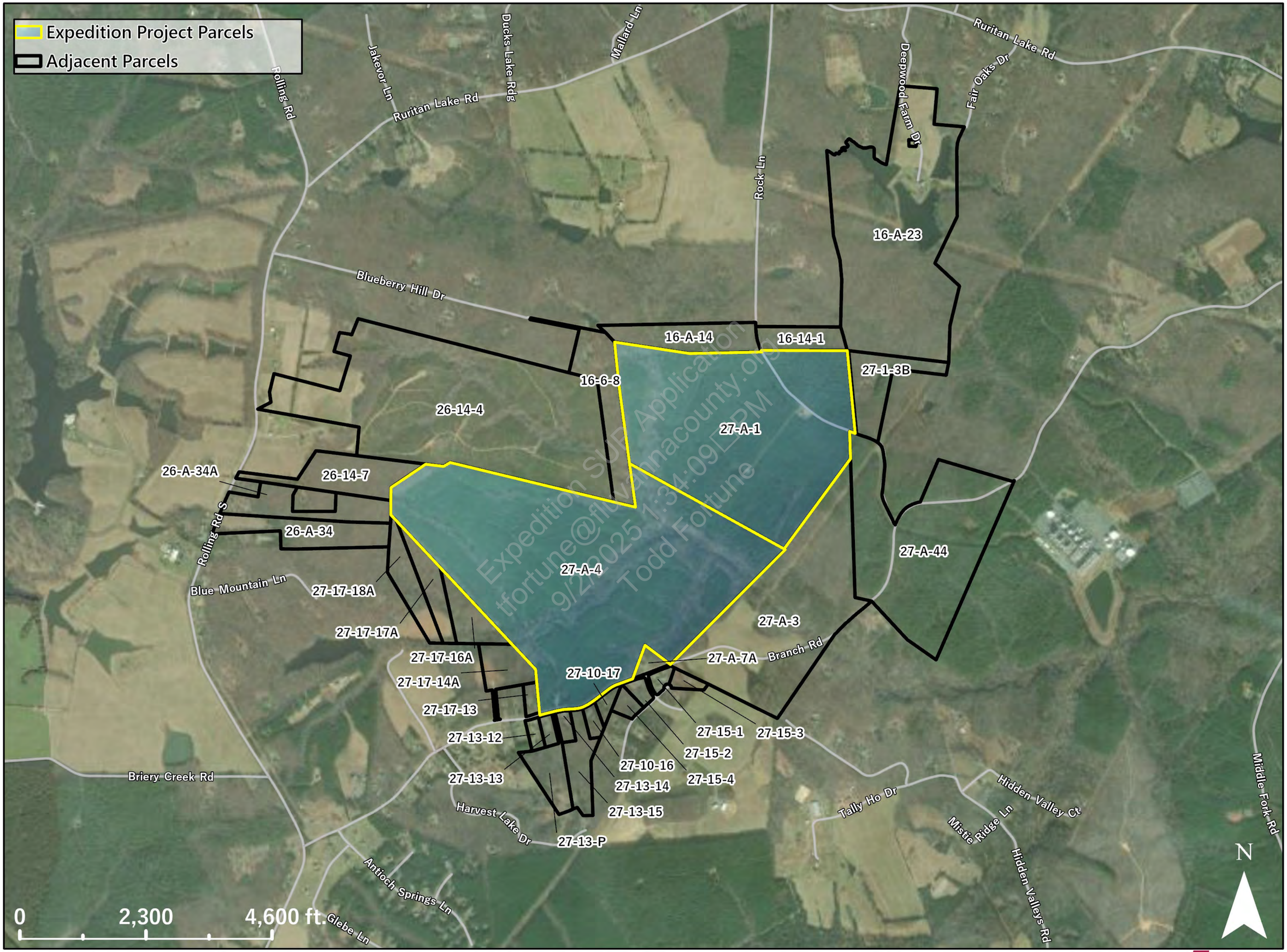
Given under my hand this 26th day of August, 2025.

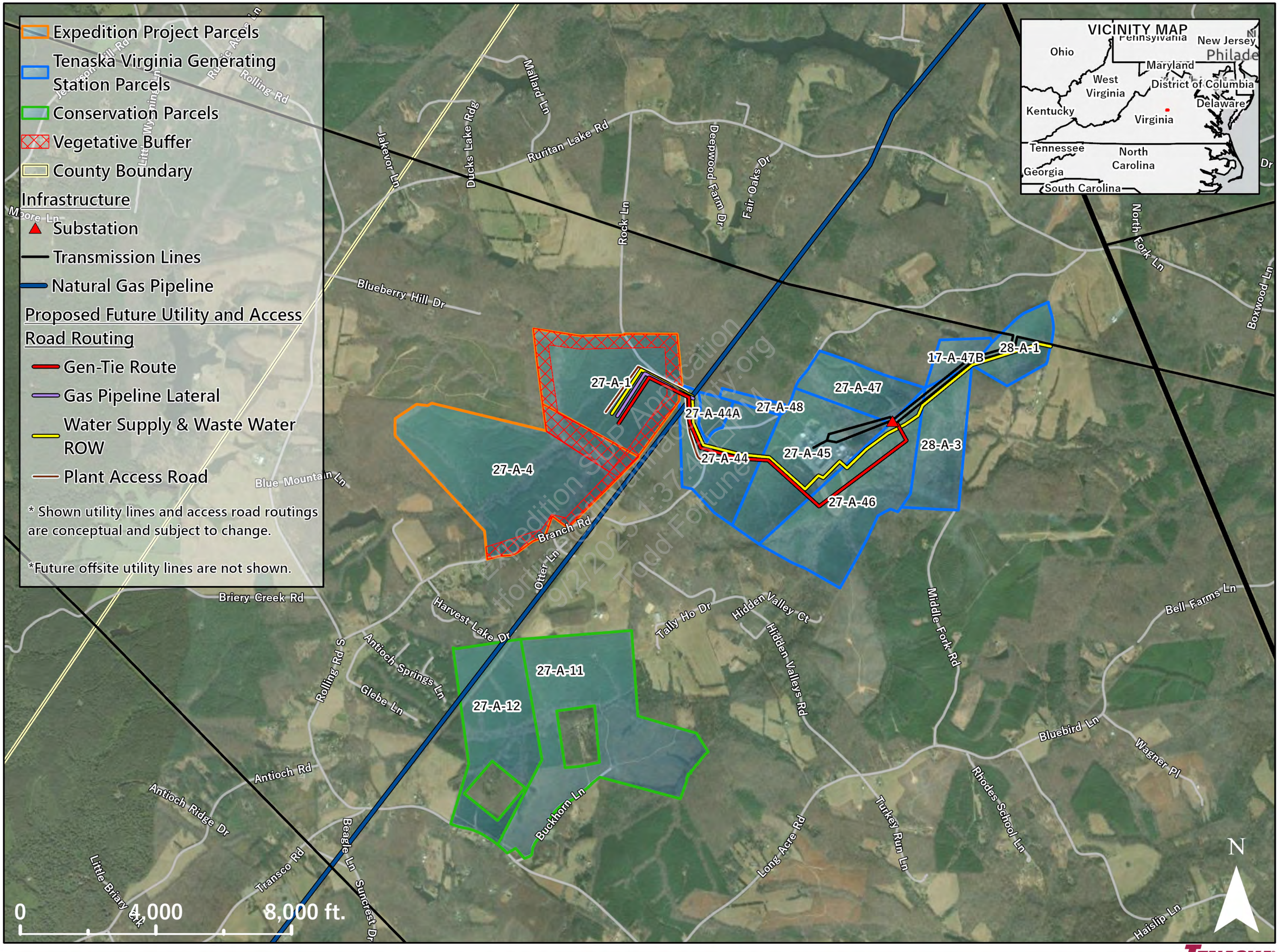
_____
Notary Public

Registration Number: _____

My Commission expires: August 25, 2026

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Trina J Fox
155 Rock Crusher Ridge Road
Danese WV 25831
My Commission Expires August 25, 2026




Expedition Project Parcels
Tenaska Virginia Generating Station Parcels
Conservation Parcels
Vegetative Buffer
County Boundary
Infrastructure
Substation
Transmission Lines
Natural Gas Pipeline
Proposed Future Utility and Access Road Routing
Gen-Tie Route
Gas Pipeline Lateral
Water Supply & Waste Water ROW
Plant Access Road
* Shown utility lines and access road routings are conceptual and subject to change.
*Future offsite utility lines are not shown.
VICINITY MAP
Pennsylvania
New Jersey
Ohio
Maryland
West Virginia
District of Columbia
Delaware
Kentucky
Virginia
Tennessee
North Carolina
Georgia
South Carolina
27-A-1
27-A-44A
27-A-48
27-A-47
17-A-47B
28-A-1
27-A-45
28-A-3
27-A-44
27-A-46
27-A-4
27-A-11
27-A-12
Jakavor Ln
Ducks Lake Rdg
Mallard Ln
Ruritan Lake Rd
Deepwood Farm Dr
Fair Oaks Dr
Rock Ln
Rolling Rd
Moore Ln
Blueberry Hill Dr
North Fork Ln
Boxwood Ln
Blue Mountain Ln
Branch Rd
Otter Ln
Briery Creek Rd
Harvest Lake Dr
Tally Ho Dr
Hidden Valley Ct
Hidden Valleys Rd
Middle Fork Rd
Bell Farms Ln
Rolling Rd S
Antioch Springs Ln
Glebe Ln
Antioch Rd
Antioch Ridge Dr
Buckhorn Ln
Beagle Ln
Suncrest Dr
Transco Rd
Little Briary Crk
Long Acre Rd
Turkey Run Ln
Rhodes School Ln
Bluebird Ln
Wagner Pl
Haislip Ln
0
4,000
8,000 ft.
N

Submittal Date:
August 29, 2025

Expedition Generating Station
Natural Gas Power Plant

Narrative for
Special Use Permit (Utility, Major; Power Production Plant)
and
Consistency with the Comprehensive Plan Review ("2232")

Fluvanna County, Virginia
PIN: 27-A-1 and 27-A-4

INTRODUCTION

Founded in Omaha, Nebraska in 1987, Tenaska is one of the largest private energy companies in the U.S. The company's operating fleet includes 17 power-generating facilities in nine states, providing 7,482 megawatts of generation. Tenaska affiliates developed, built, own and operate Tenaska Virginia Generating Station ("TVGS"), which has been operating in Fluvanna County for over 20 years. Tenaska seeks to expand its operations by adding a new natural gas power plant proposed near the existing power plant, located near Branch Road ("Expedition"). Locating near TVGS is ideal for access to existing transmission lines, natural gas pipelines, and water sources.

PROJECT PROPOSAL

Expedition is a proposed natural gas-fueled combined cycle power plant with a nominal summer capacity of electrical generation of up to 1,540 megawatts of reliable electricity (the "Project"). The Project is proposed to be located immediately west and across the street from the existing power plant, on two parcels, 27-A-1 and 27-A-4 (the "Site"), which contain a total of 425 acres (collectively, the "Property"). Please see the General Location Map, enclosed.

The Project is a "Utility, Major" use that may be allowed by special use permit in the Agricultural, General, District A-1, per the County's Zoning Ordinance § 22-4.2.2 and § 22-17-4. A "Utility, Major" is defined as "*Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities*" per § 22-22-1 of the Zoning Ordinance. Section 22-17-16 provides specific requirements for approval of a special use permit for power production plants, which is one type of major utility.

The application for a special use permit and request for a Comprehensive Plan conformity determination is made by Expedition Generation Holdings, LLC (the "Applicant"). Tenaska Power Generation, LLC

currently owns Tax Map parcel 27-A-1 and has an option to purchase Tax Map parcel 27-A-4 from Pardee Virginia Timber I, LLC.

APPLICATION REQUIREMENTS

Describe briefly the improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

The Project will be located adjacent to the existing Tenaska facility near Branch Road, allowing the use of existing utility easements and infrastructure also used by TVGS such as the substation, and water and wastewater lines and system. Additional utility lines and pipes for water, wastewater, gas, and electricity will be needed to serve the Project. Consistent with the County's Zoning Ordinance § 22-17-16(A)(1), "*(t)he proposed location for the power plant is supported by a clear dependence upon the confluence of utilities necessary for the operation of the power production plant and the transmission of the electricity the plant generates,*" while location near the existing plant minimizes land disturbance and confines the new facility to a compact footprint.

The proposed improvements include the construction of:

- A combined cycle natural gas plant, used to produce electrical power, which will occur through a combined cycle dual fuel gas turbine and steam turbine generating system.
- An operations and maintenance building with associated parking.

No additions to the existing facility are proposed. At least 87% of the Property will be open space[1], which includes providing a 300' vegetative natural buffer around the Project. Detailed layouts are provided in the enclosed Illustrative Plan.

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[1] The Zoning Ordinance defines "open space" as follows:

Sec. 22-17-12. - Special provisions relating to open space.

A. Open space defined: For purposes of this chapter, except as otherwise provided in this chapter, "open space" shall mean land or water left in undisturbed natural condition and unoccupied by building lots, structures, streets and roads and parking lots. The foregoing notwithstanding, the following shall be permitted in open space:
(Ord. 9-17-08)

(1) Agriculture, forestry and fisheries, including appurtenant, non-residential structures, including, but not limited to, barns, sheds, fences and the like;
(2) Private, non-commercial recreational structures;
(3) Public utilities otherwise permitted;
(4) Wells and sewage disposal systems otherwise permitted;
(5) Stormwater detention and flood control devices.

B. Designation and protection of open space: Open space shall be designated and shall be dedicated to public use or subject to easements in a form approved by the governing body and the County Attorney as sufficient to restrict the land subject thereto as provided herein. Except as otherwise approved in a particular case, such easements shall be granted to the County or to the Commonwealth of Virginia. Any easement dedicated or granted in accordance with the terms of Chapter 10.1, Title 10.1 of the Code of Virginia (sections 10.1-1009, ff.) or with the terms of Chapter 17, Title 10.1 of the Code of Virginia (sections 10.1-1700, ff.) shall be deemed, prima facie, to be sufficient to satisfy this section.
(Ord. 9-17-08)

NECESSITY OF USE: Describe the reason for the requested change.

The requested change is necessary to meet rapidly growing energy demand in Fluvanna County and across Virginia. This demand is being driven by the retirement of coal-fired plants, as well as significant growth in data centers, domestic manufacturing, and residential development and the need to respond to extreme weather events. Recent forecasts project that regional electricity demand will double between 2025 and 2040.

Virginia currently imports more electricity than any other state in the nation. Project Expedition will help reverse this trend by providing new, in-state generation capacity, thereby reducing reliance on out-of-state energy supplies.

By adding efficient, reliable natural gas generation, the Project will strengthen grid reliability, help prevent blackouts and brownouts, and contribute to stabilizing electricity costs for residents and businesses in both Fluvanna County and the Commonwealth.

PROTECTION OF ADJOINING PROPERTY/MITIGATION OF IMPACTS: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

Zoning Ordinance § 22-17-16.-Special Use Permit for Power Production Plants-sets out development guidelines that ensure that a "*proposed power plant will not be of substantial detriment to adjacent property and the general character of the district will not be changed as a result of its operation. This shall be accomplished, in part, by meeting the following minimum criteria:*

(a) The proposed site shall be a minimum of 300 acres and allow for at least eighty-seven (87%) of the property to be left as open space;

(b) The proposed site features natural vegetation or topographical features that provide for ample perimeter screening and buffering to minimize any visual or other impacts on adjacent property;

(c) The proposed location has adequate access to the road system and shall not create or exacerbate traffic congestion."

Expedition will be located on two abutting parcels comprising 425 acres. At least 87% of the Property will be open space, including a 300' vegetative natural buffer around the Project. A minimum 300-foot-wide vegetative buffer will remain around the perimeter of the two parcels, as required by § 22-17-16(3)(e).

<u>Viewshed Mitigation (See enclosed renderings)</u>

- The Project is proposed to be approximately 1300 feet from the roadway, and similar to the existing Tenaska facility, will be minimally visible from the roadway.
- The Project is situated centrally within the 425-acre site, providing ample setback and visual buffer.

- The Project proposes a minimum 300-foot vegetative buffer on Tax Map parcel 27-A-1, which will be tree preservation of existing managed pine forest or, where there are gaps in the existing wooded area, new buffer plantings as detailed in the landscaping plan in compliance with the County Ordinance landscaping requirements. Parcel 27-A-4 will maintain trees exceeding compliance with the buffer requirements. This southern parcel will be used for a laydown yard and parking during construction, but, following the construction of the plant, it will be retimbered and remain in a natural condition, subject to a forest management plan.
- Existing trees and natural topography will further mitigate viewshed impacts.
- Just like the existing facility, neutral paint colors and landscaping will enhance the aesthetic look and blend into the existing landscape.
- Outdoor lighting will be pointed downward and inward to the site and will be warm in color.
- Expedition will not utilize Rock Lane as our primary site entrance but may utilize it as a secondary (emergency) access.
- A new accessway from Branch Road will be buffered by forest on both sides.

Sound Mitigation

- The Project proposes a minimum 300-foot vegetative buffer, providing a natural sound buffer.
- Combustion turbine generators and other major equipment will be enclosed and include sound attenuation equipment to reduce the sound of operations. Please see the Noise Mitigation Measures Map, enclosed.
- Exhaust stacks will be equipped with noise suppression systems.
- Emission control equipment will have a sound-dampening effect on the gas turbine outlet.
- Low noise fans will be installed on the plant's primary heat exchangers.
- Predictive sound modeling has been performed, accounting for the combined sound of the existing plant plus Expedition, assuming conditions favoring sound propagation and worse-case operating conditions.
- Predictive sound modeling shows that sound above approximately 60 decibels (dBA) would be contained within the subject parcels. At nearby existing residences, sound levels are predicted to be 50 dBA or less. Please see the Thermal Map, enclosed.

Air Quality

- The facility will be required to obtain and comply with the following permits from the Virginia Department of Environmental Quality (VDEQ) as a new, major source:
    - Prevention of Significant Deterioration (PSD) Air Quality Permit, prior to construction
    - Title V Operating Permit, soon after start of operation
- "Best available emission control technology" will be utilized.
- Natural gas is the cleanest available fuel for dispatchable power generation.
- Ultra-low sulfur diesel will be used minimally as backup fuel when natural gas supply is challenged.

Water Use

- Water use is anticipated to average six to seven million gallons per day.
- Primary use of water is for the non-contact cooling system.
- Water will be circulated multiple times before discharge to minimize consumption.

- Water for plant operations will be sourced from surface waters of the James River watershed.
- No ground water will be used for power generation.
- The Project or its water provider will be required to obtain and comply with a Virginia Water Protection (VWP) Permit from VDEQ for the withdrawal of the water supply, which VWP Permit will contain limits on the amount of withdrawal and other conditions to ensure sufficient flow in the River is preserved for aquatic life, recreational uses, and "off-stream" uses.

Discharge Water

- Estimated to discharge an average of 1.5 million gallons of water per day.
- Discharge will most likely be back into the James River watershed.
- The Project will be required to obtain and comply with a Virginia Pollutant Discharge Elimination System (VPDES) permit from VDEQ.
- The VPDES permit will include limits that ensure the state water quality standards are met, which are established to protect human health and the environment.

Transportation

- The Project will have similar traffic demand as the existing facility.
- Construction is predicted to be 12-18 months, during which time approximately 800 cars per day and 6-30 delivery trucks per day will enter the site via Branch Road.
- See the enclosed Site Entrance Traffic Control Plans for details of traffic management during construction. Flaggers on the road will coordinate lane closures. Rock Lane will not be closed or used during construction or plant operations except as secondary emergency site entrance.
- Following construction, plant access will be from the east off Branch Road.

Summary: The proposed Project has been carefully designed to minimize impacts on adjoining properties and the surrounding community. The facility will occupy only a small portion of the 425-acre site, with extensive setbacks, natural topography, and vegetative buffers to protect viewsheds. Neutral colors, landscaping, and downward-directed lighting will further reduce visual impacts. Sound impacts will be mitigated through equipment enclosures, attenuation technology, and quieter cooling fans. Air quality will be safeguarded under strict VDEQ permits requiring best available control technology, with natural gas serving as the primary, clean-burning fuel. Water use and discharge will be tightly regulated, with VDEQ permits ensuring protection of human health and the environment. Finally, traffic impacts during operation will be minimal and comparable to the existing facility. Together, these measures provide strong protections for adjacent property owners and ensure that the Project is compatible with the area.

ENHANCEMENT OF COUNTY: Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts)

The Applicant believes this change will provide substantial, measurable advantages to Fluvanna County because it strengthens the local economy with projected revenue and builds upon Tenaska's longstanding role as a valued community partner.

Proven Track Record of Community Benefits

Tenaska and its existing facility have already demonstrated a strong commitment to Fluvanna County through:

- **$34.9 million in tax revenue** contributed to date.
- **Stable employment opportunities** for 29 local residents, including 19 County residents and 10 graduates of Fluvanna County High School.
- **Support for community services**, including collaboration with the Sheriff's Office and Fire Department.
- **Investment in education and social programs**, with $100,000 in scholarships awarded to 88 local students and contributions to public schools and social services.

Fiscal Advantages of the Proposed Project

The new Project Expedition is projected to generate significant and long-term fiscal benefits for Fluvanna County. Based on operation at full permitted capacity, the Project is anticipated to generate estimated County tax revenue as follows:

County Tax Revenue

- **$247.7 million in tax revenue over 30 years**, with no tax abatement requested.
- **$14.3 million annually in the first five years** of operation.
- Tenaska's tax contribution will make Expedition the top taxpayer in the County, with **33.81%** of the total assessed valuation in the County.
- An average of **$8.3 million annually for 30 years**, supporting County services such as first responders, schools, and infrastructure, while potentially easing the property tax burden for residents.

Economic Development and Job Creation

The project will also drive meaningful job creation and economic growth:

- **Construction Phase**: $20.3 million in economic output to Fluvanna, supporting **116 job years** (66 direct, 50 indirect/induced) and generating **$7.5 million in wages** and **$9.7 million in sales/use taxes**.
- **Operational Phase**: $75.2 million in annual economic output to Fluvanna, sustaining **82 job years** (29 direct, 53 indirect/induced) with **$8.8 million in wages** and **$8.3 million in property tax revenue**.

- **Commonwealth Impact**: $445.6 million in economic output during construction and $90.6 million annually during operations, strengthening the wider Virginia economy.

Alignment with County Goals

The Comprehensive Plan emphasizes the need to diversify the County's tax base and reduce reliance on residential property taxes. Tenaska is already one of the County's largest taxpayers, and Expedition will further advance this objective by ensuring a stable, long-term industrial revenue stream that buffers against economic fluctuations.

Summary

The Applicant believes the requested change is advantageous because it directly supports Fluvanna County's fiscal stability, economic development goals, and community well-being—providing hundreds of millions in tax revenue, new jobs, and sustained local investment without imposing additional financial burdens on residents.

CONSISTENCY WITH THE COMPREHENSIVE PLAN ("2232")

Comprehensive Plan Designation: Rural Residential (27-A-1) and Rural Preservation (27-A-4)

Expedition is fully consistent with—and directly advances—the goals of Fluvanna County's Comprehensive Plan. The Plan emphasizes the importance of diversifying the tax base, enhancing economic vitality, strengthening infrastructure, and protecting the County's rural character.

Economic Development & Fiscal Resilience

Chapter 5 of the Comprehensive Plan underscores the County's fiscal objective to shift away from a heavy reliance on residential property taxes (currently about 70% residential / 30% commercial) by expanding commercial and industrial contributions. Tenaska is already one of the County's largest taxpayers, as documented in the Comprehensive Plan (see table below), and Expedition will significantly strengthen that role. The Project is expected to contribute nearly $250 million in local tax revenue over 30 years, providing stable, long-term funding the County could allocate to schools, emergency services, and infrastructure, while reducing pressure on property taxes from homeowners.

Top-10 Taxpaying Companies, 2023		
Business Name	**Assessed Value**	**% of Tax Base**
Virginia Electric and Power	$148,769,623	4.04%
Tenaska Virginia Partners	$143,579,301	4.18%
Central Virginia Electric Co-op	$57,976,054	1.63%
Transcontinental Gas Pipeline	$54,809,662	1.54%
CSX Transportation	$11,876,850	0.33%
Colonial Pipeline Co.	$10,905,796	0.31%
Columbia Gas of Virginia	$9,017,666	0.25%
Aqua Resources, Inc.	$8,092,136	0.23%
Central Telephone of Virginia	$4,546,810	0.13%
East Coast Transport	$2,450,872	0.07%
Total	$303,255,147	8.67%

Figure ED-6, Top Ten Taxpayers

Job Creation & Local Economic Stimulus

The Project will generate jobs both during construction and long-term operations:

- Construction Phase: Dozens of skilled trade, engineering, and logistics positions, along with indirect opportunities for local contractors, suppliers, restaurants, and lodging.
- Operations Phase: Permanent, high-paying technical and administrative jobs, plus ongoing vendor contracts.

This activity directly supports workforce development and raises household income levels in the County.

Infrastructure & Energy Reliability

The Comprehensive Plan recognizes the importance of reliable infrastructure to support growth. Expedition will bolster regional grid stability at a time when electricity demand is projected to double between 2025 and 2040, while older coal-fired plants are being retired. By providing efficient, dispatchable natural gas generation, the Project enhances energy security for local businesses, residents, and future development.

Environmental & Regulatory Alignment

Responsible environmental stewardship is ingrained in the development and day-to-day operations of Tenaska's existing generating facilities, and Expedition will be no different. The Project will be designed, constructed and operated to comply with all applicable environmental standards. Tenaska will work closely with state and federal agencies during development and beyond to minimize the impact on air quality, water quality, wetlands, cultural resources, and threatened and endangered wildlife.

The Project will comply with stringent federal permitting requirements of the Clean Air Act and State Air Pollution Control Law and attendant regulations, including Prevention of Significant Deterioration (PSD) and major source (or Title V) air permits from the Virginia Department of Environmental Quality (VDEQ). By employing best available control technology, the Project will minimize emissions and operate as one of the cleanest forms of dispatchable energy. The Virginia Water Protection (VWP) Permit will ensure

appropriate surface water withdrawal limits and conditions, and the Virginia Pollutant Discharge Elimination System (VPDES) permit will ensure water discharged is compliant with state water quality standards that protect human health and the environment.

Additionally, the Project will be designed to minimize impacts to streams and wetlands. If impacts cannot be avoided, the necessary permits and local approvals will be obtained and, if necessary, compensatory mitigation implemented. Construction activities will also be sequenced to minimize impacts to threatened and endangered wildlife.

Lastly, while at least 87% of the 425-acre site will remain open space, preserving natural buffers while containing development to a compact footprint, an additional approximately 350 acres south of the Project will be subject to conservation protections to further preserve the rural character of the County.

Strategic Alignment with Comprehensive Plan Goals

Comprehensive Plan Goal	**Project Expedition Benefit**
Diversify the tax base	Adds nearly $250M in long-term local tax revenue
Support economic development	Creates construction and permanent jobs; stimulates local economy
Enhance infrastructure & reliability	Provides reliable, efficient energy supply that supports business retention and attraction
Foster fiscal resilience	Reduces dependence on residential taxes; stabilizes revenue base
Protect rural character	Limits development footprint so that at least 87% of the Site is left as open space; maintains 300-foot-wide vegetated buffers around site; includes commitment to preserve an additional approximately 350 acres south of the Property.

Summary

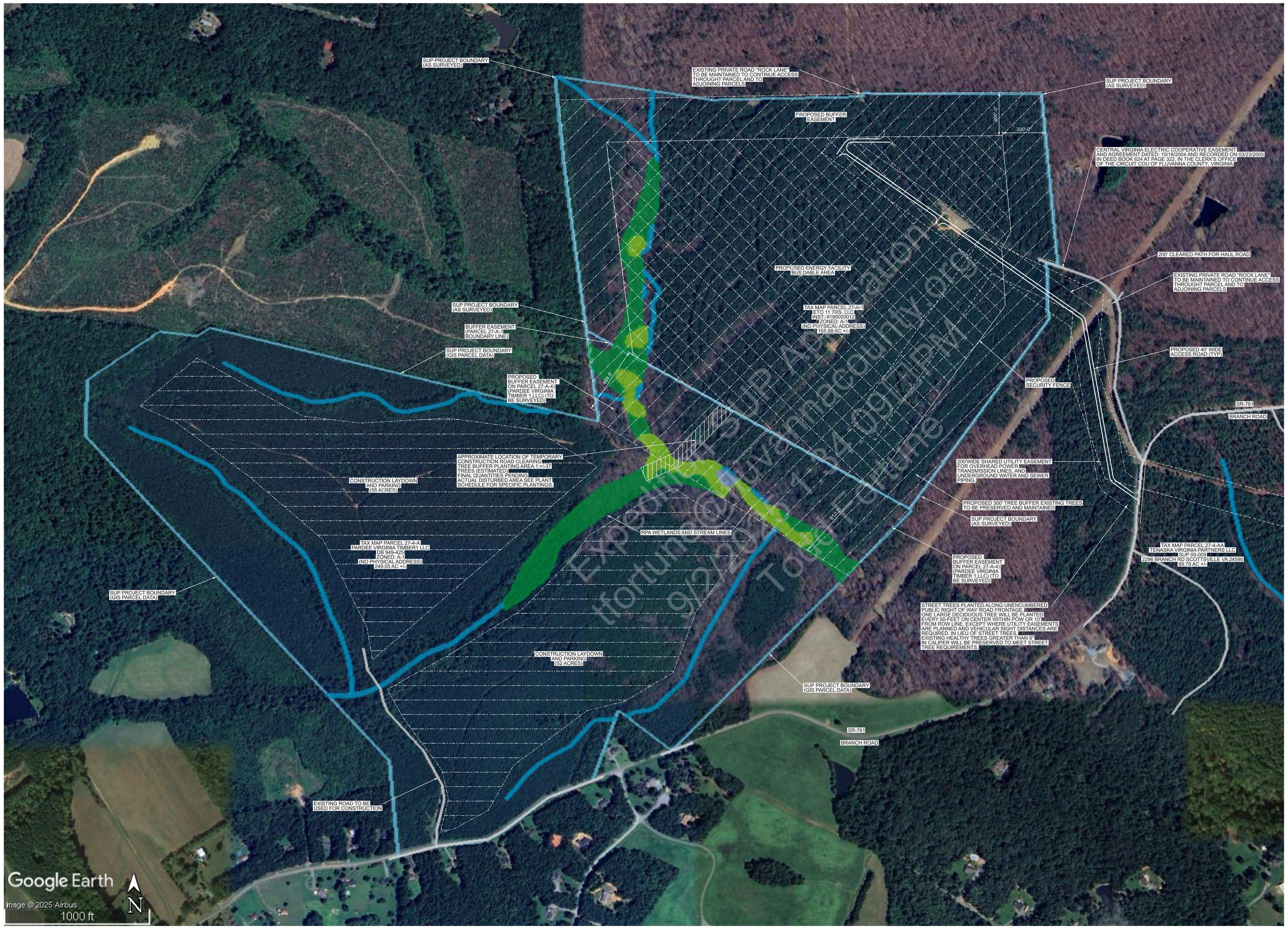
Expedition is not only consistent with the Comprehensive Plan—it actively advances its vision by expanding Fluvanna's commercial tax base, generating high-quality jobs, strengthening infrastructure, and ensuring reliable, clean energy to support long-term economic sustainability.

CONCLUSION

Expedition represents a rare opportunity for Fluvanna County to strengthen its economic foundation, enhance energy reliability, and support long-term community goals while maintaining respect for the County's rural character. Building on Tenaska's proven track record as one of the County's largest taxpayers and a valued community partner, the Project will generate nearly $250 million in local tax revenue, create well-paying jobs, and provide reliable infrastructure to meet the Commonwealth's rapidly growing energy needs.

With its compact footprint, extensive natural buffers, and compliance with strict environmental and regulatory standards, the Project has been carefully designed to minimize impacts on adjoining properties and the surrounding neighborhood. At least 87% of the site will remain open space, confining development to the most appropriate location adjacent to existing infrastructure.

Expedition is consistent with Fluvanna County's Comprehensive Plan and advances its strategic objectives: diversifying the tax base, fostering fiscal resilience, supporting economic development, and ensuring infrastructure capacity for the future. This expansion will not only benefit the County today but also secure lasting economic and energy stability for decades to come.



300' 0 300' 600' 900'

GRAPHIC SCALE

DRAWING SCALE
1" = 300'-0"

NORTH

HOLD INFORMATION	
NO.	DESCRIPTION

CONTRACTOR/INSTALLER SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO ENSURE THE SAFETY OF ALL PEOPLE LOCATED ON THE WORK SITE, INCLUDING CONTRACTOR'S/INSTALLER'S PERSONNEL (OR THAT OF ITS SUB-CONTRACTOR(S)) PERFORMING THE WORK.

RELEASE INFORMATION		
REV.	DATE	DESCRIPTION
0	08-26-2025	FOR INFORMATION

ISSUE PURPOSE: FOR INFORMATION
SPECIFICATION: -
PROJECT NO.: -

CAD FILE NAME: EXP-C-201.DGN
PREPARED BY: RAM
REVIEWED BY: KF
APPROVED BY: -

ANY MODIFICATION OR ADDITION TO THIS DRAWING BY AN ORGANIZATION OTHER THAN SARGENT & LUNDY, IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY.

Sargent & Lundy

SARGENT & LUNDY
55 EAST MONROE STREET
CHICAGO, ILLINOIS 60603-5780

PROJECT

EXPEDITION GENERATING HOLDINGS, LLC

DRAWING TITLE

SPECIAL USE PERMIT
CONCEPTUAL SKETCH PLAN

DRAWING NUMBER	REVISION
C-201	0
SHEET OF	

01	GAS TURBINE GENERATOR (GTG)
02	GENERATOR STEP-UP TRANSFORMER (GSU)
03	HRSG
04	EXHAUST STACK
05	PACKAGED ELECTRICAL CONTROL CENTER
06	AIR-COOLED CONDENSER (ACC)
07	STEAM TURBINE BUILDING (140' X 240')
08	MV ELECTRICAL PDC (48' X 108')
09	EMERGENCY DIESEL GENERATOR
10	OIL/WATER SEPARATOR (OWS)
11	ADMIN/CONTROL/WAREHOUSE BUILDING (80' X 188')
12	FIRE PROTECTION TANK AND PUMPS
13	WATER TREATMENT BUILDING (80' X 100')
14	DEMINERALIZED WATER STORAGE TANK
15	AMMONIA STORAGE
16	FUEL OIL TANKS
17	SWITCHYARD
18	FUEL GAS METERING AND REGULATING YARD
19	FUEL GAS CONDITIONING EQUIPMENT
20	CEMS
21	BULK GAS STORAGE
22	AUXILIARY COOLING FIN FANS
23	AUXILIARY BOILER

NOTES:
1. ALL ROADS SHOWN WITHIN PLANT BOUNDRAY AND ENTRANCE ROAD ARE PAVED.

NORTH

200' 0 200' 400' 600'
GRAPHIC SCALE

DRAWING SCALE
1" = 200'-0"

HOLD INFORMATION

NO.	DESCRIPTION

CONTRACTOR/INSTALLER SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO ENSURE THE SAFETY OF ALL PEOPLE LOCATED ON THE WORK SITE, INCLUDING CONTRACTOR'S/INSTALLER'S PERSONNEL (OR THAT OF ITS SUB-CONTRACTOR(S)) PERFORMING THE WORK.

RELEASE INFORMATION

REV.	DATE	DESCRIPTION
0	08-26-2025	FOR INFORMATION

ISSUE PURPOSE:	FOR INFORMATION
SPECIFICATION:	-
PROJECT NO.:	-

CAD FILE NAME:	EXP-C-301.DGN
PREPARED BY:	RAM
REVIEWED BY:	KF
APPROVED BY:	-

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Sargent & Lundy

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55 EAST MONROE STREET
CHICAGO, ILLINOIS 60603-5780

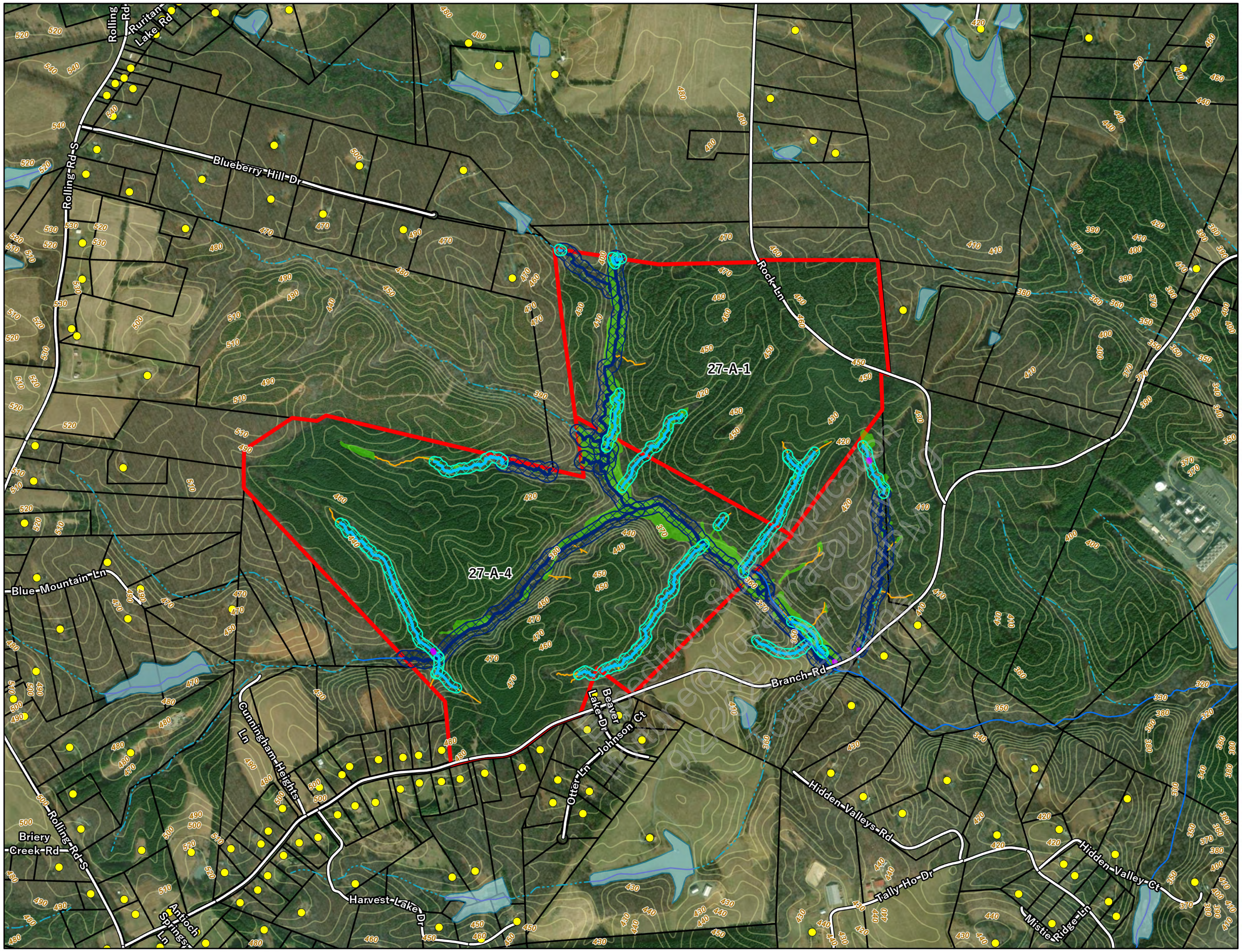
PROJECT

EXPEDITION GENERATING HOLDINGS, LLC

DRAWING TITLE

SPECIAL USE PERMIT
ILLUSTRATIVE LAYOUT

DRAWING NUMBER	REVISION
C-301	0
SHEET OF	



Legend

- Expedition Project Parcels
- Non-Project Parcels
- Residence
- 10ft Contour
- Road Centerline

Wetland Delineation

- Perennial Stream
- Perennial Stream 75ft Buffer
- Intermittent Stream
- Intermittent Stream 50ft Buffer
- Wetland
- Ephemeral Stream
- Culvert

USGS NHD

- Artificial Path
- Perennial
- Ephemeral/Intermittent
- Waterbody

Note: Existing vegetation for Parcels 27-A-1 and 27-A-4 primarily consists of loblolly pine planted for timber harvest.

Data Sources: Tenaska (2025), WSP (2025), Fluvanna County (2025), State of Virginia (2025), USGS (2022/2025).
Service Layer Credits: Waterbodies and Areas:
World Imagery: Maxar

0 500 1,000 ft.

HOLD INFORMATION

NO.	DESCRIPTION

CONTRACTOR/INSTALLER SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO ENSURE THE SAFETY OF ALL PEOPLE LOCATED ON THE WORK SITE, INCLUDING CONTRACTOR'S/INSTALLER'S PERSONNEL (OR THAT OF ITS SUB-CONTRACTOR(S)) PERFORMING THE WORK.

RELEASE INFORMATION

REV.	DATE	DESCRIPTION

ISSUE PURPOSE: PERMIT
SPECIFICATION: -
PROJECT NO.: A15245.004

CAD FILE NAME: C-102.DGN
PREPARED BY: A. PAAPE
REVIEWED BY: T. TURNER
APPROVED BY: ---

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SARGENT & LUNDY
55 EAST MONROE STREET
CHICAGO, ILLINOIS 60603-5780

PROJECT

EXPEDITION GENERATING HOLDINGS, LLC

DRAWING TITLE

EXISTING CONDITIONS

DRAWING NUMBER	REVISION
C-102	A

SHEET OF

Maxwell C. Hlavin
Attorney

Direct: (804) 783-7241
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January 7, 2025

Via Email (dwhitten@fluvannacounty.org)

Dan Whitten, Esq.
County Attorney
County of Fluvanna
211 Main Street
Palmyra, Virginia 22963

Re. Draft Conditions – SUP 25:05 Tenaska Project Expedition

Dan:

Thank you for asking us to provide interim feedback for public consideration by the County, the Board of Supervisors, the Planning Commission, and the applicant as conditions are being formulated related to SUP 25:05 during the legislative review process. To that end, we reviewed draft conditions dated 12/19/2025 and offer the following:

- Condition #5 – Tax-related provisions are not ordinarily found in SUP conditions.

- Conditions #6-8 – The applicant's Acoustic Impact Assessment indicates that sound attenuation is an aspect of the proposed use that warrants significant consideration from a policy perspective. All parties benefit by including objective standards related to allowable levels and appropriate mitigation measures, including noise limits that can be reliably verified using samples measured over an established period of time (e.g. measured over 12 hours or 8 hours or 10 minutes) in order to regularly demonstrate satisfaction of the condition.

- Condition #23 – We are aware that a traffic impact study is currently being finalized and it is anticipated that mitigation efforts will be warranted. This is an aspect of the proposed use that merits significant policy consideration to ensure that impacts are adequately addressed though the conditions.

- Condition #28 – This condition related to off-site conservation measures warrants further deliberation and consideration. Although it, or something similar, very well may be

reasonable, the connection to the proposed use and the mitigation of related impacts is not clearly established in the existing record.

- Condition #34 – This condition related to mitigation of off-site impacts to the proposed use warrants further deliberation and consideration. Although it may be a reasonable approach to compensating affected landowners in a private transaction, the connection to the proposed application and the mitigation of related impacts is not clearly established in the existing record, nor is it the type of provision that is customarily enforced via a legislatively imposed condition.

- Condition #35 – This condition relating to a community advisory board warrants further deliberation and consideration to determine whether it, or a modified version, adequately mitigates short-term and/or ongoing impacts of the proposed use that it is intended to address.

- Condition #37 – This condition related to contributions to the CIP fund warrants further deliberation and consideration. Although it, or something similar, very well may be reasonable, the applicant or the County could supplement the legislative record regarding its connection to the proposed use and the mitigation of related impacts.

For conditions that are voluntarily proposed by the applicant as a reasonable means to mitigate impacts that it anticipates related to the requested special use, the applicant may be able to provide additional factual support and legal justification as to the Board's ability to impose those conditions as part of SUP 25:05.

In addition to, or in replacement of, conditions imposed as part of the Board's action on SUP 25:05, there may be other opportunities for the applicant to provide reasonable mitigation through conditional zoning or the utilization of real property instruments, similar to the covenants recorded at DB 579:92.

We appreciate this opportunity to be of service to Fluvanna County and are happy to support the County in the future on this or other matters.

Sincerely,

Max Hlavin

PLANNING & COMMUNITY DEVELOPMENT
BERKLEY GROUP

MEMORANDUM

To: Eric Dahl, County Administrator
Fluvanna County, VA
From: Kate Jones, Deputy Director of Community Development
Rebecca Cobb, Deputy Director of Planning
Caroline Vanterve, Senior Planner
Berkley Group
Date: January 7, 2026
Subject: Tenaska Power Plant SUP Conditions Preliminary Review

Overview

This memorandum is provided to accompany the marked-up Special Use Permit (SUP) conditions for the proposed Tenaska Expedition natural gas power plant. The purpose is to explain why certain changes are recommended and how those changes improve clarity, enforceability, and consistency with both the Fluvanna County zoning ordinance as well as Virginia statutory requirements. The revisions are intended to preserve the County's intent to reduce impacts on surrounding properties while ensuring that the conditions function and align with the County's zoning regulations. Please note that this is an initial review only and the changes reflect the preliminary nature of the process.

Key Takeaways

A special use permit is a land-use approval tool that allows a specific use only if it meets clearly defined conditions. Under Virginia law, SUP conditions must regulate how a use is developed and operated and must be directly related to land-use impacts such as noise, lighting, safety, and compatibility with surrounding uses. The recommended revisions reflect this distinction and are intended to strengthen the County's position by ensuring the conditions are clear, objective, and tied to enforceable standards.

Enforcement and Inspection Authority (#1, #31)

Several conditions were revised to clarify that inspection and enforcement authority rests with the Zoning Administrator or authorized County staff. This reflects standard practice in Virginia and aligns with how zoning enforcement occurs in practice. Elected officials do not conduct inspections, and clearly assigning this authority to staff avoids confusion, improves enforceability, and reduces legal risk if compliance actions are later challenged.

Noise (#6, #9[1])

The noise-related conditions were refined to focus on more protection for residential dwellings, independent post-construction verification, and a defined process for addressing complaints or exceedances. These changes improve the County's ability to confirm compliance and require corrective action if necessary. More review of the sound study and effective monitoring protocols post construction is warranted before finalizing the conditions.

Lighting (#10, #13, #14)

The lighting condition was modified slightly to reflect current best practices for rural and industrial settings to reduce glare. These refinements help prevent long-term nuisance issues and provide clearer enforcement tools.

Landscape and Buffer (#17, #18, #19, #21)

The landscape and buffer provisions were revised to strengthen visual screening, long-term land conservation, and enforceability. Key changes include requiring landscape bonding for the vegetated buffer to guarantee installation and survival of plantings, as well as assurance that the buffer will stay intact to effectively achieve its stated purpose in the zoning ordinance. Language was added to clarify the acceptable color range for any structures above tree height.

Environmental (#26, #27, #29)

Key changes update language to require that all permits and reports be submitted to the County before a land-disturbing permit is issued. Additionally, the former provision for restoring the site "substantially to its prior condition" after plant closure has been replaced with a detailed requirement for a formal Decommissioning Plan and Financial Assurance. This new language specifies that, prior to operation, the applicant must submit a plan covering demolition, site stabilization, hazardous material removal, and native revegetation, along with a cost estimate, and maintain a bond or other approved financial instrument updated every five years. More review should be made to potentially align with existing language in the County's zoning ordinance related to decommissioning plans for utility scale solar projects.

Stack Height (#35)

The validity of this condition will be impacted by the outcome of the Zoning Text Amendment submitted by the applicant to add a provision in the zoning ordinance that allows the Board of Supervisors to waive limitations on stack height to an extent.

[1] Please note, the overall numerical order changes from the original with the addition of conditions.

Project Related Community Benefits (#36, #37)

The proposed Good Neighbor Fund and potentially the CAB raise concerns because they resemble rezoning proffers rather than zoning regulations. These conditions involve fixed monetary commitments and private payments that are not directly tied to measured or verified land-use impacts. When included in a special use permit, such provisions create legal and procedural risk because they fall outside the traditional scope of zoning authority.

For this reason, Berkley group recommends that community benefit concepts be reconsidered, reframed, or addressed outside the SUP framework. This approach preserves the County's zoning authority while allowing broader policy discussions about community impacts to occur through more appropriate mechanisms.

Public Safety (#38, #39, #40, #41)

The emergency response condition was revised to clarify that the applicant must maintain on-site emergency response capabilities and coordinate with Fluvanna County Fire and Rescue and Emergency Services. The revised language avoids implying that the applicant replaces public first responders. This clarification aligns with standard emergency management practice and reduces confusion regarding authority and responsibility during an incident.

Conclusion

The recommended revisions to the SUP conditions, while preliminary, are intended to improve clarity, enforceability, and consistency with existing Fluvanna County zoning regulations, State of Virginia regulations, and also reflect planning and zoning best practices. The changes help to ensure that the conditions function as effective land-use regulations and reduce the impacts to the surrounding community. This work is ongoing.

ATTACHMENTS: 1. SUP Conditions_BG Markup (2)

Project Expedition (the "facility" or the "Project") on Tax Map Parcels 27-A-1 and 27-A-4 (the "property" or the "site")

1. The ~~Board of Supervisors~~, ~~or its designated representatives~~, Zoning Administrator or his/her designee, reserves the right to request entry to inspect the Project site at any reasonable time ~~without prior notice~~ to ensure the operation of the facility meets the requirements of this special use permit and any other applicable permits.

2. The production of electrical power will occur through a combined cycle dual fuel gas turbine and steam turbine generating system that does not involve the use of burning coal or nuclear reaction.

3. The applicant shall access both the overhead electric line and the gas pipeline by easement from the Tenaska Virginia Power (TVP) plant property. The applicant shall not construct any off-site electrical transmission lines other than those needed to connect to the point of interconnection.

4. The only use of the property shall be electrical power production plant and accessory facilities with a nominal summer capacity of electrical generation of up to 1,540 megawatts. There shall be no other industrial uses, including data centers, on the subject tax map parcels ~~(No data center(s) shall be allowed on the subject parcels.~~

5. There shall be no abatement of local property taxes in association with this request.

Noise Attenuation

6. Noise attenuation measures shall be implemented to ensure that noise levels attributable to plant operations will be kept to an L90 reading of 60 dBA (decibels) or less at the property lines and 50 dBA or less at any ~~dwelling in existence prior to SUP approval.~~ existing residential dwelling property line.

7. In addition to a 300' vegetative perimeter buffer, the following sound attention measures shall be implemented:

   (a) combustion turbine generators shall be housed in buildings or enclosures to limit sound levels;
   (b) exhaust stacks shall be equipped with silencers;
   (c) low noise fans shall be used on plant heat exchangers;
   (d) emissions control technology will be used; and
   (e) gas turbine air inlets shall be equipped with silencers.

8. Construction activities that produce noise exceeding 60 dBA (decibels) at the property line shall not be conducted between the hours of 9:00 p.m. and 7:00 a.m. on weekdays or between 6:00 p.m. and 9:00 a.m. on Saturdays, Sundays, and legal holidays.

9. Prior to commencement of commercial operation and again within 6 months after commercial operation (and thereafter upon a substantiated complaint or material equipment change), the Applicant shall retain, at its expense, a certified independent acoustical consultant approved by the County to conduct compliance testing at (i) representative property line locations and (ii) dwellings in existence. Testing shall follow recognized ANSI/ASTM measurement practices, document wind/speed/direction, temperature, calibration, and background conditions, and produce a report provided to the County.

Light

10. Exterior lighting will be shielded to prevent any glare on adjacent properties and shall have a correlated color temperature of 3000 Kelvin or less.(Unless otherwise required by FAA or other federal/state regulations). In addition, ~~the facility will be designed to enable exterior lighting for distinct areas of the plant to be switched off while not in use.~~ security and area lighting shall utilize automatic controls (e.g., timers, motion sensors, dimming after hours) to reduce illumination levels during periods of inactivity, except where continuous lighting is required for safety or regulatory compliance.

11. Light trespass shall be limited to and should not exceed 0.5 foot-candles at the property line. All exterior luminaries shall be of a "shoebox" design and utilize cut-off optics. All luminaries shall be equipped with I.E.S. (Illuminating Engineering Society) Type V lenses that give circular light distribution for a maximum coefficient of utilization.

12. Site lighting shall not exceed 5 foot-candles except where special requirements are approved by the Zoning Administrator.

13. Notwithstanding the foregoing conditions ~~9~~, 10, 11, and 12 the ~~stack(s) and site shall comply with applicable lighting requirements of federal and state law and regulations.~~ stack, obstruction, and aviation lighting shall be limited to the minimum intensity, color, and operating schedule required by applicable federal regulations and approvals.

14. Within 60 days of commencement of nighttime operations, the Applicant shall submit a lighting compliance report prepared by a qualified professional demonstrating that site lighting complies with all SUP requirements, including property-line light trespass limits. Additional verification may be required upon substantiated complaint.

Landscape and Buffer Provisions

15. Driveways and parking areas will have asphalt surface or better and shall be maintained in a manner that will keep dust to a minimum so as not to adversely impact adjacent properties. Any access road or utility easement shall be designed with curvature to effectively screen the development from ground level view from public roads.

16. The power production plant shall be centrally located on the northern Project parcel (Tax Map parcel 27-A-1) to greatest extent feasible and shall conform generally to the Special Use Permit Sketch Plan, dated August 26, 2025, prepared by Sargeant and Lundy.

17. A chain link fence or similar security device, at least six (6) feet in height, shall be placed around the power production plant facility ~~at least six (6) feet in height~~ and will feature prominent "No Trespassing" signs.

18. A minimum of a 300-foot-wide tree buffer will be maintained between the facility and adjoining property lines except for necessary access to electrical and gas utilities and access to the site. Security fencing may be placed inside the 300-foot buffer. Where no existing trees are present within this buffer area, vegetation will be planted in accordance with the Landscape Details attached to the Special Use Permit Sketch Plan. The buffer area will be kept in its natural state or maintained using good forestry practices to maximize its effect. Prior to issuance of any land-disturbing permit, the Applicant shall post a maintenance landscape bond or other County-approved financial security prior to land-disturbing activities to guarantee installation, survival, and replacement of required buffer plantings. The bond shall not be released until the County determines that the buffer landscaping has been installed in accordance with the approved plan and is adequately established.

19. The impervious surface coverage shall not exceed 13% of the gross acreage for the site, provided that storm water detention ponds or reservoirs shall be considered pervious surfaces. The balance of the subject property shall be restricted from future development, except for temporary lay down yards, other temporary construction needs, parking as needed for maintenance, repair, and upgrades to the plant and its related facilities and structures, as well as public utilities, wells and sewage disposal systems, and stormwater detention and flood control devices . ~~by the recordation of a declaration of restrictive covenants as approved by the County Attorney.~~ A restrictive covenant shall be recorded to preserve the area in perpetuity beyond the project site. ~~The declaration shall contain a restrictive covenant prohibiting the development of a data center on the property. Such declaration shall permit the conserved area to be used for temporary construction laydown yards and parking as needed for maintenance, repair, and upgrades to the plant and its related facilities and structures, as well as public utilities, wells and sewage disposal systems, and stormwater detention and flood control devices~~. The undisturbed forested area, exclusive of the required 300' buffer area, shall be managed in accordance with a written forest management plan developed in consultation with the Virginia Department of Forestry. Forest management activities shall be consistent with applicable Best Management Practices as defined by the Virginia Department of Forestry.

20. There shall be only one (1) permanent detached sign for Project identification purposes (exclusive of directional signs), which will be a ground-mounted monument type sign with landscaping. Any sign lighting shall be from above and shielded away from adjacent properties.

21. Structures above the tree height shall ~~be a neutral color.~~ be an earth tone, or a color with a light reflective value of 25 to 60 and composed of a mixture of any shade of brown and any shade of any other color(s).

Traffic Management and Transportation Improvements

22. Project access shall comply with the location and other access requirements as approved by the Virginia Department of Transportation.

23. The Applicant shall reimburse the County for the actual cost of the traffic study and construction traffic management plan, prepared by _____, dated _____ (the "Traffic Study"), up to sixty thousand dollars ($60,000). Payment shall be remitted within thirty (30) days after receipt of an invoice from the County.

24. The Applicant shall comply with all VDOT requirements for temporary construction entrances and access roads, timing of "wide load" deliveries during off-peak times, and planning access routes to and from the site to minimize conflicts.

25. The Traffic Study concludes _____ and that construction of the Project will_____. To mitigate the Project's contribution to _____, the Applicant shall contribute $_____ to the County Capital Improvement Program fund to be applied toward the cost of constructing future transportation improvements designed to mitigate _____.

Environmental

26. All necessary permits shall be acquired from all applicable regulatory bodies of the state and federal government, and the Applicant shall maintain copies of such permits and periodic reports on site. These permits and reports shall be provided to the County before a land disturbing permit is issued. ~~upon request and within a reasonable time period~~. The facility may not operate until it has approved permits ~~received all approvals~~ from all applicable regulatory bodies of the state, federal, and local government according to the required timeframe. This facility shall utilize Best Available Control Technology (BACT) as determined by the Virginia Department of Environmental Quality (DEQ) for this facility to minimize impacts on air quality.

27. Prior to issuance of a building permit, the applicant shall demonstrate that all wetland requirements, including any required wetland mitigation activities ~~if any~~, have been addressed to the satisfaction of the U.S. Army Corps of Engineers and DEQ.

28. No on-site water wells shall be used for the power generation process. The applicant shall submit to the Virginia Department of Health at least annually the results of testing requirements for any well on site.

29. ~~At such time as the plant shall not be used for electrical power production, the site shall be restored substantially to its prior condition, or such other condition as may be approved by the Board of Supervisors, within a reasonable time~~. A Decommissioning Plan & Financial Assurance is required. Prior to operation a decommissioning plan (demolition, site stabilization, hazardous material removal,

native revegetation) with a cost estimate shall be submitted to the County for approval. The applicant shall maintain financial assurance (bond/letter of credit/other County-approved instrument) in an amount sufficient to cover decommissioning, updated every 5 years.

Off-Site Conservation

30. Not later than eighteen (18) months after the issuance of a building permit for the Project, the Applicant shall record deeded conservation protections over Tax Map Parcels 27-A-11 and 27-A-12, comprising approximately 350 acres (the "Conservation Land"). Such protections may be established by either of the following:

a. A donation of a perpetual open-space easement to a public body under the Virginia Open-Space Land Act (Va. Code §§ 10.1-1700 to -1705.1) or a conservation easement to a qualified holder under the Virginia Conservation Easement Act (Va. Code §§ 10.1-1009 to -1016.1). The Applicant will use all reasonable efforts to donate the easement to a public body (e.g. Virginia Department of Forestry) or to the Virginia Outdoors Foundation. Such easement shall require, without limitation, the following conservation protections:

(i) The Conservation Land shall be managed in accordance with a written forest management plan developed in consultation with the Virginia Department of Forestry.

(ii) Forest management activities shall be consistent with applicable Best Management Practices as defined by the Virginia Department of Forestry.

(iii) Riparian buffers of at least seventy-five (75) feet shall be required along each side of any perennial stream and fifty (50) feet shall be required along each side of all intermittent streams; provided, however, that vegetation within the riparian buffers may be removed or managed, as appropriate, to (1) construct and maintain public trails and recreational areas; (2) restore and enhance wildlife habitat; (3) prevent and control fire, disease, and the proliferation of invasive species; (4) dispose of dead, diseased, and dying trees or other vegetation, including fallen trees that are blocking stream channels, or trees with undermined root systems in imminent danger of falling, where stream bank erosion is a current or potential problem that outweighs any positive effects the fallen tree or trees may have on the stream ecosystem; and (5) construct and maintain permanent or portable stream crossings for vehicles, farm machinery, pedestrians, and horses.

(iv) Any public trails and recreational areas shall be constructed and maintained so as to minimize erosion. If located within a riparian buffer, non-impervious ground cover shall be used.

(v) The number and size of building footprints shall be subject to limitations determined by the donee to be consistent with the conservation purposes of the easement.

b. A deed of dedication, ~~declaration of restrictive covenants~~, ~~or similar encumbrance~~ enforceable by the County, to impose upon the Conservation Land the same restrictions and conditions that apply to the southern Project parcel, Tax Map Parcel 27-A-4. The Applicant will use best efforts to donate a conservation easement. This subsection (b) is provided solely to ensure that the Conservation Land is preserved in the event that no qualified easement holder defined in subsection (a) will take the easement by the designated deadline.

Compliance

31. If violations of any state or federal permit are reported to the local government by the applicable regulatory agency, ~~the Board of Supervisors~~, the Zoning Administrator, and/or the County Administrator may request the applicant to provide, at the applicant's sole expense, the services of an appropriate firm to review the nature of the violation and any remedy, if any. This firm shall be selected by and report solely to the County.

32. A report will be prepared and provided to the County showing operational factors associated with the power plant that includes the name(s) and contact information for on-site supervisors, and verification of current, valid state and federal licenses and permits. The County will ~~be promptly~~ notified of any changes~~, normally~~ within five business days.

33. Any complaints or inquiries by the Board of Supervisors, County Administrator, or Zoning Administrator will be responded to within 5 business days ~~to promptly~~. In the event the applicant is notified of any violation of applicable federal, state, or local laws, regulations, or permit conditions, the applicant shall notify the Zoning Administrator in writing within two business days of receiving such notice and fully inform the Zoning Administrator of the steps being taken to correct and/or remediate the violation. Authorized county personnel or their authorized agents will be permitted to inspect the facility without prior notice to ensure that all physical structures and plant operations comply with local regulations.

34. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

Stack Height

35. The Board of Supervisors hereby waives Section 22-17-16.A(3)(b) of the Fluvanna County Code and authorizes the chimney or stack height not to exceed 199 feet above ground level unless a greater height is determined to be necessary to comply with applicable air quality regulations or by "good engineering practice" as determined by the State Air Pollution Control Board or the Department of

Environmental Quality pursuant to applicable regulations addressing stack heights. In no event shall the stack height exceed 230 feet above ground level. Following receipt of all required approvals for air emissions permits, the Applicant will provide to the Director of Planning the final maximum stack height needed (in compliance with the foregoing parameters).

Project-Related Community Benefits

The following two conditions are imposed to help ensure that the Project will not tend to change the character and established pattern of the area or community in which it is located, shall be compatible with the uses permitted by right in the zoning district, and shall not adversely affect the use and/or value of neighboring property.

36. Good Neighbor Fund. Within thirty (30) days of Full Notice to Proceed (NTP) (i.e. all conditions for construction, including pre-construction requirements, permits, financing, and third-party approvals have been met), the Applicant will establish a "Good Neighbor Fund" with a minimum of Five Million Dollars ($5,000,000), to be used to help mitigate any impacts of construction and plant operation, including sound, experienced by homeowners on Fluvanna County parcels within two (2) miles of the Expedition plant footprint and/or Tenaska Virginia Generating Station plant footprint.

The Applicant or its agent shall administer the fund by providing annual payments for four consecutive years to homeowner(s) on each qualifying parcel following receipt of a written application on a form prepared by the Applicant and confirmation that the parcel qualifies based on location and residential occupancy. All applications must be received no later than sixty (60) days after NTP for consideration for payments from the Good Neighbor Fund, and the Applicant may, but is not required, to modify the list of qualifying parcels during the life of the payments. For each qualifying parcel, the payment will be made to the parcel owners of record, collectively. Following transfer of any home, the payment will be made to the successor homeowner upon Applicant's receipt of information regarding the new owner(s). Payments will commence for all qualifying Fluvanna County parcels ninety (90) days after NTP and continue for a total of four (4) years, after which time any funds remaining in the Good Neighbor Fund will be disbursed to the Applicant. Upon request, the Applicant will report to the County the number of applicants, number of qualifying homeowners, and amount of funds disbursed.

Payments will be tiered as follows:

- For homeowners on parcels abutting the Expedition and/or the Tenaska Virginia Generating Station parcels, payments shall be $7,500 per year for a total of $30,000 per recipient parcel.

- For homeowners within one mile of Expedition and/or the Tenaska Virginia Generating Station (exclusive of abutting parcel owners), payments shall be $5,000 per year for a total of $20,000 per recipient parcel.

- For homeowners between one and two miles of Expedition and/or the Tenaska Virginia Generating Station, payments shall be $2,500 per year for a total of $10,000 per recipient parcel.

37. Community Advisory Board. Within six (6) months of the approval of the special use permit, the Applicant or its agent (e.g. a third-party firm experienced in establishing and managing community associations or boards) will establish a Community Advisory Board (CAB) to ensure ongoing two-way dialogue between the Applicant and community and non-resident stakeholders. The CAB will adopt bylaws, including membership criteria, election and voting procedures, and provisions for regular and special meetings. The CAB shall operate during the duration of project development and construction and through the first year of operation of Expedition.

Public Safety

38. ~~The applicant is responsible for providing the first response to any emergency relating to the operation of the power production plant in coordination with Fluvanna County Fire and Rescue and Emergency Services.~~ The Applicant shall maintain trained on-site personnel and equipment capable of providing initial emergency response and mitigation for incidents associated with facility operations and shall promptly notify and coordinate with Fluvanna County Fire and Rescue and Emergency Services. Emergency response activities shall be conducted in accordance with applicable Incident Command System (ICS) protocols and in coordination with public safety agencies.

39. At time of final Site Plan submission, the Applicant shall provide a security plan to the Fluvanna County Sheriff's Office that details any measures utilized in the security of the facility, such as security personnel staffing, vehicular site access controls, building access controls and security alarms, video surveillance system specifications, fencing details, and/or a photometric plan.

40. To offset the additional burden on first responders during construction and operation of the Project and to help decrease emergency response times in the area of the county in which the Project will be located, the Applicant shall contribute Five Million Dollars ($5,000,000), with increases annually for inflation, to the County CIP fund within thirty (30) days of the Expedition plant's commercial operation date, to be allocated toward (a) construction of a fire station to support the Kidds Store area of the County, (b) a burn building for fire response training, and (c) Sheriff's Department funding needs.

SUP Validity Period

41. The special use permit may be deemed abandoned by the governing body if the approved use has not been initiated within two (2) years from the date of approval. For the purposes of this condition, "initiated" means that the Applicant has diligently pursued required State and Federal permits as well as the required County approvals and permits by submitting a site development plan.

Frequently Asked Questions

General Questions

What is the generation capacity of the plant?

The Expedition Generating Station would generate up to 1,540 megawatts, enough to reliably power 1.5 million homes.

It is important to note that a natural gas power plant requires about 50 acres for operations. However, Tenaska typically acquires additional land for easements, construction laydown and buffer between adjacent properties. Tenaska is siting the Expedition facility – which is anticipated to generate up to 1,540 megawatts (MW) – on 50 acres within our 425-acre site.

In comparison, a solar project able to generate a comparable amount of power requires 30,000 to 40,000 acres.

A natural gas power plant provides more electricity – and more reliably – on a smaller footprint, in part because of its ability to generate power all hours of the day.

Why did you select Fluvanna County for another power plant?

Tenaska has been a good business neighbor in Fluvanna County for more than 20 years. We have built positive relationships and feel like a welcomed and valued member of the community. The growing market demand for reliable power in this region and the existing infrastructure in Fluvanna County have created an opportunity for Tenaska to bring additional investment to this community. We look forward to working with the community to bring this project and its economic benefits to fruition.

Is the existing pipeline large enough for the new plant?

The existing pipelines are currently being evaluated to determine the amount of available capacity. Existing lines will be utilized to the extent possible and new lines will be built as needed, utilizing existing rights-of-way to the maximum extent practical.

How will this affect existing transmission lines in Fluvanna?

The Expedition Generating Station plans to use existing transmission infrastructure in the area. PJM, the regional grid operator, and the local utilities that own the transmission infrastructure will be responsible for making any changes to the transmission infrastructure in the area.

Are there plans for the new plant to utilize back-up diesel fuel for emergency power operation? If so, how much fuel will be kept on site?

The plant is being designed to operate on both natural gas and diesel fuel. The plant would only operate on diesel fuel when required to do so by the grid operator, typically in emergency operation conditions such as a winter storm and for required testing. Diesel fuel is more expensive than natural gas and is more challenging from an operational perspective, but it does provide additional reliability and ensures we can provide power when it is most needed.

We anticipate keeping a four-day supply of diesel fuel on site.

There is at least a five-year backlog on the delivery of gas turbines. Has Tenaska already ordered the turbines?

Tenaska previously entered into contracts to secure all the long lead time equipment, including the combustion turbine generators, that is necessary to complete the project on the targeted schedule.

How are you cooling the condenser? With a cooling tower or air-cooled condenser?

Tenaska prefers water cooling over air cooling for this facility, but we will utilize air cooling if sufficient water rights cannot be obtained to support wet cooling. Water cooling is quieter and requires less land, among other positive attributes.

What are the plans for decommissioning the plant at the end of its life cycle?

We expect that the Special Use Permit with Fluvanna County would include a provision that would require the plant to be decommissioned and the site restored at the end of the facility's useful life.

Is there a customer for the power (power purchase agreement / offtaker)?

Tenaska has not finalized an offtake contract for this project, as these types of agreements typically come later in development. There is a significant need in the market for natural gas projects like Expedition that can provide reliable energy and help meet increased electric demand in Fluvanna County and Virginia.

What is the plan to address viewshed impacts?

Tenaska has acquired a large amount of wooded property near the existing power plant for this new facility. As envisioned, the Expedition Generating Station would be situated on approximately 50 acres of the 425-acre site, providing ample setback and visual and sound buffer. Keep in mind that there is minimal view of the existing plant, given the tree line and topography of the location.

Tenaska has also acquired approximately 350 acres of land slightly to the south, which we intend to put into conservation as part of our development plan. We believe this will help preserve the rural character of this part of Fluvanna County.

What plans are in place to mitigate potential negative social impacts, such as increased traffic, noise, or strain on local services?

The Expedition Generating Station would provide significant positive benefits to the community in terms of jobs, contractor opportunities and nearly $250 million in tax revenue that can support schools and other local services while helping to alleviate the residential tax burden. Tenaska has proven time and again to be a good business neighbor, supporting first responders, schools, students and other community needs.

We know that sound is a top concern for the community, and we are applying various types of sound mitigation features – including ample buffer land – to Expedition Generating Station. Tenaska is also acquiring additional land that will be put into conservation to help preserve the rural character of the area.

During construction, the project would have a robust traffic management plan to ensure roads are maintained, to reduce traffic congestion and to mitigate dust and other construction impacts.

Once operational, the project would be required to adhere to stringent standards that are protective of human health and the environment. These applications and any subsequent permits would be available to the public through the relevant regulatory body, which would hold Expedition Generating Station accountable for compliance.

What is the plan for managing the trees/vegetation buffer?

Tenaska will manage the vegetative buffer with the goal of maintaining a healthy forest. We will work with the Virginia Department of Forestry to implement a forestry management plan, which will be overseen by an area forester.

What will be the impact on wildlife?

Impacts to wildlife are expected to be minimal. We will conduct various on-site environmental studies prior to the start of construction to understand and mitigate potential impacts on wildlife. The project will comply with all applicable state and federal permit requirements associated with wildlife, including the U.S. Fish and Wildlife Service. Additionally, the project's air and water discharge permits will be protective of both human health and wildlife.

What permits and approvals are needed to bring this project to fruition?

To bring the project to fruition, major permits prior to construction include but are not limited to:

- Special Use Permit (Fluvanna County)
- Virginia Certificate of Public Convenience and Necessity (State Corporation Commission)
- Prevention of Significant Deterioration (PSD) Air Quality Permit (Virginia DEQ)
- Virginia Pollutant Discharge Elimination System (VPDES) Water Discharge Permit (Virginia DEQ)
- Virginia Water Protection Permit (Virginia DEQ)

If you win approval from the Fluvanna County Board of Supervisors, when might work on the new facility begin?

To bring the project to fruition, major permits prior to construction include but are not limited to:

- Special Use Permit (Fluvanna County)
- Virginia Certificate of Public Convenience and Necessity (State Corporation Commission)
- Prevention of Significant Deterioration (PSD) Air Quality Permit (Virginia DEQ)
- Virginia Pollutant Discharge Elimination System (VPDES) Water Discharge Permit (Virginia DEQ)
- Virginia Water Protection Permit (Virginia DEQ)

The local approvals are needed prior to advancing to state-level permitting. As such, we anticipate development to span at least two more years. Pending all the required permits, the earliest construction start would be in late 2027, with the earliest operations in late 2031.

Energy Landscape

Who will benefit from the use of the electricity produced by the plant?

Energy demand is growing rapidly. The regional grid operator – PJM Interconnection – recently completed its Reliability Resource Initiative, which identified 51 energy projects in 13 states deemed critical to come online to maintain the reliability of the electric grid that serves Virginia. This project was selected as part of that fast-track process and is now an element in PJM's plans for energy reliability.

The Expedition Generating Station will benefit residents and businesses in Fluvanna County and Virginia by providing affordable and reliable electricity for homes and businesses.

The new power plant will meet the energy demands of approximately 1.5 million homes, which is greater than the number of homes in the surrounding community. Fluvanna County has low growth; energy demand should remain stable over the next two decades. Whose demand is growing that would require this additional power?

Census Bureau data indicates Fluvanna County is growing based on population, employment and other economic indicators. The Expedition Generating Station will help support this growth in Fluvanna County and also throughout Virginia by providing affordable and reliable electricity for homes and businesses in the region.

Virginia is a net importer of electricity, and the Commonwealth's energy needs continue to grow. The Expedition Generating Station is located near the center of Virginia and integrated into the electrical infrastructure that serves Fluvanna County and the Commonwealth.

The regional grid operator – PJM Interconnection – recently completed its Reliability Resource Initiative, which identified 51 energy projects in 13 states deemed critical to come online to maintain the reliability of the electric grid that serves Virginia. This project was selected as part of that fast-track process and is now an element in PJM's plans for energy reliability.

Outside of natural growth, how will this power be used? Is it to support Fluvanna County and Virginia, or pushed out of state?

Virginia is a net importer of electricity, and the Commonwealth's energy needs continue to grow. The Expedition Generating Station is located near the center of Virginia and integrated into the electrical infrastructure that serves Fluvanna County and the Commonwealth.

Electrons go onto the grid and move to where they are needed based on the available transmission lines. Similar to water, electricity goes where there is a path of least resistance, which means that the reliable electricity from the Expedition Generating Station will most likely serve residents and businesses in Fluvanna County and Virginia.

How much energy is used in Virginia?

According to the U.S. Energy Information Administration, Virginia's total electricity consumption based on total retail sales in 2023 was 132 million megawatt-hours (MWh).

What mitigation, conversion and decommissioning strategies are in place should the proposed plant become a "stranded asset" as the energy landscape shifts toward renewable sources?

Natural gas power plants have been a major source of electricity generation in the U.S. for decades and are expected to continue to play a critical role for decades to come. Growing energy demand, an abundant supply of domestic natural gas, and the reliability and flexibility of natural gas technology provide robust long-term fundamentals for the Expedition project.

Virginia is a net importer of electricity, and the Commonwealth's energy needs continue to grow. The Expedition Generating Station is located near the center of Virginia and integrated into the electrical infrastructure that serves Fluvanna County and the Commonwealth.

The regional grid operator – PJM Interconnection – recently completed its Reliability Resource Initiative, which identified 51 energy projects in 13 states deemed critical to come online to maintain the reliability of the electric grid that serves Virginia. This project was selected as part of that fast-track process and is now an element in PJM's plans for energy reliability.

What relationship does the timing of this second Tenaska power plant have to the proliferation of data centers and their gigantic need for power, massive amounts of water and their multiplication of transmission lines?

There are multiple factors that are driving the need for additional reliable natural gas power plants in Virginia, including growing energy demand, retiring coal generation and increased renewable energy. With respect to increased energy demand, data centers are a component of this growth as well as reshoring of manufacturing, increased population growth and increased economic growth, among other drivers.

Can you tell me why Tenaska wants to build a second plant in Fluvanna County, Virginia? Are you hoping to supply the growing data center sector here?

Virginia is a net importer of electricity, and the Commonwealth's energy needs continue to grow. The proposed Expedition Generating Station is located near the center of Virginia and integrated into the electrical infrastructure that serves Fluvanna County and the Commonwealth.

The regional grid operator – PJM Interconnection – recently completed its Reliability Resource Initiative, which identified 51 energy projects in 13 states deemed critical to come online to maintain the reliability of the electric grid that serves Virginia. This project was selected as part of that fast-track process and is now an element in PJM's plans for energy reliability.

There are multiple factors that are driving the need for additional reliable natural gas power plants in Virginia, including growing energy demand, retiring coal generation and increased renewable energy. With respect to increased energy demand, data centers are a component of this growth as well as reshoring of manufacturing, increased population growth and increased economic growth, among other drivers.

Tenaska has a 20-year record of being a good business neighbor in Fluvanna County, and this location has access to transmission, natural gas and water supply – all of which are necessary for a natural gas power plant. We believe the Expedition Generating Station project will help expand the county's tax base at a time when at a time when residential tax bills continue to rise and emergency responders, schools and other county services are short on funding.

Why would you build a natural gas-fueled power plant instead of a renewables facility?

Tenaska is an all-of-the-above company that develops a wide range of energy projects, including natural gas, wind, solar and battery storage. We consider the market need and best fit when determining what types of projects to develop and at which location. Right now, there is a market need for reliable power from dispatchable sources such as natural gas-fueled facilities to help meet growing demand. Natural gas remains an abundant and domestically available fuel source, promoting America's energy independence.

About half of Virginia's energy capacity currently comes from natural gas. According to the Virginia Department of Energy, natural gas will need to continue to play a significant role in meeting Virginia's energy needs. The 2022 Energy Plan calls for an all-of-the-above approach to meet unprecedented demand while keeping energy costs reasonable. Natural gas will be a critical part of the solution.

A 2025 U.S. Department of Energy report found that PJM Interconnection, our regional grid operator, is at particular risk of not being able to meet power demands during extreme weather.

PJM has identified the Expedition Generating Station as a critical resource needed for reliability of the regional electric grid.

The Virginia Department of Environmental Quality has requirements related to air quality and natural gas power plants, including compliance with ambient air quality standards. Our facility will be designed, built and operated in compliance with these standards, which are intended to protect human health and the environment.

In view of Tenaska's expertise in electric grid connectivity has there been any consideration in adding a diversified product such as solar?

Tenaska is an all-of-the-above company that develops natural gas power plants, solar project, wind farms, battery energy storage and more. We consider best fit to meet market and customer need in determining where to site projects. Right now, customers and regional transmission grid PJM Interconnection are in need of reliable power generation, which is best met by natural gas. That is our focus for Fluvanna County.

What is your primary federal regulatory agency?

The Federal Energy Regulatory Commission oversees the reliability, safety and cost of the U.S. energy grid.

Community

Does Tenaska pay property tax or utility tax? Are the tax numbers shown combined with the current taxes or is that number additional taxes?

The Expedition Generating Station is estimated to generate nearly $250 million in property tax revenue for Fluvanna County. This is just the property tax revenue for that project and does not include property tax revenue from Tenaska Virginia Generating Station, which has totaled $34.9 million to date.

Is there a depreciation schedule on the facility, and what is the projected value at years 10, 20 and 30?

The Expedition Generating Station will follow a depreciation schedule as set by current applicable State Corporation Commission depreciation guidelines. The depreciated value over time was modeled in the Economic and Fiscal Contribution to Fluvanna County and to the State of Virginia by Mangum Economics.

What is the plan for tax revenue for Fluvanna County citizens?

Fluvanna County will determine how to use the tax revenue.

How is the new plant going to save us money? Our distribution fees are higher since the plant, and our bills are higher also.

Electric utility bills are determined by the utility, such as Central Virginia Electric Cooperative or Dominion Energy, and the State Corporation Commission. There are many factors that determine electric utility rates. In general, low-cost generation like natural gas will increase the supply of reliable electricity in Virginia and, therefore, is anticipated to be a positive factor in helping to stabilize energy pricing.

Will this facility attract other business to Fluvanna County?

The Expedition Generating Station may attract other businesses to Fluvanna County based on the low-cost and reliable energy this project will bring to the county. The economic output during construction and operations will help support local businesses in Fluvanna County. Additionally, the significant tax revenue will help support strong public services and promote a stable fiscal outlook within Fluvanna County.

What study has been done to predict how this will affect real estate values?

There are a number of factors that influence property values and the housing market. It has been our experience with other Tenaska projects of similar size and design that property values have not been negatively affected by plant operations. In fact, the jobs and increased tax revenue for the community typically have a positive impact on local schools and other amenities that factor into property values.

The presence of the Tenaska Virginia plant does not appear to have deterred housing growth. By our rough calculations, the number of homes within one mile of the plant has grown 35% between 2002 and 2024. Looking at the county as a whole, residential housing increased by 26% during the same time period.

Will people in this county be employed in this building and how many?

Tenaska takes pride in hiring local when possible. Today, there are 29 employees at Tenaska Virginia, of which 19 live in Fluvanna County and 10 are graduates of area high schools. We expect the Expedition facility to provide 29 direct jobs. Job opportunities at the new facility will be posted closer to the start of operations.

When the existing plant was proposed, how many jobs were promised (ongoing operations) at the time, and how does that compare to how many jobs are actually sustained at the plant now, 20 years later?

At the start of operation of the Tenaska Virginia plant, there were 28 employees, of which 7 were from Fluvanna County and 21 from Virginia. Today, there are 29 employees, of which 19 live in Fluvanna County and 10 are graduates of area high schools.

How would you handle community concerns and feedback? What would you do to ensure ongoing, transparent communication with the community throughout the project's duration?

Our team has had many conversations with Fluvanna County residents – both in group settings and individually. These conversations will continue over the lengthy development period and beyond. We have and continue to incorporate community feedback into our plans, as evidenced by the sound mitigation features being included in the Expedition Generating Station and Tenaska's commitment to conservation land.

To date, our community outreach has included a project website with details about the proposed Expedition Generating Station, including a map, rendering and comprehensive FAQs; a dedicated project email address and phone number; advertisements in the local newspaper of record; interviews with local media outlets; email blasts (sign up here); direct mail; small group briefings; and a community open house.

Tenaska understands the importance of two-way communication about the project and the need to be responsive to questions. Information is available on our project website: expeditiongeneratingstation.com. At any time, questions can be directed to a member of our team via community@expeditiongenerating.com or 434-232-4005.

Additionally, there will be defined public comment processes as part of the various approvals needed for this project to move forward. Information will be publicized when those opportunities arise.

What plans are in place to mitigate community impacts?

The Expedition Generating Station would provide significant positive benefits to the community in terms of jobs, contractor opportunities and nearly $250 million in tax revenue that can support schools and other local services while helping to alleviate the residential tax burden. Tenaska has proven time and again to be a good business neighbor, supporting first responders, schools, students and other community needs.

We know that sound is a top concern for the community, and we are applying various types of sound mitigation features – including ample buffer land – to Expedition Generating Station. Tenaska is also acquiring additional land that will be put into conservation to help preserve the rural character of the area.

During construction, the project would have a traffic management plan to ensure roads are maintained, to reduce traffic congestion and to mitigate dust and other construction impacts.

Once operational, the project would be required to adhere to stringent standards that are protective of human health and the environment. These applications and any subsequent permits would be available to the public through the relevant regulatory body, which would hold Expedition Generating Station accountable for compliance.

How will you incorporate the community's concerns into project decision-making?

Our team has had many conversations with Fluvanna County residents – both in group settings and individually. These conversations will continue over the lengthy development period and beyond. We have and continue to incorporate community feedback into our plans, as evidenced by the sound mitigation features being included in the Expedition Generating Station and Tenaska's commitment to conservation land.

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Will the people building this site be local or will they be brought in from other states?

Tenaska makes it a priority to ensure that local workers are utilized by our contractors to the maximum extent practical. Interested contractors and vendors can submit their information on our website at https://expeditiongeneratingstation.com.

Is Tenaska willing to invest in native plants / pollinator plants in the conservation property as well as cultivated parts of the other plants?

Tenaska will manage the unused portions of our project site under a forestry management plan overseen by an area forester. Under this plan, the existing pines will occasionally be thinned to allow for native hardwoods to replace them slowly over time. Doing this slowly, over a period of many years, will allow a continuous vegetative buffer around the facility to be maintained at all times to help reduce sound and visual impacts. Regarding the conservation parcels, Tenaska will work with the holder of the conservation easement, such as the Virginia Outdoors Foundation, to legally enforce the conservation requirements.

Are you fully committed to putting the two undeveloped parcels into a conservation easement?

Our intent is to put the southern parcels into conservation. Based on local feedback, we are looking into the potential for walking or nature trails on this property.

Has Tenaska already purchased the property for Expedition and for the conservation easements?

Tenaska has acquired property via a purchase option agreement that provides the Expedition project with the exclusive right and option to purchase the property. This includes the main project property and the land that would be put into conservation easement.

This agreement has been recorded with Fluvanna County.

Have you performed an Environmental Justice assessment?

There are environmental justice components as part of the state permitting processes.

We have performed initial desktop EJ screenings, and we intend to perform a more formal analysis as part of our permitting and community engagement efforts for the air and wastewater discharge permits.

However, we have already been incorporating a variety of information channels in our outreach plan, including small group and community meetings, a website with comprehensive FAQs, a dedicated email address and phone number for the project, local advertising and direct mail.

Sound

What are the projected sound levels in decibels to the area surrounding the new plant?

As part of our work on the Expedition project, we have modeled the sound from both the existing Tenaska plant and the proposed facility. This model is based on what we consider a worst-case scenario. There are many factors that go into how sound travels and dissipates. It is influenced by wind direction, the number of leaves on the trees, humidity in the air, ambient sound and a host of other things. This model looks at how sound is expected to behave when all those factors are working against us.

We believe this model demonstrates compliance with the county standard of 60 decibels at the fence line and 50 decibels at a neighboring home.

We also commissioned a second sound study from another firm given the importance of this topic. This firm worked independently and produced a study with similar results.

What are the projected sound levels for the combined plants to surrounding areas once both are operational?

As part of our work on the Expedition project, we have modeled the sound from both the existing Tenaska plant and the proposed facility. This model is based on what we consider a worst-case scenario. There are many factors that go into how sound travels and dissipates. It is influenced by wind direction, the number of leaves on the trees, humidity in the air, ambient sound and a host of other things. This model looks at how sound is expected to behave when all those factors are working against us.

We believe this model demonstrates compliance with the county standard of 60 decibels at the fence line and 50 decibels at a neighboring home.

We also commissioned a second sound study from another firm given the importance of this topic. This firm worked independently and produced a study with similar results.

Please tell us what your sound studies for your existing plant have shown.

Personnel at the existing plant have taken numerous sound measurements over the years, and third-party sound studies have been conducted. Of note: in 2008, at the request of a county-appointed Sound Committee, a third-party sound expert was engaged to study the sound levels from the facility. Measurements were taken during daytime and nighttime hours during start-up and normal operations. This expert, who was selected by the Sound Committee and received his findings, found there were seasonal fluctuations – still within permitted levels – primarily caused by foliage conditions and insects. This expert, as well as subsequent measurements and studies, found the existing plant to be in compliance with the requirement of 60 decibels (dBA) or less at the property line and 50 dBA or less at any existing adjacent dwelling. From an operational perspective, nothing at the facility that would impact sound levels has changed.

As part of modeling sound for the proposed Expedition Generating Station, two third-party sound consultants – working independently – modeled the sound levels from the two facilities. Both reports demonstrated compliance with the aforementioned sound levels.

What is the decibel level at fence line of current plant?

Personnel at the existing plant have taken numerous sound measurements over the years, and third-party sound studies have been conducted. Of note: in 2008, at the request of a county-appointed Sound Committee, a third-party sound expert was engaged to study the sound levels from the facility. Measurements were taken during daytime and nighttime hours during start-up and normal operations. This expert, who was selected by the Sound Committee and received his findings, found there were seasonal fluctuations – still within permitted levels – primarily caused by foliage conditions and insects. This expert, as well as subsequent measurements and studies, found the existing plant to be in compliance with the requirement of 60 decibels (dBA) or less at the property line and 50 dBA or less at any existing adjacent dwelling. From an operational perspective, nothing at the facility that would impact sound levels has changed.

As part of modeling sound for the proposed Expedition Generating Station, two third-party sound consultants – working independently – modeled the sound levels from the two facilities. Both reports demonstrated compliance with the aforementioned sound levels.

Was sound mitigation technology used for the original plant?

We are still assessing the sound at the existing plant, including reviewing the plant's current sound mitigation technology, talking to equipment manufacturers, reviewing warranties, conducting on-site reviews and more.

Can the same sound mitigation technology for the new proposed plant be installed in the existing plant?

We are still assessing the sound at the existing plant, including reviewing the plant's current sound mitigation technology, talking to equipment manufacturers, reviewing warranties, conducting on-site reviews and more.

Does the orientation of the plant impact the sound?

Offsite sound levels are driven by a number of factors including atmospheric conditions, topography and vegetation. The location and orientation of plant equipment also plays a role in offsite sound impacts. We take these factors into account in our sound modeling, which we consider when orienting the facility and designing equipment. Our goal is to minimize the sound impacts to everyone in the area.

What statutes exist in Fluvanna County to manage the sound levels?

The Fluvanna County Code contains general sound regulations within Chapter 15.2-Noise Control.

What is the plan to address sound?

When it comes to the proposed Expedition project, we believe that our plans include ample buffer land to help with sound mitigation, as we only intend to use 12% of the 425-acre site. Other mitigation measures will include:

- The combustion turbines will include sound attenuation equipment to reduce the sound of operations
- The emission control equipment will have a sound-dampening effect on the gas turbine outlet
- We plan to install additional equipment in both the stacks and gas turbine inlet that will attenuate the sound emissions from these main sources and help ensure that plant is within the permitted sound levels
- Quieter fans will be installed on the plant's primary heat exchanger

Air

How will this plant impact air quality in the region?

To ensure the reliability of the electric grid amid the generation options available today, fossil fuels will need to be utilized. This facility will operate primarily on natural gas, the cleanest fossil fuel for dispatchable and reliable power generation.

The new plant will become operational only if it receives an Air Permit from the Virginia Department of Environmental Quality (VDEQ) stating it will meet stringent air quality standards under the U.S. Clean Air Act and VDEQ regulations.

The Clean Air Act establishes the process for protecting public health from air emissions. This is done through National Ambient Air Quality Standards that are based on criteria allowing for an adequate margin of safety and are requisite to protect the public health.

The primary NAAQS standards provide public health protection, including the health of 'sensitive' populations such as asthmatics, children and the elderly.

In 2024, the EPA under the Biden administration significantly strengthened the annual standard for $PM_{2.5}$. The new standard was widely praised by public health organizations.

The EPA Administrator certified that the new standard would protect – with an adequate margin of safety – the health of at-risk populations including children, older adults, those with pre-existing cardiovascular and respiratory diseases, and minority populations.

VDEQ has a thorough permitting process that will require an analysis of air quality impacts to ensure that all applicable standards are met. Our facility will be designed, built and operated in compliance with these standards.

For its existing facility, Tenaska submits quarterly air emissions monitoring reports, semi-annual monitoring and deviation reports, annual compliance certification and annual emissions inventory to the Virginia Department of Environmental Quality. We also submit quarterly CEMS (Continuous Emissions Monitoring Systems) data to the U.S. EPA. The Expedition plant would follow the same compliance protocols.

How is this affecting the air quality around our home?

The new plant will become operational only if it receives an Air Permit from the Virginia Department of Environmental Quality (VDEQ) stating it will meet stringent air quality standards under the U.S. Clean Air Act and VDEQ regulations.

The Clean Air Act establishes the process for protecting public health from air emissions. This is done through National Ambient Air Quality Standards that are based on criteria allowing for an adequate margin of safety and are requisite to protect the public health.

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What are the regulated air emissions, and in what quantities?

Byproducts of natural gas combustion include nitrogen oxides, carbon monoxide, carbon dioxide, sulfur oxides, volatile organic compounds and particulate matter. The amounts of these by-products will be included in the air permit application.

Pollutant		Standard	Averaging Time	Level
Carbon Monoxide (CO)		Primary	8-hour	9 ppm
			1-hour	35 ppm
Nitrogen Dioxide (NO_2)		Primary	1-hour	100 ppb
		Primary & Secondary	Annual	53 ppb
Ozone (O_3)		**Primary & Secondary**	**8-hour**	**0.070 ppm**
Particulate Matter	PM10	Primary & Secondary	24-hour	150 $\mu g/m^3$
	PM2.5	Primary	Annual	9.0 $\mu g/m^3$
		Secondary	Annual	15 $\mu g/m^3$
		Primary & Secondary	24-hour	35 $\mu g/m^3$
Sulfur Dioxide (SO_2)		**Primary**	**1-hour**	**75 ppb**
		Secondary	**Annual**	**10 ppb**

What independent organization is monitoring your air pollution?

The Virginia Department of Environmental Quality is the agency that would issue a Prevention of Significant Deterioration Air Quality Permit, required prior to construction, and a Title V Operating Permit after commencement of operation. This agency has stringent requirements related to air quality and natural gas power plants that are intended to protect human health and the environment.

Expedition will be required to demonstrate:

- That it is employing Best Available Control Technology (BACT) to minimize emissions.
- That emissions from the plant will not cause off-property concentrations to exceed each of the National Ambient Air Quality Standards (NAAQS) when including other specific surrounding sources and existing background concentrations.

For its existing facility, Tenaska submits quarterly air emissions monitoring reports, semi-annual monitoring and deviation reports, annual compliance certification and annual emissions inventory to the Virginia Department of Environmental Quality. We also submit quarterly CEMS (Continuous Emissions Monitoring Systems) data to the U.S. EPA. The Expedition plant would follow the same compliance protocols.

What is the plan to address air emissions?

Air quality impacts will be assessed via the air permit application, which will include extensive modeling to predict ground-level concentrations of numerous pollutants from not only Expedition but from other surrounding sources (including the existing plant) as well as monitored background concentrations. The cumulative concentrations will then be compared to ambient standards, which are set by the U.S. Environmental Protection Agency to be protective of human health and the environment. Virginia Department of Environmental Quality (VDEQ) will spend months reviewing the application and will issue a permit only if all requirements are met.

Expedition will be required to demonstrate:

- That it is employing Best Available Control Technology (BACT) to minimize emissions.
- That emissions from the plant will not cause off-property concentrations to exceed each of the National Ambient Air Quality Standards (NAAQS) when including other specific surrounding sources and existing background concentrations.

Is there current data about air impact and how the new facility will impact that?

Air quality impacts will be assessed via the air permit application, which will include extensive modeling to predict ground-level concentrations of numerous pollutants from not only Expedition but from other surrounding sources (including the existing plant) as well as monitored background concentrations. The cumulative concentrations will then be compared to ambient standards, which are set by the U.S. Environmental Protection Agency to be protective of human health and the environment. The Virginia Department of Environmental Quality will spend months reviewing the application and will issue a permit only if all requirements are met.

Have you monitored the amount of air pollution produced by your existing plant?

Our existing facility has an exemplary compliance record. Tenaska submits quarterly air emissions monitoring reports, semi-annual monitoring and deviation reports, annual compliance certification and annual emissions inventory to the Virginia Department of Environmental Quality. We also submit quarterly CEMS (Continuous Emissions Monitoring Systems) data to the U.S. EPA. The Expedition plant would follow the same compliance protocols.

To ensure the reliability of the electric grid amid the generation options available today, fossil fuels will need to be utilized. This facility will operate primarily on natural gas, the cleanest fossil fuel for dispatchable and reliable power generation.

The new plant will become operational only if it receives an Air Permit from the Virginia Department of Environmental Quality (VDEQ) stating it will meet stringent air quality standards under the U.S. Clean Air Act and VDEQ regulations.

The Clean Air Act establishes the process for protecting public health from air emissions. This is done through National Ambient Air Quality Standards that are based on criteria allowing for an adequate margin of safety and are requisite to protect the public health.

The primary NAAQS standards provide public health protection, including the health of 'sensitive' populations such as asthmatics, children and the elderly.

In 2024, the EPA under the Biden administration significantly strengthened the annual standard for $PM_{2.5}$. The new standard was widely praised by public health organizations.

The EPA Administrator certified that the new standard would protect – with an adequate margin of safety – the health of at-risk populations including children, older adults, those with pre-existing cardiovascular and respiratory diseases, and minority populations.

VDEQ has a thorough permitting process that will require an analysis of air quality impacts to ensure that all applicable standards are met. Our facility will be designed, built and operated in compliance with these standards.

Isn't President Trump rolling back the NAAQS standards lowered by Biden last year?

Tenaska can't speak to what President Trump intends to do.

What we can tell you is that Tenaska has an exemplary record of compliance. Our power plants operate at emissions levels far below the federal limits, and we do not intend to alter plant operations should NAAQS be revised.

Please note this chart that was shared with the Fluvanna Planning Commission. Modeling results from the Tenaska Virginia Generating Station's air permitting process are shown here compared to the standards existing at the time that project was permitted and the current standards.

Tenaska Virginia's contribution to air quality is shown in the middle column compared to the 2000 standards (4th column) and the current standards (last column).

As shown, the results are all less than 15% of the applicable standard. These results do not include background or surrounding sources as the plant's results were so low (i.e., below the Significant Impact Levels) that modeling of surrounding sources was not required. $PM_{2.5}$ was not evaluated in 2000, given the PM_{10} Surrogate Policy in effect at the time, but the PM_{10} results can be compared to the $PM_{2.5}$ standards as all particulate matter emitted from natural gas combustion are considered to be both PM_{10} and $PM_{2.5}$.

Tenaska Fluvanna Generating Station
2000 Air Quality Modeling Results[1]
Compared to 2000 and 2025 NAAQS

Pollutant	Avg. Time	Fluvanna[2]	NAAQS (2001)	NAAQS (2025)
NO_2	annual	1	100	—
	1-hr	—	—	188
PM_{10}	annual	1	50	—
	24-hr	5	150	150
$PM_{2.5}$[3]	annual	1	15	9
	24-hr	5	65	35
SO_2	annual	0	80	—
	24-hr	3	365	—
	3-hr	18	1,300	—
	1-hr	—	—	196
CO	8-hr	63	10,000	10,000
	1-hr	185	40,000	40,000

[1] all values in $\mu g/m^3$

[2] results are Fluvanna-only (i.e., do not include background or surrounding sources) because results did not even exceed Significant Impact Levels

[3] not evaluated; PM_{10} results can be used as proxy given all PM_{10} from natural gas combustion are assumed to also be $PM_{2.5}$

Have any environmental studies been performed to evaluate the impact on wildlife?

Preliminary studies have been completed, and impacts to wildlife are expected to be minimal and would be mitigated as required (which could include performing certain construction activities during specified times of year to avoid impacts). The project will comply with all applicable state and federal permit requirements associated with wildlife, including the U.S. Fish and Wildlife Service.

In addition, Tenaska has acquired 350 acres of land slightly to the south of the proposed project site that we intend to put into conservation as part of our development plan.

Do you have to wait for the county approval to start the air permitting process?

As part of an air permit application, the county will need to sign documentation that the project meets applicable local ordinance requirements.

Is the plant causing cancer?

Superficial claims regarding the plant and local cancer cases are ridiculous and defamatory.

The Clean Air Act includes National Ambient Air Quality Standards to protect residents from health impacts – including cancer – from power plants and other sources. The standards are set by public health and other experts through a rigorous process and that contain a sufficient margin of safety.

Further, Expedition will be categorized as a minor source of hazardous air pollutants under Section 112 of the Clean Air Act.

What opportunities will there be for public commentary as part of the air permitting process?

There will likely be at least three public participation opportunities. Tenaska will be required to hold an informational briefing after application submittal. Virginia Department of Environmental Quality (VDEQ) will hold a public briefing once the draft permit is available and then will hold at least one public hearing during the comment period. All of these will be local.

Water

Where will the water supply come from?

The amount of water needed will be dependent on final plant design and chosen technology; however, water use is anticipated to average 6-7 million gallons per day. Tenaska is currently evaluating the water supply options, but we anticipate water for power generation will be sourced from the surface waters of the James River watershed. Expedition's water needs are equivalent to less than 1% of the average James River flow.

The plant may need to use groundwater for its office operations (i.e. drinking water, sanitary uses).

What are water source requirements in gallons per day for the existing facility and for the new proposed facility?

On a per MW basis, water usage and discharge between the two plants will be similar; Expedition is a 1,540-MW facility compared to the existing 940-MW facility, so the water usage and discharge will be proportionally higher.

Average Water Usage:

- Expedition: 6-7 million gallons per day
- Tenaska Virginia: 4 million gallons per day

Average Water Discharge:

- Expedition: 1.5 million gallons per day
- Tenaska Virginia: 0.8 million gallons per day

How much is the water withdrawal and have you modeled downstream river levels post the withdrawal?

The amount of water needed will be dependent on final plant design and chosen technology; however, water use is anticipated to average 6-7 million gallons per day. Tenaska is currently evaluating the water supply options, but we anticipate water for power generation will be sourced from the surface waters of the James River watershed. Expedition's water needs are equivalent to less than 1% of the average James River flow. Evaluating water withdrawals as they impact downstream users and during times of drought will be required.

Is there a water intake approval required from the Virginia Department of Environmental Quality?

Water withdrawal intakes, including type and location, are regulated by the Virginia Department of Environmental Quality.

What will the facility do with its wastewater?

The plant will need to obtain a water discharge (Virginia Pollutant Discharge Elimination System, or VPDES) permit to discharge wastewater. The permit will establish effluent limits and monitoring requirements. Tenaska will be responsible for ensuring compliance with the permit. Average daily discharge is anticipated to be 1.5 million gallons per day, which is less than 1% of the average flow of the Rivanna River. Tenaska is currently evaluating potential discharge locations. Its current facility discharges into the Rivanna River.

Will site be zero discharge on water used?

The project will not be a zero-discharge facility. However, water will be recycled as much as practicable to minimize water consumption.

Will the water that will be discharged back into the James River be tested for all contaminants?

The Virginia Pollutant Discharge Elimination Permit will require monitoring to confirm compliance with applicable Federal Effluent Limit Guidelines as well as any contaminants that the Virginia Department of Environmental Quality determines, through their modeling procedures, require monitoring to ensure compliance with Water Quality Standards.

How is this new plant going to affect our water supply during drought times?

The amount of water needed will be dependent on final plant design and chosen technology; however, water use is anticipated to average 6-7 million gallons per day. Tenaska is currently evaluating the water supply options, but we anticipate water for power generation will be sourced from the surface waters of the James River watershed. Expedition's water needs are equivalent to less than 1% of the average James River flow. Evaluating water withdrawals for impact to downstream users and during times of drought will be required.

Expedition will obtain water from the existing, permitted public water supply company utilized by Tenaska Virginia and others. Evaluating water withdrawals as they impact downstream users and during times of drought will be required by the public water system prior to adding customers such as Expedition. Tenaska Virginia water withdrawals are currently curtailed during drought conditions.

How much more water would you need from the Rivanna and James Rivers to cool the new facility?

On a per MW basis, water usage and discharge between the two plants will be similar; Expedition is a 1,540-MW facility compared to the existing 940-MW facility, so the water usage and discharge will be proportionally higher.

Average Water Usage:

- Expedition: 6-7 million gallons per day
- Tenaska Virginia: 4 million gallons per day

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Average Water Discharge:

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The plant will need to obtain a water discharge (Virginia Pollutant Discharge Elimination System, or VPDES) permit to discharge wastewater. The permit will establish effluent limits and monitoring requirements. Tenaska will be responsible for ensuring compliance with the permit. Average daily discharge is anticipated to be 1.5 million gallons per day. Tenaska is currently evaluating potential discharge locations, but if we use the Rivanna River, discharge would account for less than 1% of the average river flow.

What is the plan to address groundwater pollution?

The facility will have numerous protections to ensure that the groundwater is not contaminated. All chemicals are kept inside concrete containment basins, so that in the unlikely event of a spill, the chemicals will be contained. We will operate utilizing a Spill Prevention, Control and Countermeasure Plan, which is regulated by the U.S. Environmental Protection Agency. We will also have a stormwater pollution prevention plan and chemical handling plans.

When the original plant was built, there was technology to use water and recycle it. Why is this not being pursued at the new plant?

The same technology would be used at Expedition. The majority of the water consumption at these types of facilities comes from evaporation in the primary plant heat exchanger, called the cooling tower. We do reuse the water in the cooling tower. The minerals and salts in the water don't evaporate. If left unchecked, this residual material would cause operational issues with scaling.

We typically reuse water 6-10 times. After a certain number of cycles, the residual salts and minerals in the water are too heavy to continue using without damaging the equipment, and at this point we treat and discharge the water.

In total, around 80% of our water consumption is evaporation and 20% is discharged back to the James River watershed.

Safety

What will be done to ensure human health and safety?

Safety is of utmost importance to Tenaska, and we work hard to design a safe plant that is protective of the employees, residents and wildlife. This has been demonstrated through the safe operation of the Tenaska Virginia facility, as well as the safe operations of the entire Tenaska fleet, which encompasses 7,700 megawatts of generation.

Employees at Tenaska Virginia have received dozens of awards from the National Safety Council, and the plant has been certified (and re-certified) as a Voluntary Protection Program (VPP) Star Worksite by the U.S. Occupational Safety and Health Administration – a recognition obtained by only 0.03% of work sites (3 in every 10,000), demonstrating our strong safety culture.

The Virginia Department of Environmental Quality has requirements related to air quality and natural gas power plants, including compliance with ambient air quality standards. Our facility will be designed, built and operated in compliance with these standards, which are intended to be protective of human health and the environment.

Has there ever been an emergency response at the existing plant?

Safety is a priority. Employees at the plant are trained to respond to emergency situations that could arise. Additionally, the plant routinely holds on-site training drills with local first responders, which ensures appropriate response plans are developed and practiced. In addition, these training drills offer opportunities for local first responders to practice their skills for the benefit of the community. While there have been many training drills at the plant, no major emergency response has been required.

What hazardous materials are stored on-site? What are they used for?

The facility will primarily use chemicals for emissions control, cooling systems, lubrication and water treatment. Ammonia is injected into the Heat Recovery Steam Generator to reduce air emissions. Water treatment chemicals include chlorine and dechlorinator, as well as chemicals to control the pH of the water and prevent scaling. Hydrogen is used for generator cooling, and glycol is used in some of the smaller plant heat exchangers. Lubricating oils are used in rotating equipment, and fuel oil is stored on site for emergency operation.

The plant would be required to submit a chemical inventory annually to the state emergency response commission, the local emergency planning committee and the local fire department that would respond to any chemical emergency.

Safety is always our top priority, and Tenaska's existing facility has been recognized by U.S. Occupational Safety and Health Administration as a Voluntary Protection Program (VPP) Star site, a recognition obtained by only 0.03% of work sites (3 in every 10,000), demonstrating our strong safety culture.

What security measures will protect the plant from sabotage, terrorism or unauthorized access?

We will be required to meet security standards, most notably those from the North American Electric Reliability Corporation – Critical Infrastructure Protection, which we call NERC CIP. This is a set of security standards designed to protect the electric grid, including plants like ours, from cyber and physical threats. One of the key cybersecurity aspects of a plant like ours is that it is isolated from the Internet, so a hacker simply cannot reach our systems. We also have physical deterrents such as fencing and 24/7 monitoring.

Construction

How many cars and trucks will be on our local roads during construction?

The project will receive, on average, between 6 and 30 delivery trucks per day, depending on site activities. The peak number of personal vehicles per day will be around 800, and that peak will last 12 to 18 months.

We have designed the project driveway for optimal visibility and will have a temporary second driveway during construction. Flaggers will be utilized as needed.

Prior to construction, the project will develop a detailed traffic management plan that takes into account Tenaska's strong commitment to safety and local concerns around busy intersections, timing of construction traffic around school and other peak times, road conditions and other factors. We will also explore, with our contractors, the potential for shuttling, staggered shifts and incentives for carpooling.

How do you intend to restore the construction staging area?

Prior to construction, the project will develop a detailed traffic management plan that takes into account Tenaska's strong commitment to safety and local concerns around busy intersections, timing of construction traffic around school and other peak times, road conditions and other factors. We will also explore, with our contractors, the potential for shuttling, staggered shifts and incentives for carpooling.

Of note, the project will:

- Evaluate the number, direction of travel and timing of light vehicles travelling to the site and consider existing traffic and school traffic patterns to ensure minimal disruption
- Work to avoid exacerbating peak travel times by ensuring plant workers arrive outside of those peak times or avoid congested areas.
- Work with VDOT, local schools and the county to select routes that are safe and optimize flow of traffic
- Provide an adequate construction parking area on our property
- Carefully schedule deliveries and follow approved travel routes; signage will be provided to ensure that delivery vehicles do not deviate from approved routes
- Delivery vehicles prohibited from parking or staging along public roads
- Pre-construction condition of roads will be carefully documented by a third-party engineer prior to the project; roads will be restored post-construction to as good or better condition

The conditions of the Special Use Permit require a traffic management plan, including review and approval by VDOT, prior to construction.

How do you intend to restore the construction staging area?

The project will re-plant trees once construction of the facility is completed. The primary intent of this is to preserve the rural character of the area and to provide vegetative buffer. Tenaska will develop, with the assistance of an area forester, a forestry management plan that will ensure that a healthy forest is maintained. Maintaining a vegetative buffer around the facility with a healthy forest, slowly transitioning over time to a native hardwood forest, is our primary forest management goal.

Miscellaneous

Why was the county put under an NDA?

A non-disclosure agreement (NDA) is commonplace in economic development, typically when two parties engage in an initial discussion about the potential for economic investment. This allows for questions and feedback early in process, when the developer is formulating plans and doesn't yet have all the information needed to commit to a project or to make a project public. This type of NDA before a project goes public is common practice in Fluvanna County and in localities exploring potential large-scale economic development projects all over the country. It is important to note that an NDA must be signed and agreed to by both parties.

Is Tenaska hiring non-traditional employees as local lobbyists? If so, do you require them to disclose that status?

There are 29 employees at the existing Tenaska facility, the majority of which live in Fluvanna County and are part of the community. When it comes to development, Tenaska often hires a community representative to further enhance two-way communication. Given our existing connections in the community, we have not yet done that. If and when we do so, that person would need to disclose that they work for Tenaska. Tenaska has hired Richmond-based Capital Results to help support its community engagement efforts for the Expedition project. Their personnel have and do explain their consulting role on the project.

Will you use injection cooling water or combustion inlet to increase load capacity in warm weather?

Yes, the facility will use evaporative cooling at the gas turbine inlets to increase plant efficiency as well as plant output during times of warm weather. The total water usage of evaporative coolers when in operation is 1-2% of the overall water usage.

What will be the impact on wildlife?

Impacts to wildlife are expected to be minimal. We will conduct various on-site environmental studies prior to the start of construction to understand and mitigate potential impacts on wildlife. The project will comply with all applicable state and federal permit requirements associated with wildlife, including the U.S. Fish and Wildlife Service. Additionally, the project's air and water discharge permits will be protective of both human health and wildlife.

In addition, Tenaska has acquired 350 acres of land slightly to the south of the proposed project site that we intend to put into conservation as part of our development plan.

What logging income is expected?

Tenaska will not manage the conservation parcels or additional lands used by the plant for timber income. The primary intent of these lands is to preserve the rural character of the area and to provide vegetative buffer. Tenaska will develop, with the assistance of an area forester, a forestry management plan that will ensure that a healthy forest is maintained. As part of this plan, and under the advice of the forester, existing pines are occasionally thinned so that they can be replaced slowly over time by native hardwoods. Maintaining a vegetative buffer around the facility with a healthy forest, slowly transitioning over time to a native hardwood forest, is our primary forest management goal.

How will the site use the internet? Can a tower be installed for residents as well?

The power plant itself will not be connected to the Internet for cybersecurity reasons. Internet is provided to employees for company use, such as emails, reports and other work purposes – similar to how offices use the Internet. We have not yet started to talk with Internet providers in regard to the Expedition facility.

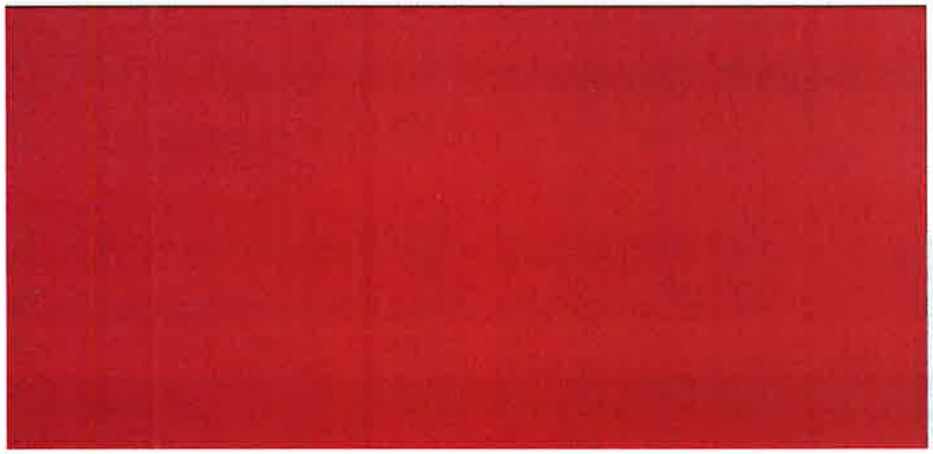
You've recently asked for county permission to raise the stacks 50 feet to meet state air-quality rules. Why was that not considered in the original application to the Planning Commission? Will you have to re-run the sound studies?

Expedition's Special Use Application, including site layout, visual simulations and sound studies, did account for a taller stack height.

Due to county ordinance, a different process is required to increase the stack height.

Tenaska & Fluvanna County

Proposed Expedition Generating Station



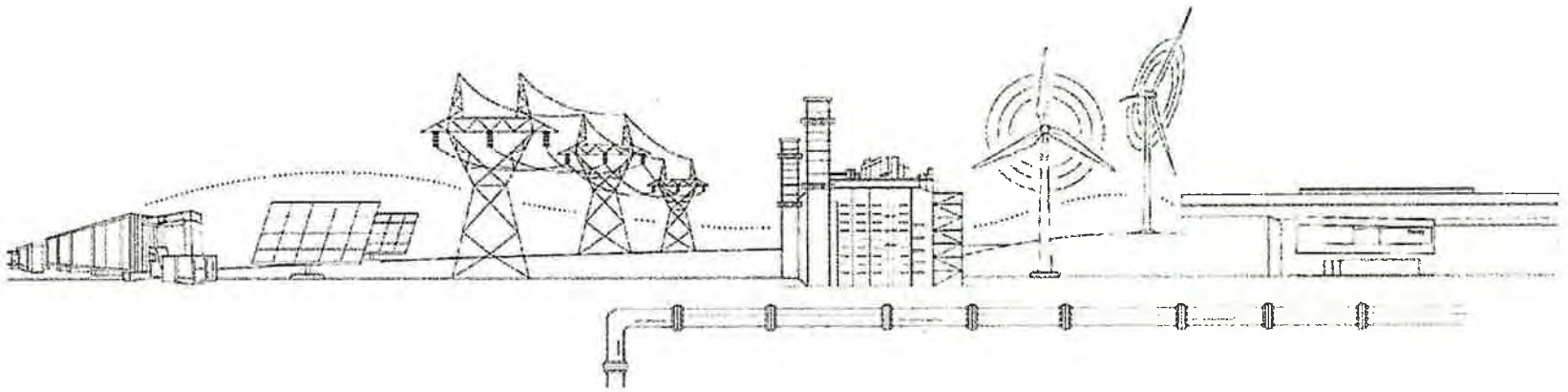
TENASKA®

Open House

- Goals
  - Share information about Tenaska's proposed Expedition Generating Station
  - Productive and respectful conversations about the impact on neighbors and the community
- Agenda
  - Presentation
    - Background on Tenaska
    - Overview of proposed project, including visual renderings, sound, air and water
    - Community benefits
  - Q&A
    - Write questions on notecards and give to a Tenaska representative
  - Information stations

Tenaska

- One of the largest private energy companies in the U.S.
- Founded in Omaha, Nebraska, in 1987
- Got our start developing natural gas power plants and evolved over time to include wind, solar, batteries, and carbon capture and storage
- Affiliates are best in class in marketing natural gas and electric power



At A Glance

Tenaska Virginia Generating Station

- Natural gas-fueled combined-cycle generating station
- Generates up to 940 megawatts of reliable power, enough for 940,000 homes
- Commercial operation began in 2004
- Record of safe and responsible operations
  - Numerous awards from the National Safety Council
  - Voluntary Protection Program Star Worksite – a certification from OSHA considered the industry's highest safety achievement

At A Glance

Tenaska Virginia Generating Station

- Generates tax revenue for Fluvanna County – $34.9 million to date
- Provides 29 stable, well-paying jobs
  - 19 employees live in Fluvanna County
  - 10 employees graduated from Fluvanna County High School
- Collaborates with first responders, including Fluvanna County Sheriff's Office and Lake Monticello Fire Department
- Supports Fluvanna County Public Schools (Envirothon, tours and more), Fluvanna County Social Services (Thanksgiving and Christmas programs), Fluvanna Master Gardeners
- Offers college scholarships to local students – $100,000 awarded to date, benefitting 88 Fluvanna County students

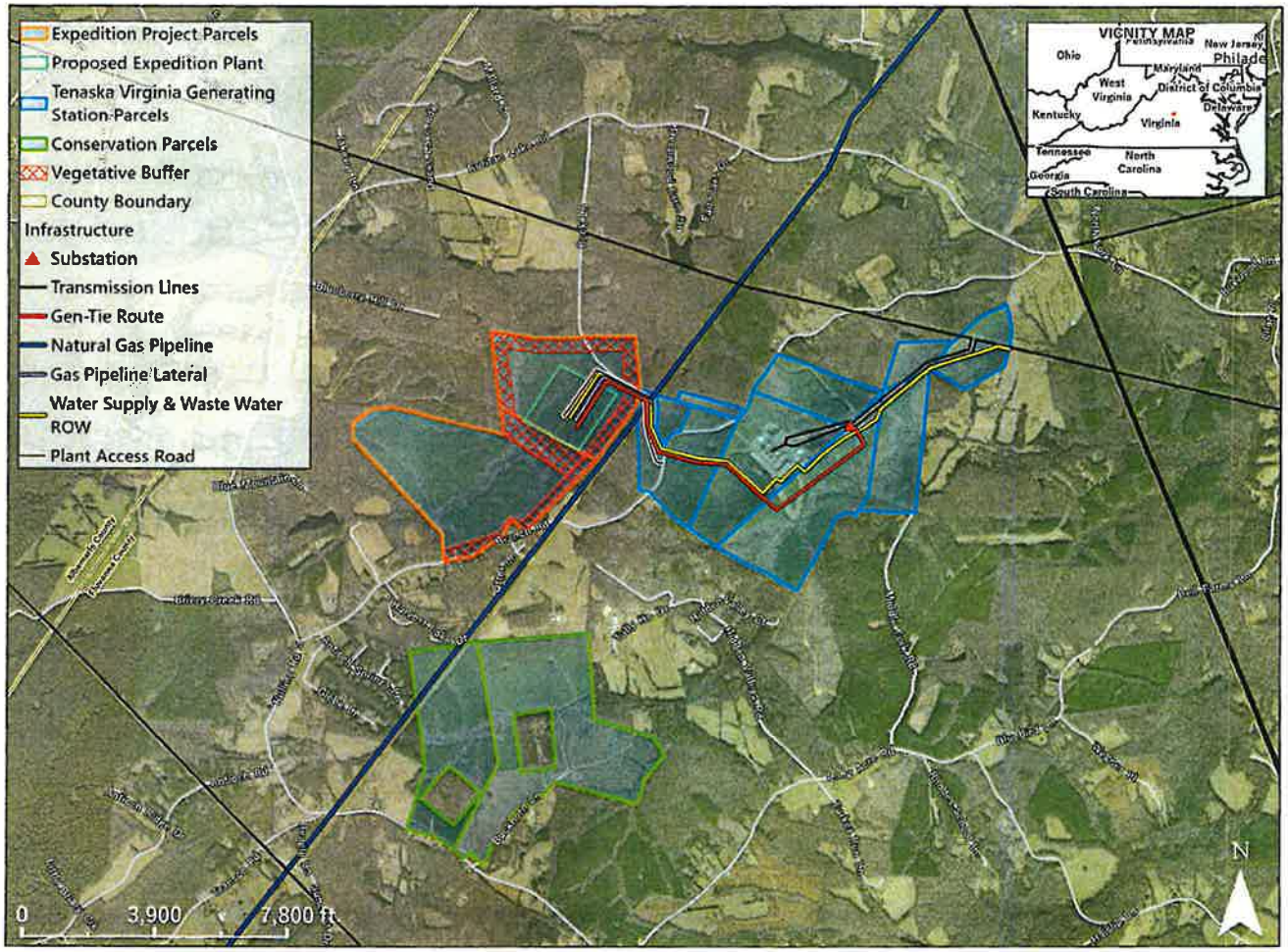
Expanded Presence in Fluvanna County
Expedition Generating Station

- Tenaska is pursuing an additional natural gas-fueled power plant in Fluvanna County (up to 1,540 megawatts)
- Natural gas remains the cleanest fossil fuel for dispatchable and reliable power generation
- Market demand for dispatchable natural gas generation is growing amid increased power demand and an influx of intermittent renewables
- Selected for PJM Reliability Resource Initiative (among 51 projects selected to be "fast tracked" for reliability purposes)
- This location is attractive due to access to existing transmission corridors, water supply and natural gas pipelines

Market Need

- Energy demand is growing – retirement of coal plants, data centers, growth of domestic manufacturing, residential growth
- Recent forecasts indicate regional electricity demand is expected to double between 2025 and 2040
- Virginia already imports more electricity from other states than elsewhere in the U.S.
- Natural gas power plants like Expedition are needed to ensure the lights come on and stay on (grid reliability)

Proposed Site

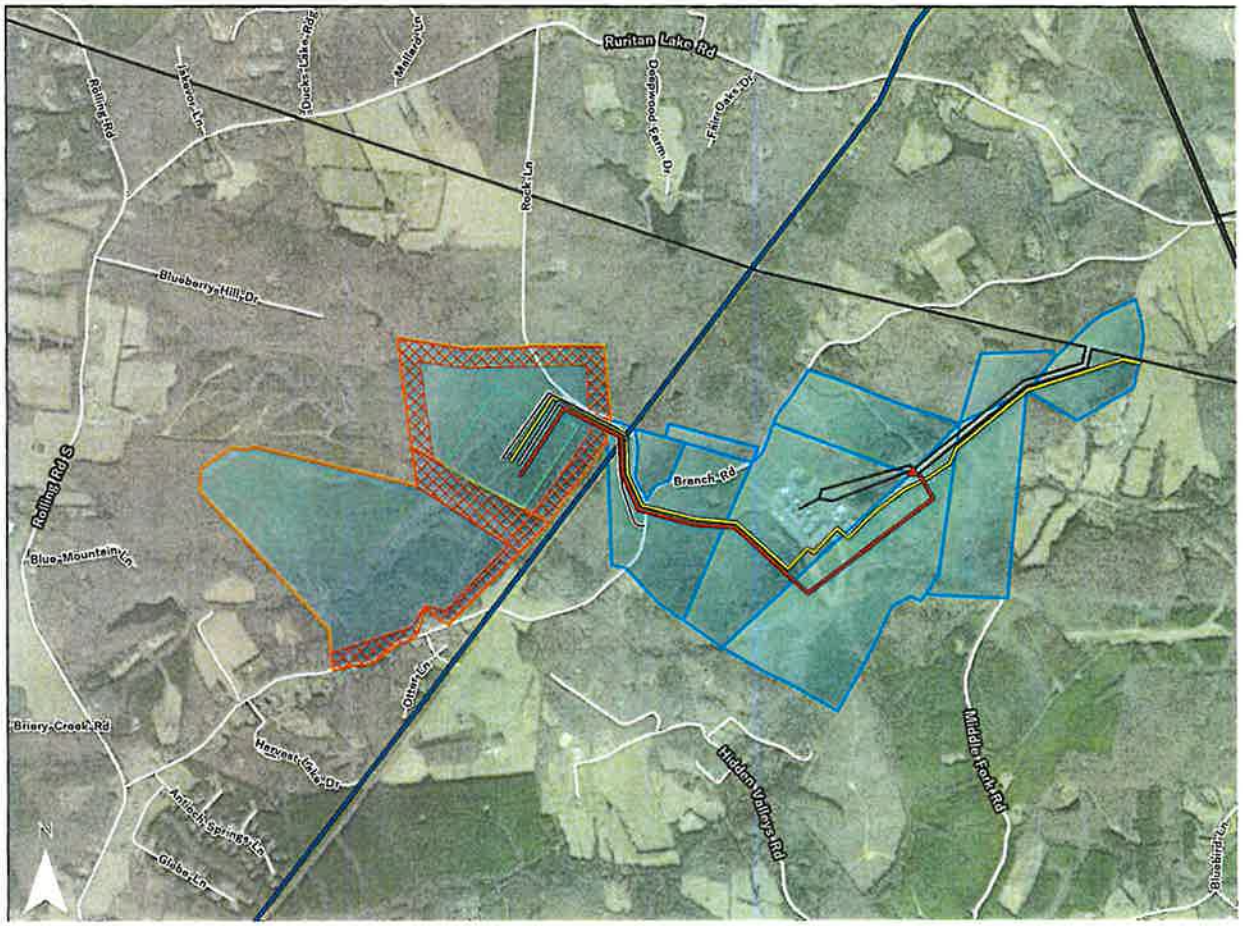


Proposed Site

- Expedition Project Parcels
- Proposed Expedition Plant
- Tenaska Virginia Generating Station Parcels
- Vegetative Buffer

Infrastructure

- Substation
- Transmission Lines
- Gen-Tie Route
- Natural Gas Pipeline
- Gas Pipeline Lateral
- Water Supply & Waste Water ROW
- Plant Access Road

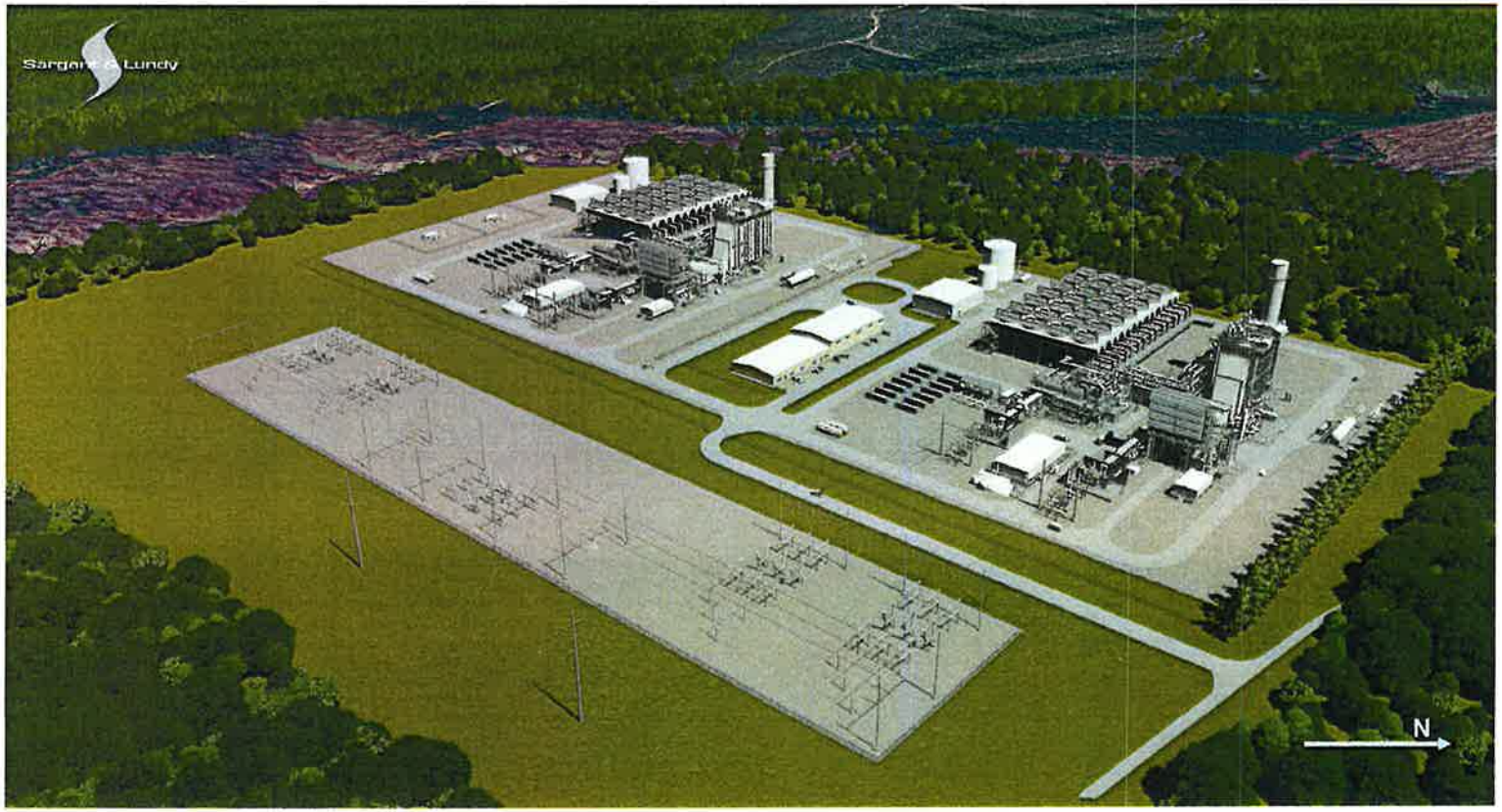


Minimal Viewshed Impacts

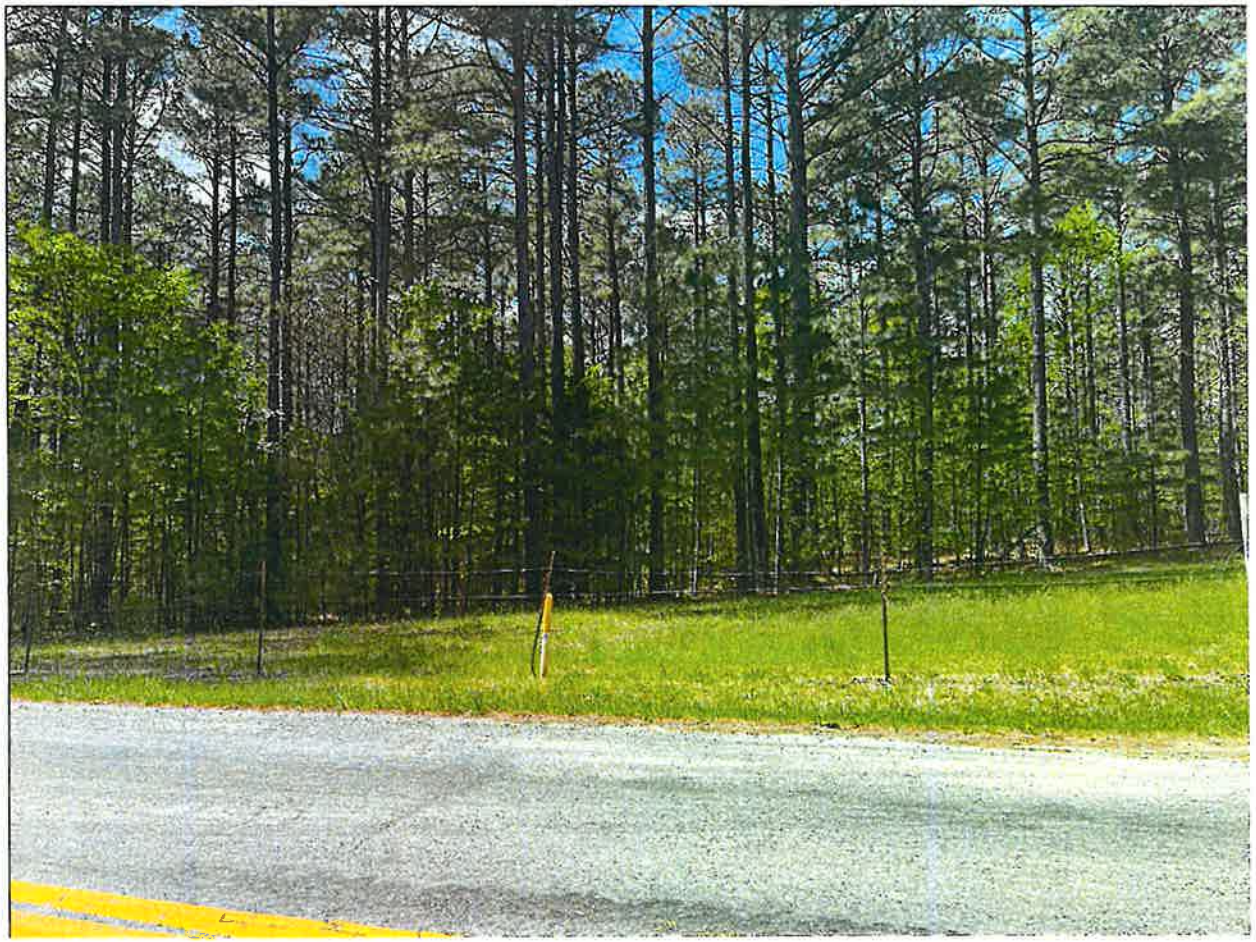
- Existing Tenaska facility is minimally visible from the roadway
- New plant would be situated on up to 50 acres of the total 425-acre site (12%), providing ample setbacks and visual buffers
- Existing trees and natural topography of the area will further mitigate viewshed impacts
- Neutral paint colors and landscaping will enhance the aesthetic look
- Outdoor lighting would be pointed downward and inward and would be warm in color

Existing Facility (Interior)

Rendering: Aerial View Northeast of Project



Directional View from Branch Road East of Project

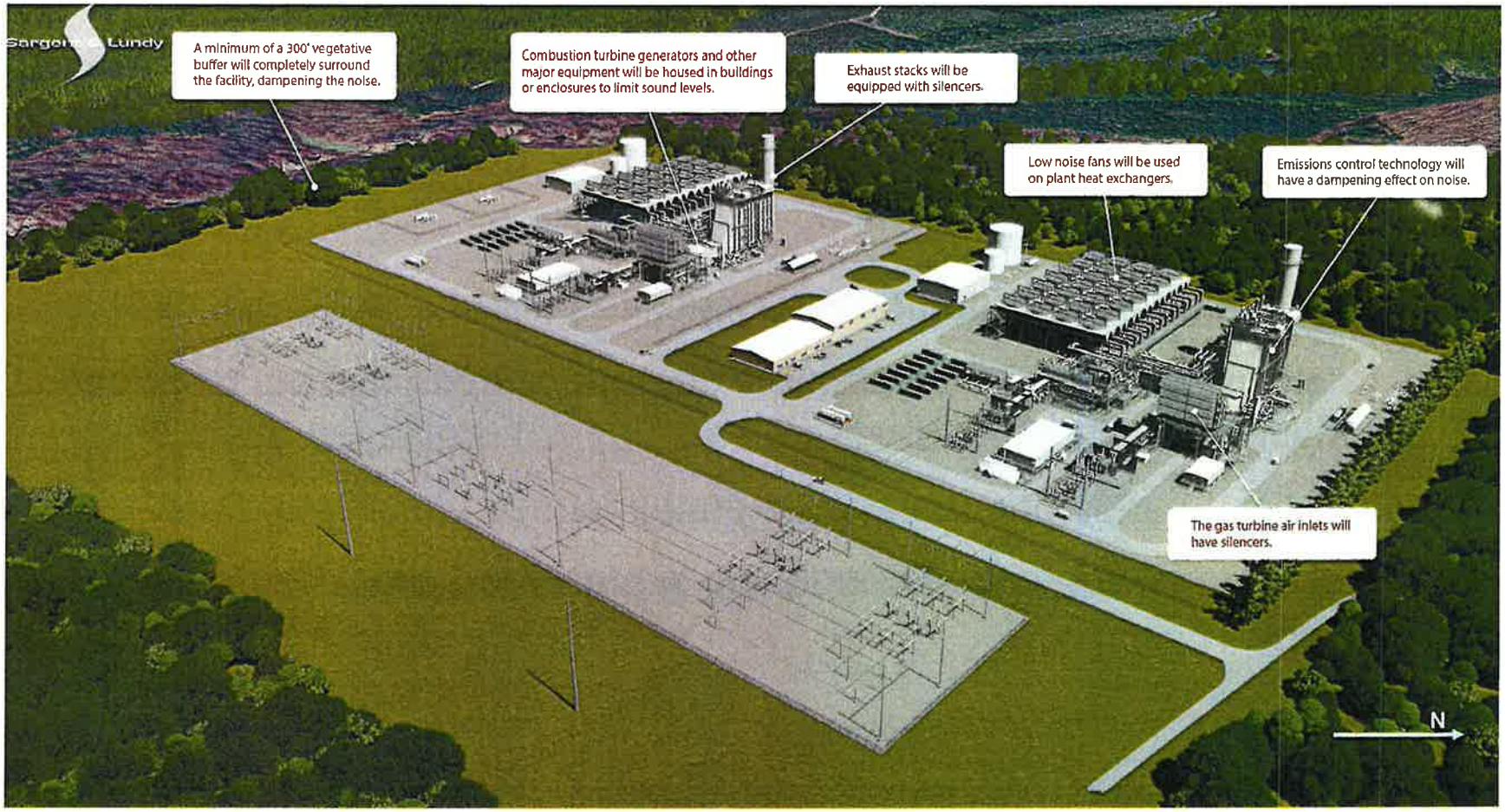


Rendering: Directional View from Branch Road Southeast of Project

Sound Mitigation

- Tenaska recognizes that sound is an important concern for the community
- Third-party analysis of sound, sound dissipation and sound mitigation
- 425-acre site will utilize just 50 acres for the plant footprint, leaving the majority of the site undeveloped as a buffer for existing properties
- Tenaska will invest in sound mitigation equipment for the new plant

Sound Mitigation



HGC

NOISE | VIBRATION | ACOUSTICS

TENASKA EXPEDITION POWER PLANT - OPEN HOUSE

NOISE MODELLING

answers@hgcacoustics.com

AUGUST 14, 2025

HGC Noise, Vibration, Acoustics

Who We Are:

- One of the largest acoustical consulting firms in North America.
- Offices in Dallas TX, Charlotte NC, and Canada (Toronto, Montreal, Calgary)
- Prior experience with measuring and providing acoustical design services for thermoelectric plants internationally.

Objective:

- Predictive noise modeling for the proposed combined cycle plant.
- Assess potential noise emissions with respect to noise regulations before construction

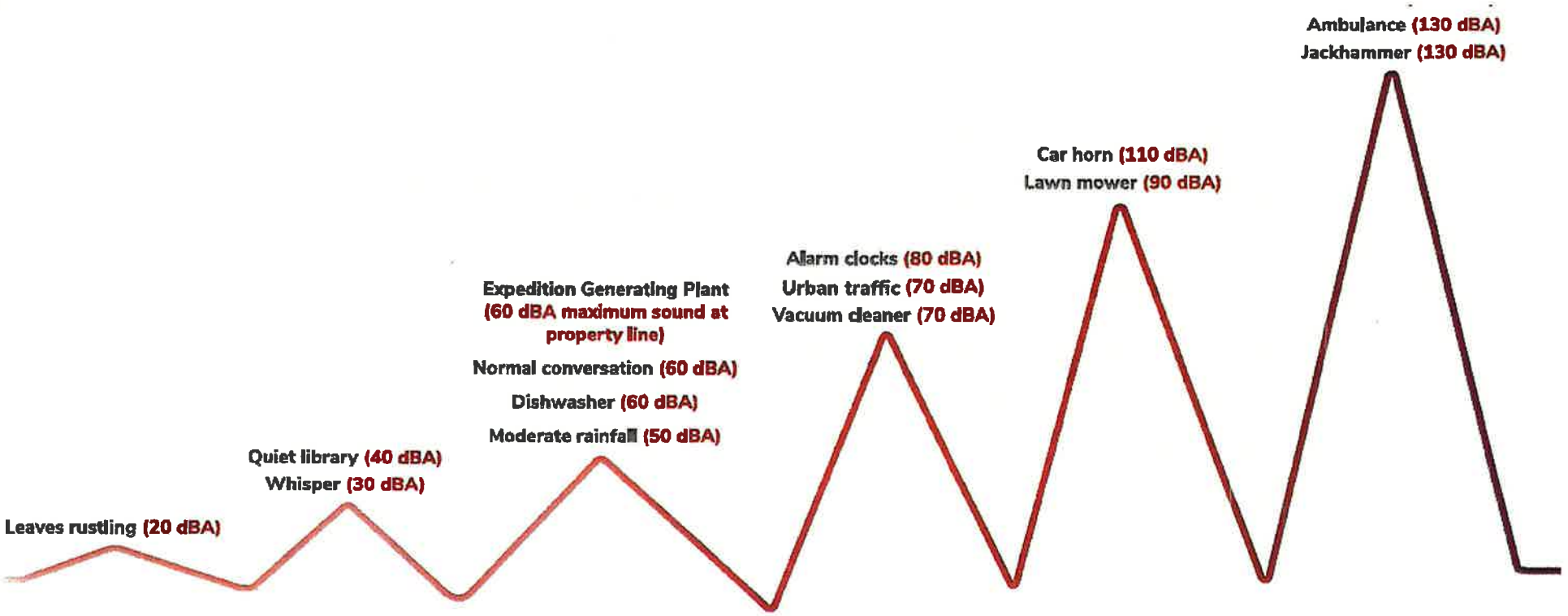
Acoustical Modelling

Method:

- Cadna/A & ISO 9613-2: based on international standard for outdoor noise propagation.
- Assumes conditions favoring sound propagation and worst-case operating conditions
- Input sound levels verified against real-life data from similar operating facilities
- Modelling parameters calibrated against previous sound measurements

What is a Decibel?

Sound is typically measured in decibels (dBA).



HGC
NOISE | VIBRATION | ACOUSTICS

HGC Noise Vibration Acoustics
5956 Sherry Ln. 20th Floor
Dallas, Texas, 75225
t: 945.219.2947

Memorandum

To: Tenaska, Inc. **Date:** August 19, 2025

Re: Expedition Combined Cycle Power Plant – Summary of Acoustical Modelling

For an advance assessment of the sound emissions from the Expedition power facility, before it is built or fully designed, it is necessary to use predictive acoustical modelling. The goal is to determine the combined sound of the existing Tenaska Virginia Generating Station and the proposed Expedition facility.

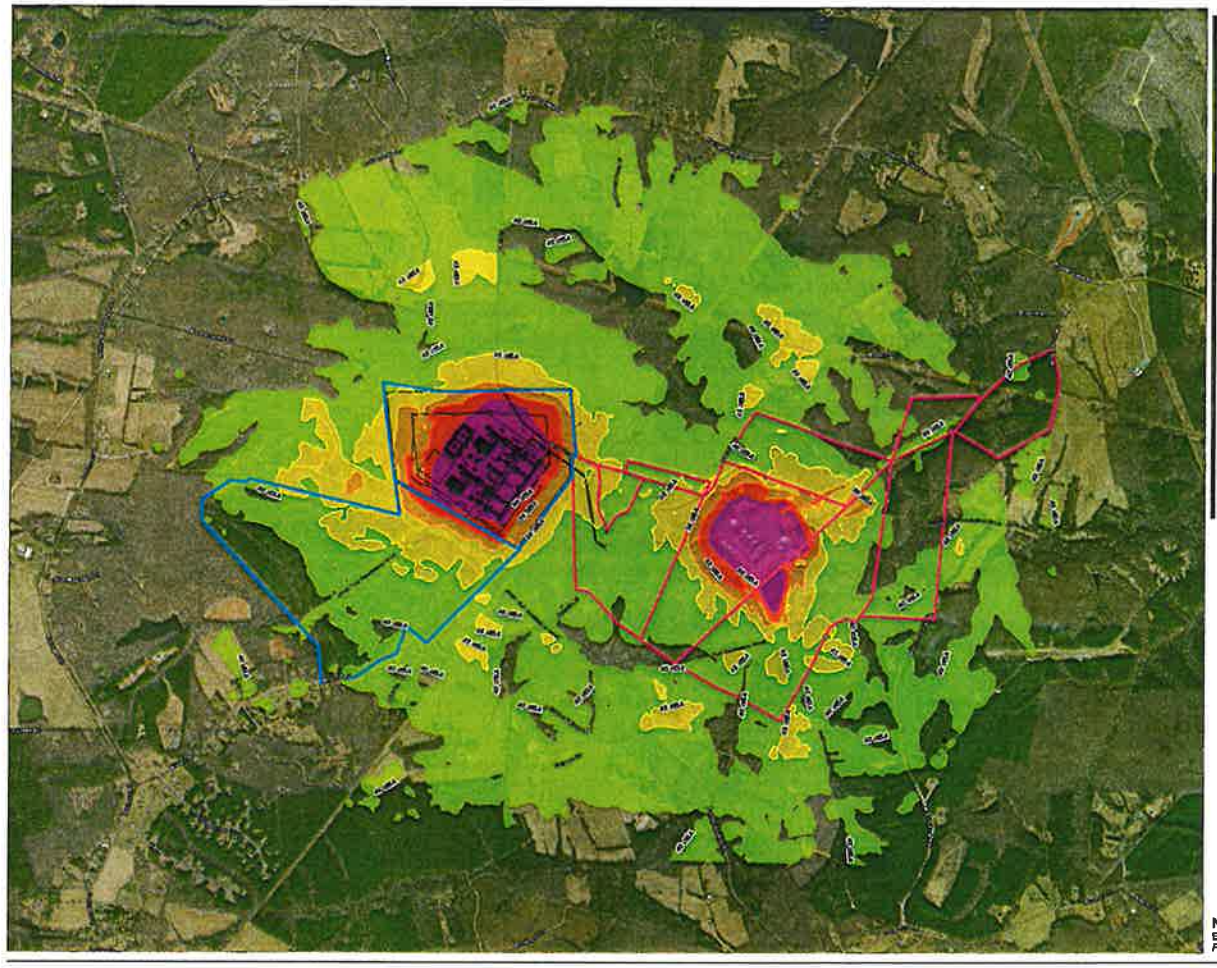
In the case of the existing facility, it was possible to use past measurements of its sound emissions, gathered around the fence line by others, as input to the computational acoustical model. For the new Expedition facility, the inputs to the model consist of the manufacturers' published sound emission levels for all the individual major items of equipment at the site: gas turbines, steam turbines, generators, transformers, cooling fans, pumps, etc., supplemented by past measurements close to similar items of equipment, gathered by HGC Acoustics at similar operating power plants across North America.

The model itself is like a three-dimensional CAD drawing in a computer, but includes the sound emission levels for each item of equipment, and the acoustical characteristics of the site geometry and the surrounding topography. The computational acoustic calculations are done in accordance with International Standard ISO-9613-2, which is a widely-accepted method for calculating outdoor sound propagation.

The results of the analysis are predicted sound levels in A-weighted decibels ("dBA") and are presented as contours of equal sound level in the vicinity surrounding the existing and proposed power facilities. The contours or zones represent the sound only from the two facilities, excluding background sounds such as wind in the trees, insects and birds, and road traffic.

The accompanying "heat map" shows how sound dissipates in a "worst case" scenario. The predicted sound levels demonstrate compliance with the county standard of 60 dBA or less at the fence-line of the facilities and 50 dBA or less at any neighboring homes for both the existing Tenaska Virginia Generating Station and the proposed Expedition project.

Results


Legend
Expedition Project Parcels
Tenaska Virginia Generating Station Parcels
Preliminary Site Plan
Noise Contours (dBA)
>60
55-60
50-55
45-50
40-45
0 1,000 2,000 ft.
Scale: 1:12,000
1 in. = 1,000 ft.
Noise Contours (dBA)
Expedition Generating Station
Fluvanna County, Virginia
TENASKA

Air Quality

- Natural gas is the cleanest available fossil fuel for dispatchable and reliable power generation
- Ultra-low sulfur diesel will be used minimally as backup when natural gas supply is challenged
- "Best Available Control Technology" will be utilized
- To protect human health and the environment, the facility will be required to obtain and comply with the following permits from the Virginia Department of Environmental Quality (VDEQ):
  - Prevention of Significant Deterioration (PSD) Air Quality Permit, prior to construction
  - Title V Operating Permit, after start of operation

Responsible Water Use

- Water use is anticipated to average 6-7 million gallons per day
- Primary use of water is for non-contact cooling system
- Water for plant operations will most likely be sourced from the surface waters of the James River watershed

Discharge Water

- Expedition is estimated to discharge 1.5 million gallons of water per day on average
- Tenaska is currently evaluating potential locations to release discharge water but expect to put water back into the James River Watershed
- Expedition will be required to obtain and comply with a discharge permit from VDEQ – to protect human health and the environment
  - Virginia Pollutant Discharge Elimination System (VPDES)

Conservation Parcels

- Tenaska has acquired an additional 390 acres slightly to the south of the planned project site
- Our intent is for that to be used for conservation, not for additional Tenaska development
- We are looking at options for conservation and a mechanism to enforce that commitment
  - Our initial intent was to put this land into a Forest Management Plan, similar to what governs how the existing Tenaska Virginia plant manages its buffer property
  - Based on neighbor feedback, we are considering whether walking trails or a nature area is feasible

Timeline

- Development phase expected to be 3-4 years
- Earliest construction start in late 2027, pending all necessary permits and approvals
- Earliest operations in 2031
- Selected for PJM Reliability Resource Initiative (among 51 projects "fast tracked" for reliability purposes)

Major Permits & Approvals Prior to Construction

- Fluvanna County Special Use Permit
- Virginia Certificate of Public Convenience and Necessity *(State Corporation Commission)*
- Prevention of Significant Deterioration (PSD) Air Quality Permit *(VDEQ)*
- Virginia Pollutant Discharge Elimination System (VPDES) Wastewater Discharge Permit *(VDEQ)*

Economic Benefits

Taxes

- The Expedition Generating Station is expected to generate approximately **$247.7 million in tax revenue to Fluvanna County** over 30 years of operation
- Roughly **$14.3 million in tax revenue to Fluvanna County** is projected in each of the first 5 years of operation
- Tax revenue averages out to approximately **$8.3 million annually** for 30 years
- Tenaska is not seeking a tax abatement from Fluvanna County

Source: Project Expedition: Economic & Fiscal Contribution to Fluvanna County and to the State of Virginia, prepared for Tenaska by Magnum Economics, August 2025.

Economic Benefits

Taxes

	Taxpayer	Type Business	2024 Assessed Valuation	% of Total Assessed Valuation
		Fiscal Year 2024		
#1	**Expedition Project (Year 1)**	**Utility/Electric**	**2,210,950,000**	**~33.81%**
	Virginia Electric and Power	Utility/Electric	168,359,583	3.89%
#3	Tenaska Virginia Partners, LP	Utility/Electric	144,786,602	3.34%
	Central Va. Electric Co-op	Utility/Electric	76,309,706	1.76%
	Transcontinental Gas Pipeline	Utility/Gas	60,111,266	1.39%
	CSX Transportation	Railroad	12,701,050	0.29%
	Colonial Pipeline Co.	Utility/Gas	12,101,448	0.28%
	Columbia Gas of Va.	Utility/Gas	9,509,475	0.22%
	Aqua Resources	Utility/Water	7,819,815	0.18%
	Central Telephone Co. of Virginia	Utility/Telephone	4,668,157	0.11%
	East Coast transport	Utility/Gas	2,287,551	0.05%
			$ 498,654,653	11.52%

Footnotes

1) Expedition Year 1 Assessed Value based upon assessed value in Project Expedition: Economic & Fiscal Contribution to Fluvanna County and to the State of Virginia, prepared for Tenaska by Magnum Economics, August 2025.
2) Total 2024 Assessed Valuation assumed to be $4,328,599,418 based upon calculations using the figures in the table above

Source: Base chart from Fluvanna County Principal Property Taxpayers FY24, with Tenaska additions to reflect anticipated impact from Expedition Generating Station

Economic Benefits
Construction

- $20.3 million in economic output to Fluvanna County
  - 66 direct and 50 indirect/induced job years (full-time equivalents), with $7.5 million in wages
  - $9.7 million in sales and use taxes
- $445.6 million in economic output to the Commonwealth of Virginia
  - 1,188 direct and 854 indirect/induced job years (full-time equivalents), with $170.6 million in wages
  - $41.7 million in sales and use taxes

Note: Interested contractors and vendors can submit their info on our website: expeditiongeneratingstation.com

Source: Project Expedition: Economic & Fiscal Contribution to Fluvanna County and to the State of Virginia, prepared for Tenaska by Magnum Economics, August 2025
*Economic output refers to all economic activity in a local economy, including wages and taxes

Economic Benefits

Operations (Annually)

- $75.2 million in annual economic output to Fluvanna County, including:
  - 29 direct and 53 indirect/induced job years (full-time equivalents), with $8.8 million in wages
  - $8.3 million of property tax revenue (based upon 30-year average)
- $90.6 million in annual economic output to the Commonwealth of Virginia, including:
  - 29 direct and 106 indirect/induced job years (full-time equivalents), with $13.4 million in wages

Source: Project Expedition: Economic & Fiscal Contribution to Fluvanna County and to the State of Virginia, prepared for Tenaska by Magnum Economics, August 2025
*Economic output refers to all economic activity in a local economy, including wages and taxes

Community Engagement

- Communication is important to a successful project
- Website: www.ExpeditionGeneratingStation.com
- Email: community@expeditiongenerating.com
- Ongoing discussions with local stakeholders and residents
- Opportunities for public comment as part of major permit approvals

We look forward to working with Fluvanna County and the community to make this additional investment a reality!

Open House

Fluvanna County High School

EXPEDITION Generating Station

Thank you for joining us at our Community Open House to learn more about Tenaska's proposed Expedition Generating Station. Our goal for this evening is to share information about the project and its impact on Fluvanna County and have a productive dialogue with local residents. Below is the schedule of events.

6:30 p.m.

Presentation from Tenaska Representatives

Location: Auditorium

7:00 p.m.

Question-and-Answer Session

Location: Auditorium

To submit a question, please write it on a notecard you can pick up at the registration desk or provided by Tenaska team members in the auditorium. Questions will be read by the moderator and answered by the project team.

7:30 p.m.

Open House

Location: Hallway and cafeteria outside the auditorium

Tenaska team members will be available to speak with community members on various topics related to the proposal. We encourage everyone to ask questions and interact with team members. The topic areas will include:

- **Project Overview**
- **Community Benefits**
- **Sound**
- **Air Emissions**
- **Water Resources**

8:30 p.m.

Event Concludes

expeditiongeneratingstation.com community@expeditiongenerating.com

EXPEDITION
Generating Station

Additional Investment Benefitting Fluvanna County

Tenaska, with a presence in Fluvanna County for more than 20 years, is considering an additional natural gas-fueled power plant in the area. Similar to the existing Tenaska Virginia Generating Station, this facility would add reliability to the regional electric grid amid growing power demand, as well as generate tax revenue, jobs and other local economic benefits.

Proposed Power Plant

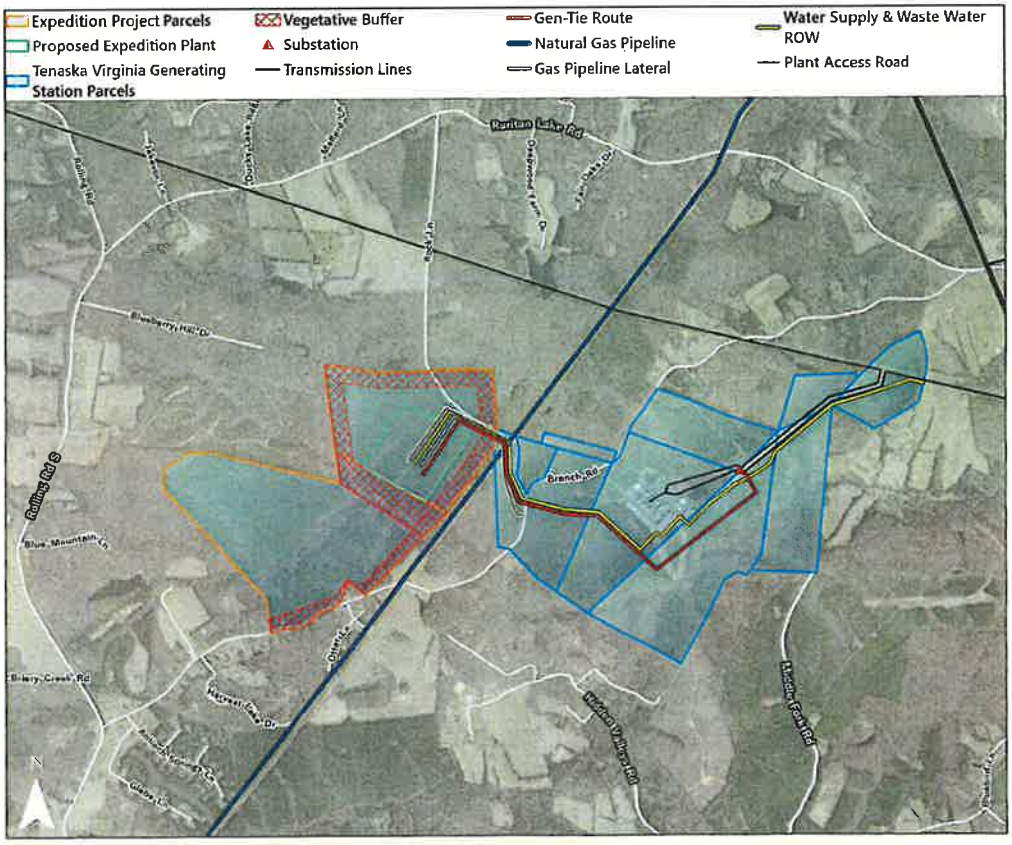
Tenaska is developing a natural gas-fueled power plant capable of generating up to 1,540 megawatts (MW), enough for 1.5 million homes. Natural gas remains the cleanest fossil fuel for dispatchable and reliable power generation, and the market demand for natural gas generation is growing. In fact, the Expedition Generating Station project has been selected by PJM Interconnection as a critical resource to ensure the reliability of the region's electric grid.

Pending all necessary approvals and permits, the earliest construction start would be in late 2027.

Site Location

We have identified a location near the existing Tenaska Virginia plant that has access to transmission infrastructure, natural gas pipelines and water supply. As envisioned, the project would be located on approximately 50 acres interior to the 425-acre site, allowing ample buffer.

Tenaska has also acquired land slightly to the south, which we intend to put into conservation as part of our development plan. We believe this will help preserve the rural character of this part of Fluvanna County.



Map depicts approximate project location, which is subject to change as development progresses.

ore information
Website: ExpeditionGeneratingStation.com
Email: Community@ExpeditionGenerating.com

Economic Benefits for Fluvanna County

An additional natural gas-fueled power plant will have a positive impact on Fluvanna County. A 2025 economic impact study[1] from Mangum Economics projects significant benefits from the Expedition Generating Station.

Construction

$20.3 million in economic output[2] to Fluvanna County, including:

- 66 direct and 50 indirect/induced job years (full-time equivalents), with $7.5 million in wages
- $9.7 million in sales and use taxes

$445.6 million in economic output[2] to the Commonwealth of Virginia, including:

- 1,188 direct and 854 indirect/induced job years (full-time equivalents), with $170.6 million in wages
- $41.7 million in sales and use taxes

Operations (Annually)

$75.2 million in annual economic output[2] to Fluvanna County, including:

- 29 direct and 53 indirect/induced job years (full-time equivalents), with $8.8 million in wages
- $8.3 million of property tax revenue[3]

$90.6 million in annual economic output[2] to the Commonwealth of Virginia, including:

- 29 direct and 106 indirect/induced job years (full-time equivalents), with $13.4 million in wages

Long-Term Tax Revenue

$247.7 million in tax revenue to Fluvanna County over 30 years of operation

- $14.3 million/year during the first 5 years of operation
- $8.3 million/year on average for 30 years

The Expedition Generating Station represents a forward-looking investment in reliable energy and a continued commitment to Fluvanna County's economic success. This is in addition to the stable and reliable benefits that Tenaska Virginia Generating Station has provided for more than two decades.

- ≈1,400 construction jobs over a 20-month period, with ≈$45 million (2004 dollars) in wages
- ≈$30 million (2004 dollars) spent on construction-related goods and services, including purchases from 237 Virginia companies
- 29 local operations jobs that in 2024 resulted in $9.8 million in employee salaries and payments to local contractors and vendors
- $34.9 million in local property taxes to date
- Support for various local efforts and organizations, either through volunteer hours and/or monetary support, including $100,000 in college scholarships

[1] Project Expedition: Economic & Fiscal Contribution to Fluvanna County and to the State of Virginia. Prepared for Tenaska by Mangum Economics, August 2025.
[2] Economic output is all economic activity in a local economy, inclusive of wages and taxes.
[3] Based upon 30-year average

TENASKA®

08/07/2025

TENASKA® VIRGINIA GENERATING STATION

Owner: Tenaska Virginia Partners, L.P.

Commerical Operation: May 2004

At a glance

Power generated by Tenaska Virginia Generating Station is sold into the PJM Interconnection (PJM) regional transmission organization (RTO). PJM coordinates the flow of electricity from power generators to local utilities in the largest centrally dispatched grid in North America, which includes Virginia.

29
employees

940 MW
capable of powering up to 940,000 homes

2 National Safety Council awards
received in 2024

VPP Star worksite
- Recertified in 2023

Community and economic impact

Community is a priority for Tenaska and our employees, who dedicate time and resources to the areas where we live and work, supporting local businesses, creating jobs, and driving economic growth through our investments and operations.

$132,500
in scholarship funds awarded to 116 students since 2004

$9.8 million
paid in employee salaries and local vendor payments in 2024

$34.9 million
paid in local property taxes since 2004

Sound 101

EXPEDITION
Generating Station

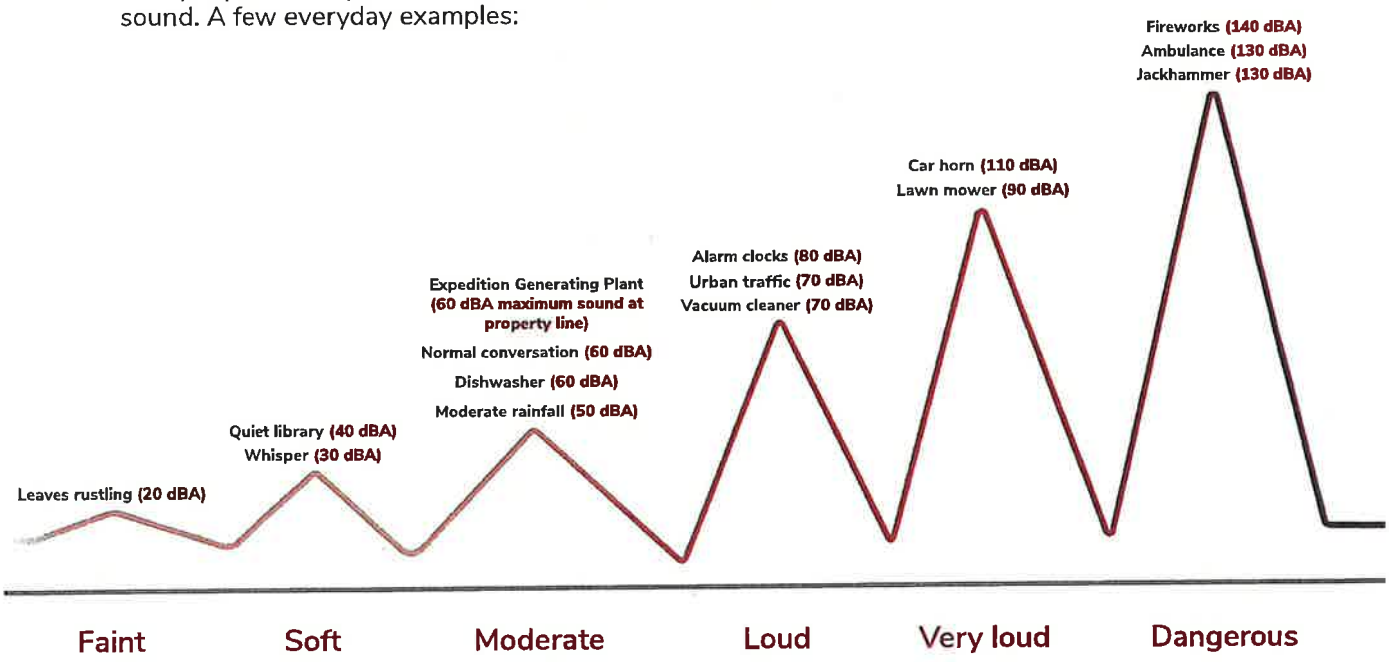
As part of our commitment to transparency, we want to explain some basics about sound—what it is, how it moves and how we design facilities like a natural gas-fueled power plant to manage it effectively.

What Is Sound?

Sound is a natural part of our environment. It's created by vibrations moving through the air as waves. These waves travel outward from a source and gradually fade with distance. Just like ripples on a pond, the farther the wave travels, the gentler it becomes.

What Is a Decibel (dB)?

Sound is measured in decibels, or dB, using a logarithmic scale. An increase of 10 dB means it sounds about twice as loud to the human ear. We use A-weighted decibels (dBA) as this measurement reflects how people actually hear sound and is the standard for evaluating environmental and community sound. A few everyday examples:



How Does Sound Travel and Reduce?

Sound travels in all directions unless it's reflected, absorbed or blocked. The energy of sound diminishes quickly as it moves away from the source. Every time you double the distance, the sound typically decreases by about 6 decibels. For example, if a sound is 80 dB at 100 feet, it will be roughly 74 dB at 200 feet.

How Do We Manage Sound at Power Facilities?

Modern power plants are carefully designed with community sound in mind. Major equipment is housed in acoustically treated enclosures and buildings. Silencers and baffles are used for air inlets and exhausts, and low noise fans are used on heat exchangers. Vegetation and trees help absorb and scatter sound naturally, enhancing acoustic separation between facilities and the community. Lastly, plants are sited with buffer distances to reduce sound at the property boundary.

TENASKA®

Proposed Natural Gas-Fueled Power Plant

Tenaska Development is considering a natural gas-fueled power plant in your area.

Natural gas remains the cleanest fuel for dispatchable power generation, and the market demand for natural gas generation is growing in response to concerns for a reliable power supply amid the influx of renewables like wind and solar that provide intermittent power.

We believe that this project will not only provide reliable power for the region but also significant economic benefits for the local community.

Why Here?

Tenaska is an American energy company experienced in natural gas power plants, renewables, carbon capture and storage, and green hydrogen projects. We consider market demand and "best fit" when selecting sites for new energy projects. Right now, there is incredible market demand for dispatchable power generation, such as natural gas-fueled power plants.

Key siting criteria includes appropriate access to transmission, natural gas and water. These attributes are present in this region, making this a viable location.

LOCAL BENEFITS

As our work progresses, we intend to commission an economic impact study to quantify the benefits of a project here. Similar natural gas-fueled power plants developed by Tenaska have resulted in:

- Construction jobs and opportunities for regional businesses to supply goods and services
- Operations jobs and opportunities for local contractors and vendors
- Additional tax revenue for state and local taxing authorities

In addition, the plant and its employees would support various local efforts and organizations, either through volunteer hours and/or monetary support. This may include scholarship programs, community funds or local partnerships.

Timeline

We are very early in the development of this project, with a focus on final site selection and discussions with local stakeholders. Development of a natural gas-fueled power plant can take two years or more. Assuming we obtain all necessary permits and approvals, the earliest construction start would be in 2027 or 2028. The construction phase can span two to three years before operations begins.

COMMUNITY ENGAGEMENT

Tenaska strives to be a good and responsible neighbor in communities where it does business. The company cultivates long-term, mutually beneficial relationships with local leaders and residents built on respect, value and trust. Those bonds are formed during the planning and development process for its generating facilities and continue throughout the life of the plants.

We understand the importance of effective, two-way communication with local stakeholders and the community. As development progresses, we intend to create a project website and dedicated email account for the project team, as well as share frequent updates and provide opportunities for community feedback.

NATURAL GAS DEVELOPMENT WITH TENASKA

Natural gas-fueled generating stations meet the growing demand for reliable, dispatchable power. Tenaska utilizes its expertise in development, engineering & construction, interconnection, environmental, community relations, origination, natural gas supply, power marketing and asset management to successfully develop, construct and operate generating stations.

Scan the QR code and watch our video to learn more about our approach to natural gas-fueled power plants.

SAFE OPERATIONS

Safety is of utmost importance to Tenaska, and we work hard to design a safe plant that is protective of the employees, residents and wildlife. This has been demonstrated through the safe operations of the entire Tenaska fleet, which encompasses 7,700 megawatts of generation.

More than 70% of Tenaska's operating fleet currently maintains Voluntary Protection Program (VPP) Star Worksite status, which is conferred by U.S. Department of Labor Occupational Safety and Health Administration (OSHA) and is considered the nation's highest safety designation. And, Tenaska-operated facilities are recognized annually by the National Safety Council with some of the highest safety recognitions.

KNOWN FOR BEING A GOOD BUSINESS NEIGHBOR

"When Tenaska first came here, we sat down to talk about sites, where infrastructure intersects major power lines or major natural gas lines, the permitting process, and the need to be transparent and have open lines of communication. And Tenaska has lived up to their promises.

Today, their facility in Westmoreland County (Pennsylvania) produces reliable energy that ensures the machines in our manufacturing plants run every day, our coffee shop lights stay on, and our homes and families are warm in the winter and cool in the summer.

Tenaska has been committed to making sure that the local workforce has opportunities for jobs, local vendors come first, and the plant and its employees give back to the community. There is a priority on safety, the environment and continuing those open lines of communication. We are glad to have Tenaska here in Westmoreland County."

— Jason Rigone, executive director, Westmoreland County Industrial Development Corporation

Environmental Commitment

To ensure the reliability of the electric grid amid the generation options available today, fossil fuels will need to be utilized. Natural gas remains the cleanest fuel for dispatchable power generation.

The emissions most commonly associated with natural gas-fueled plants are nitrogen oxides and carbon monoxide. However, through the combination of natural gas as the primary fuel, the state-of the-art design and the use of best available control technology, emissions will be limited.

Impacts to wildlife are expected to be minimal. We will conduct various on-site environmental studies prior to the start of construction to understand and mitigate potential impacts on wildlife. The project will comply with all applicable state and federal permit requirements associated with wildlife, including the U.S. Fish and Wildlife Service.

Additionally, the project's air and water discharge permits will be protective of both human health and the environment.

ABOUT TENASKA

From a five-person operation in 1987 to more than 800 employees today, Tenaska is proud to serve our nation's energy needs.

Over the past 30 years, Tenaska has earned a reputation for developing responsible energy projects and being a good business neighbor. We have developed, managed and/or operated approximately 23,000 megawatts of natural gas-fueled and renewable energy generating facilities.

Learn more about our commitment to hard work and honest dealing at Tenaska.com.

Commitment to safety

At Tenaska, we have an unyielding commitment to the safety of our employees and the communities where we live and work. As one of our core values, we're dedicated to providing a workplace where everyone can do their job free of illness and injury.

22 National Safety Council awards received in 2024

6 VPP Star worksites covering over 81% of Tenaska Generation employees

80% lower industry Illness and Injury Rates based on 3-year average

DILIGENTLY FOCUSED ON SAFETY

Ensuring the safety of our employees and communities is our highest priority. Our comprehensive safety initiatives, year-round training programs and extensive safety management systems all contribute to our goal of safety excellence. We uphold our safety-focused culture by attracting, developing and retaining individuals who understand the significance of performing their job safely.

BEYOND COMPLIANCE

Our participation in the U.S. Department of Labor Occupational Safety and Health Administration (OSHA) Voluntary Protection Program (VPP) demonstrates our pursuit of going beyond regulatory requirements by voluntarily participating in the rigorous process of becoming certified.

OSHA approves VPP Star worksite status only if the facility demonstrates that enhanced safety systems have been implemented and embraced collaboratively by leaders and employees. Sites are reviewed by OSHA every three to five years to maintain their VPP status. The VPP recognizes employers and workers that have implemented effective safety and health management systems and that maintain injury and illness rates below national Bureau of Labor Statistics averages for their respective industries.

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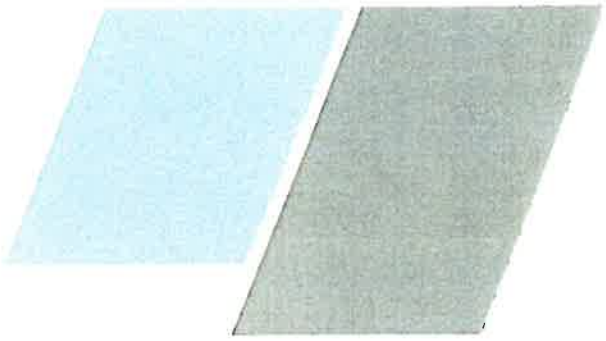
Tenaska.com

Environmental commitment



At Tenaska, responsible environmental stewardship is ingrained in the development and day-to-day operations of our generating facilities.

Tenaska understands the importance of a diverse fuel mix in maintaining a generating fleet that is both reliable and environmentally responsible. Our dispatchable assets consist of 13 efficient combined-cycle power plants and one simple-cycle plant generating a total of 6,690 megawatts (MW), all fueled by natural gas. We also employ two solar fields that provide renewable power for a major metropolitan area, and two wind assets generating a total of 492 megawatts (MW).

7,482 MW
managed generation

492 MW
solar and wind

17
facilities

9
states

PROTECTING OUR NATURAL RESOURCES

Our generating facilities are designed, constructed and operated to easily comply with all applicable environmental standards. Our experts work closely with state and federal agencies during the development phase of our projects and beyond to minimize impact on air quality, water quality, wetlands, cultural resources and endangered wildlife.

RESPECTED AIR QUALITY RECORD

Tenaska's natural gas-fueled power plants are known for their superior emissions performance. These highly efficient plants emit extremely low levels of conventional pollutants and greenhouse gases per megawatt-hour of power generated.

The company's air quality records have been acknowledged by environmental watchdog Natural Resources Defense Council, which, since 2004 has listed Tenaska as having some of the lowest fleetwide average emission rates for fossil-fueled plants in the United States.

RESPONSIBLE WATER USE

Tenaska strives to use water efficiently and wisely. One of the company's early Texas facilities was one of the first and largest power plants at the time to use reclaimed water in its operations. Another Texas plant recycles wastewater for local agricultural irrigation. The design and operation of the wastewater system at our Virginia plant allows the facility to reduce freshwater consumption by up to 150 million gallons per year.

TENASKA®

Tenaska.com

4/7/25

Committed to our communities

Tenaska strives to be a good and responsible neighbor in communities where it does business. The company cultivates long-term, mutually beneficial relationships with local leaders and residents built on respect, value and trust.

Tenaska provides significant economic benefits and contributes to community-building programs where it does business.

$13.4 million
tax revenue paid in 2024 to local governments and schools

200 well-paying jobs
at plant locations in nine states

A long-standing record
of support for community programs

$1 million+
scholarships provided to college-bound students

Tenaska's culture is grounded in a decades-long foundation of ethics, expertise and entrepreneurship and recognizes that being a leader is about more than financial success – it's about being a force for good in the communities where our people live and work. Tenaska demonstrates this commitment.

The company's work is underscored by the commitment to making communities stronger, safer and thriving places to live, work and play. Tenaska partners with charitable organizations that reflect the priorities of community stakeholders, align with the company's core values and enable Tenaska to make a positive, measurable impact.

TENASKA®

Tenaska.com

Key Facts

Size

Up to 1,540 megawatts, enough to reliably power approximately 1.5 million homes

Technology

Natural gas-fueled combined-cycle generating station

Location

Near the existing Tenaska Virginia Generating Station, near the intersection of Branch Road and Rock Lane

Footprint

50 acres of the 425-acre site, with additional land acquired for conservation

Project Schedule:

Earliest construction start in late 2027, pending all necessary permits and approvals

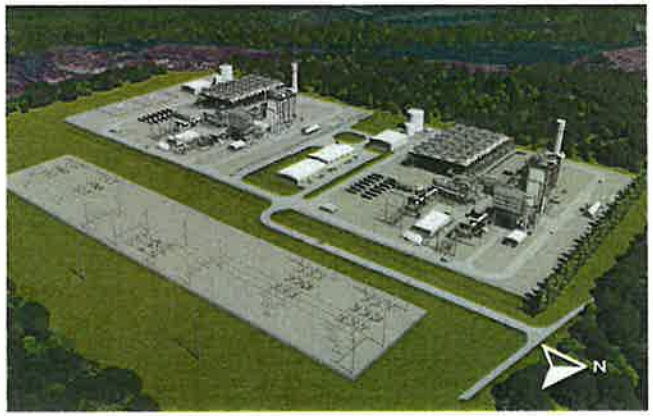
Operation targeted to begin in 2031 or 2032

ExpeditionGeneratingStation.com

Community@ExpeditionGenerating.com

EXPEDITION Generating Station

Tenaska, with a presence in Fluvanna County for more than 20 years, is considering an additional natural gas-fueled power plant in the area. Similar to the existing Tenaska Virginia Generating Station, this facility would add reliability to the regional electric grid amid growing power demand, as well as generate tax revenue, jobs and other local economic benefits.



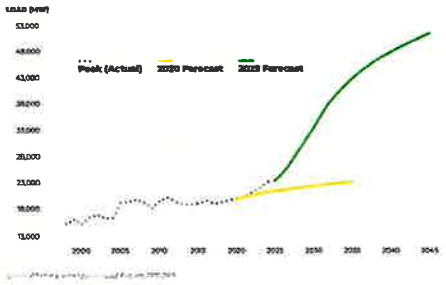
Growing Power Demand

Natural gas is a clean fuel for dispatchable and reliable power generation. The Expedition Generating Station will be one of the lowest-emitting dispatchable generating assets in Virginia, PJM Interconnection and the nation.

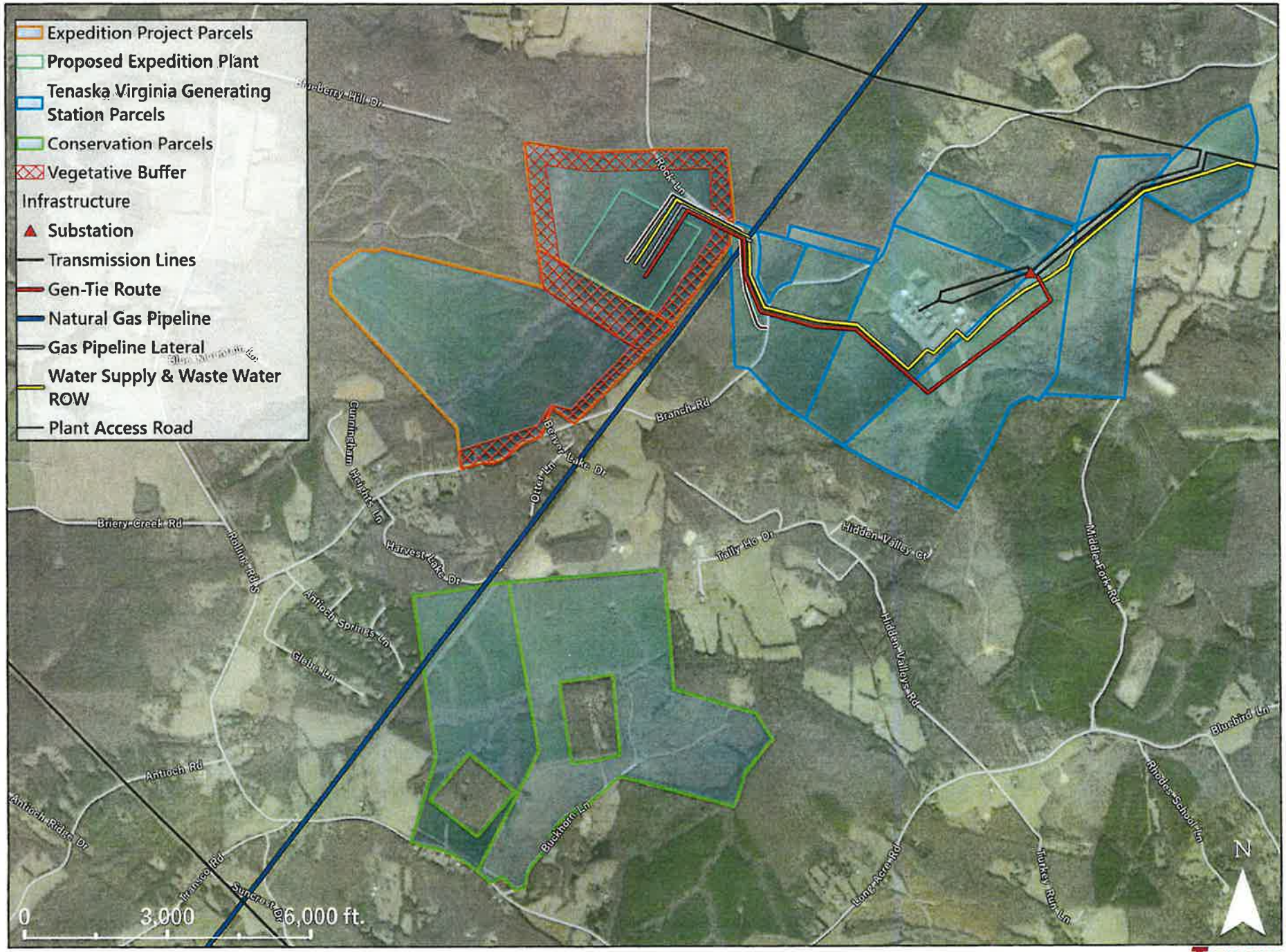
- The regional grid operator – PJM Interconnection – identified the **Expedition Generating Station among 51 projects deemed critical to come online** to maintain the reliability of the electric grid. The project is now being fast-tracked for the transmission interconnection process through PJM's Reliability Resource Initiative.
- About half of Virginia's energy capacity currently comes from natural gas. According to the Virginia Department of Energy, **natural gas will need to continue to play a significant role in meeting Virginia's energy needs.**[1]
- The 2022 Energy Plan calls for **an all-of-the-above approach to meet unprecedented demand while keeping energy costs reasonable.** Natural gas will be a critical part of the solution, and Tenaska is well suited to support that.[2]

PJM Load Growth Forecasts

2020-2025, Dominion Zone, Summer Peak (MW)



1. https://energy.virginia.gov/renewable-energy/naturalgas.shtm
2. https://energy.virginia.gov/va-energy-plan.shtml


Expedition Project Parcels
Proposed Expedition Plant
Tenaska Virginia Generating Station Parcels
Conservation Parcels
Vegetative Buffer
Infrastructure
Substation
Transmission Lines
Gen-Tie Route
Natural Gas Pipeline
Gas Pipeline Lateral
Water Supply & Waste Water ROW
Plant Access Road
Blueberry Hill Dr
Rock Ln
Branch Rd
Berry Lake Dr
Otter Ln
Cunningham Heights Ln
Briery Creek Rd
Rolling Rd
Harvest Lake Dr
Antioch Springs Ln
Glebe Ln
Antioch Rd
Antioch Ridge Dr
Ironseed Rd
Sunset Dr
Buckhorn Ln
Trilly Ho Dr
Hidden Valley Ct
Hidden Valley Rd
Middle Fork Rd
Bluebird Ln
Rhodes School Ln
Long Acre Rd
Turkey Run Ln
0
3,000
6,000 ft.
N
TENASKA

Tenaska Virginia Generating Station

For decades, the existing Tenaska Virginia Generating Station has provided stable and reliable economic benefits to the community.

- Approximately 1,400 jobs were created over the 20-month construction period, with approximately $45 million (2004 dollars) in wages
- Operations jobs for 29 employees and, in 2024, $9.8 million in employee salaries and payments to local contractors and vendors
- $34.9 million in local property taxes to date
- Support for various local efforts and organizations, either through volunteer hours and/or monetary support, including $100,000 in college scholarships

TENASKA®

Tenaska has been a good business neighbor in Fluvanna County for more than 20 years. We take pride in developing, building, owning and operating energy generating facilities that are safe, environmentally responsible and community-minded.

Highlights from across the Tenaska fleet:

$13.4 million
tax revenue paid in 2024 to local governments and schools

200 well-paying jobs
at plant locations in nine states

$1 million+
scholarships provided to college-bound students

22 National Safety Council awards
received in 2024

6 VPP Star worksites
covering over 81% of Tenaska Generation employees

80% lower
industry illness and injury rates based on 3-year average

Expedition Generating Station

A 2025 economic impact study[1] from Mangum Economics projects a significant positive impact from the Expedition Generating Station.

Tax Revenue to Fluvanna County

$247.7 million in tax revenue to Fluvanna County over 30 years of operation

- Roughly $14.3 million/year during the first 5 years of operation
- $8.3 million in annual property tax revenue (based on 30-year average)

Construction

$20.3 million in economic output[2] in Fluvanna County, including:

- 66 direct and 50 indirect/induced job years (full-time equivalents), with $7.5 million in wages[3]
- $9.7 million in sales and use taxes

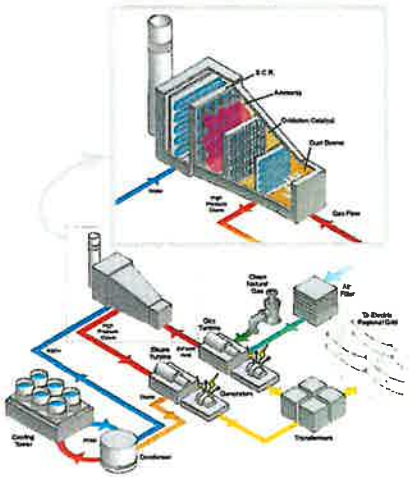
Operations (Annually)

$75.2 million in annual economic output[2] in Fluvanna County, including:

- 29 direct and 53 indirect/induced job years (full-time equivalents), with $8.8 million in wages
- $8.3 million in annual property tax revenue (based on 30-year average)

1. Project Expedition: Economic & Fiscal Contribution to Fluvanna County and to the State of Virginia. Prepared for Tenaska by Mangum Economics, August 2025.
2. Economic output is all economic activity in a local economy, inclusive of wages and taxes.
3. Job figures are subject to change based on availability of in-state labor.

Effective Emissions Controls



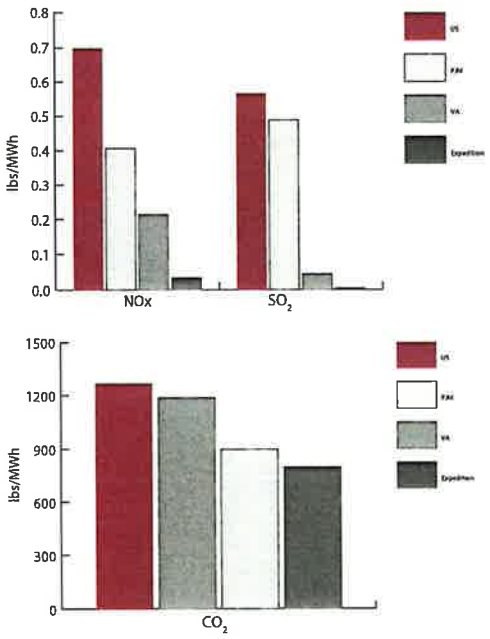
The emissions most commonly associated with natural gas-fueled plants are nitrogen oxides (NOx) and carbon monoxide (CO).

However, with the state-of-the-art design and the use of best available control technology (BACT), emissions will be limited. BACT will include oxidation catalyst and selective catalytic reduction (SCR), in addition to ultra-low NOx burners and water injection, for emissions control.

Ultra-low sulfur diesel (ULSD) will be used minimally as a backup if natural gas supply is challenged.

Lower Emissions Than Industry Peers

Expedition Anticipated Actual Emission Rates* vs. U.S., PJM Interconnection and VA Fossil Plant Averages (2023)



Data Source: U.S. Environmental Protection Agency eGrid2023
* Expedition data assumed to equal that of the Tenaska Westmoreland Generating Station (similar configuration and control equipment)

Responsible Emissions

The Virginia Department of Environmental Quality has stringent requirements related to air quality and natural gas power plants that are intended to protect human health and the environment.

Expedition will be required to demonstrate:

1. That it is employing best available control technology (BACT) to minimize emissions.
2. That emissions from the plant will not cause off-property concentrations to exceed each of the National Ambient Air Quality Standards (NAAQS) below, when including other specific surrounding sources and existing background concentrations.

Pollutant		Standard	Averaging Time	Level
Carbon Monoxide (CO)		Primary	8-hour	9 ppm
			1-hour	35 ppm
Nitrogen Dioxide (NO_2)		Primary	1-hour	100 ppb
		Primary & Secondary	Annual	53 ppb
Ozone (O_3)		Primary & Secondary	8-hour	0.070 ppm
Particulate Matter	PM10	Primary & Secondary	24-hour	150 µg/m³
	PM2.5	Primary	Annual	9.0 µg/m³
		Secondary	Annual	15 µg/m³
		Primary & Secondary	24-hour	35 µg/m³
Sulfur Dioxide (SO_2)		Primary	1-hour	75 ppb
		Secondary	Annual	10 ppb

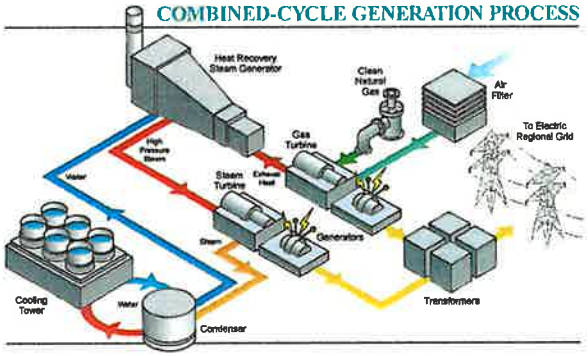
All areas of Virginia, except for counties in the DC Metro area and a portion of Giles County, already comply with all of the NAAQS. Expedition will not change that.

Responsible Water Use

Water Needs

- Combined-cycle power plants make efficient use of water. The amount of water needed will be dependent on final plant design and ambient conditions. Average water use is anticipated to be approximately 6-7 million gallons per day.[1]
- Water will be sourced from the surface waters of the James River watershed and treated prior to use for plant operations, then later returned to the James River watershed.

1. Subject to change based on final project design, permits etc.



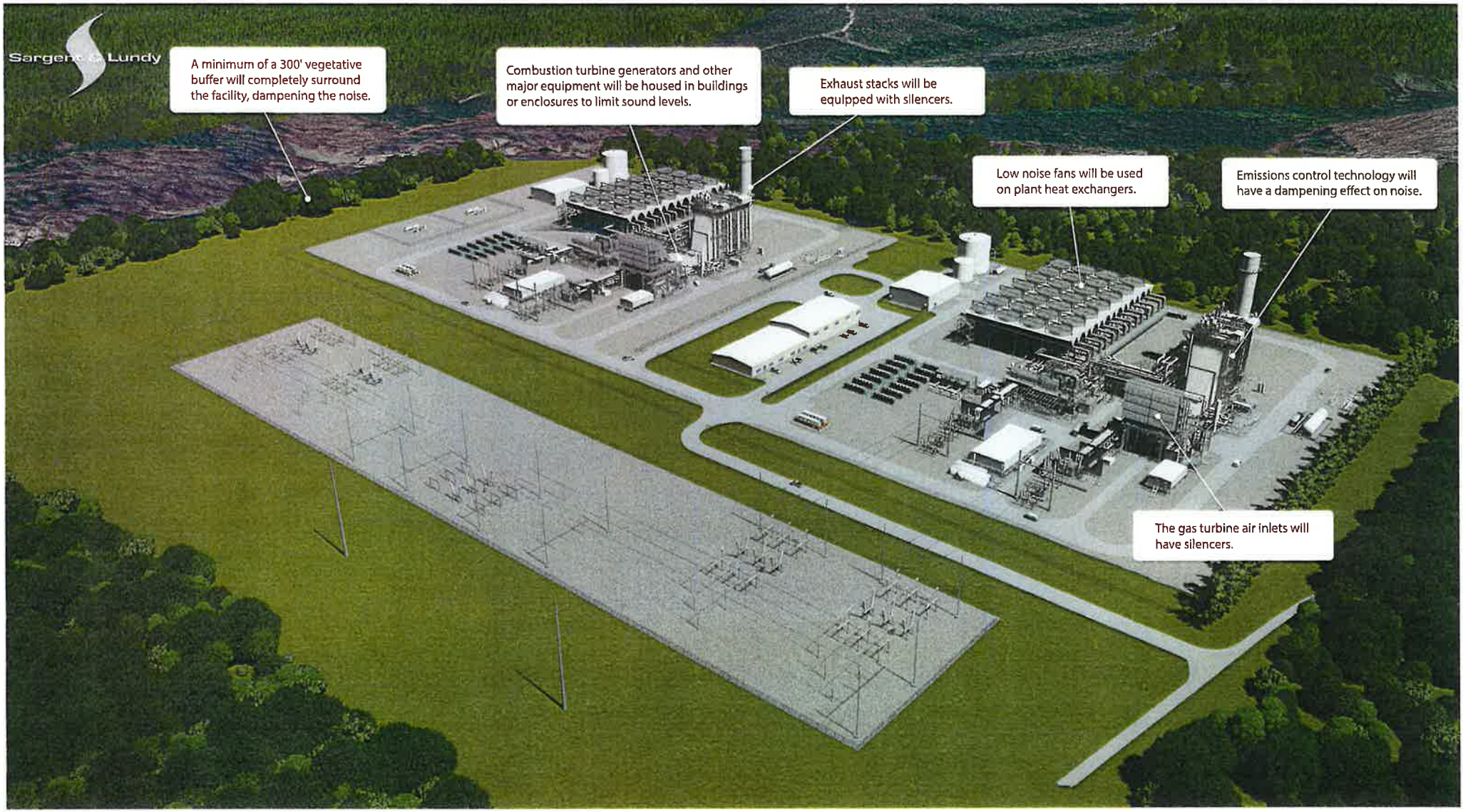
In a combined-cycle power plant, water is used for non-contact cooling and to make steam, which powers the steam turbine-generator portion of the plant's generating capacity. It's an efficient process, as water is circulated multiple times through the plant's processing systems to minimize consumption.

The steam cycle used in the combined-cycle process requires highly purified water to ensure optimal and long-term operation. Water used to make steam is treated before it is used and again before leaving the site.

Wastewater

- The facility will obtain a wastewater discharge permit (Virginia Pollutant Discharge Elimination System, or VPDES) from the Virginia Department of Environmental Quality.
- Wastewater must meet VPDES permit requirements and be monitored regularly to confirm compliance with those limits.
- The major source of wastewater will be from the non-contact cooling system (condenser and cooling tower). As water is recirculated through this system, a portion needs to be discharged to maintain proper water quality.
- Average wastewater discharge is anticipated to be 1.5 million gallons per day.[1]

1. Subject to change based on final project design, permits etc.



EXPEDITION
Generating Station

Sound Mitigation

HGC
NOISE | VIBRATION | ACOUSTICS

HGC Noise Vibration Acoustics
5956 Sherry Ln. 20th Floor
Dallas, Texas, 75225
t: 945.219.2947

Memorandum

To: Tenaska, Inc. **Date:** August 19, 2025

Re: Expedition Combined Cycle Power Plant – Summary of Acoustical Modelling

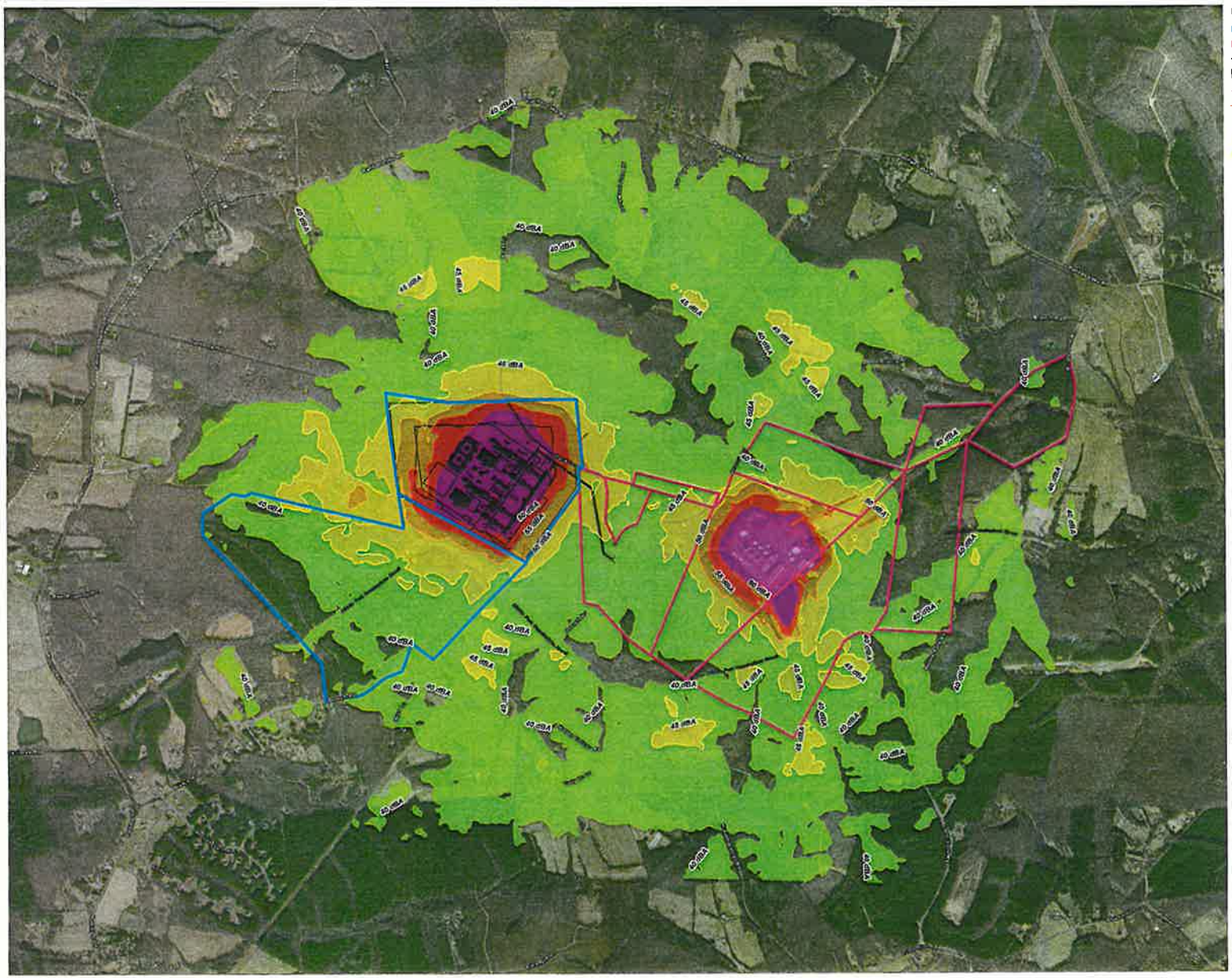
For an advance assessment of the sound emissions from the Expedition power facility, before it is built or fully designed, it is necessary to use predictive acoustical modelling. The goal is to determine the combined sound of the existing Tenaska Virginia Generating Station and the proposed Expedition facility.

In the case of the existing facility, it was possible to use past measurements of its sound emissions, gathered around the fence line by others, as input to the computational acoustical model. For the new Expedition facility, the inputs to the model consist of the manufacturers' published sound emission levels for all the individual major items of equipment at the site: gas turbines, steam turbines, generators, transformers, cooling fans, pumps, etc., supplemented by past measurements close to similar items of equipment, gathered by HGC Acoustics at similar operating power plants across North America.

The model itself is like a three-dimensional CAD drawing in a computer, but includes the sound emission levels for each item of equipment, and the acoustical characteristics of the site geometry and the surrounding topography. The computational acoustic calculations are done in accordance with International Standard ISO-9613-2, which is a widely-accepted method for calculating outdoor sound propagation.

The results of the analysis are predicted sound levels in A-weighted decibels ("dBA") and are presented as contours of equal sound level in the vicinity surrounding the existing and proposed power facilities. The contours or zones represent the sound only from the two facilities, excluding background sounds such as wind in the trees, insects and birds, and road traffic.

The accompanying "heat map" shows how sound dissipates in a "worst case" scenario. The predicted sound levels demonstrate compliance with the county standard of 60 dBA or less at the fence-line of the facilities and 50 dBA or less at any neighboring homes for both the existing Tenaska Virginia Generating Station and the proposed Expedition project.



Noise Contours (dBA)
Expedition Generating Station
Fluvanna County, Virginia

TENASKA

Tenaska/Expedition Responses to Questions

How is this new plant going to affect our water supply during drought times?
The amount of water needed will be dependent on final plant design and chosen technology; however, water use is anticipated to average 6-7 million gallons per day. Tenaska is currently evaluating the water supply options, but we anticipate water for power generation will be sourced from the surface waters of the James River watershed. Expedition's water needs are equivalent to less than 1% of the average James River flow. Evaluating water withdrawals as they impact downstream users and during times of drought will be required.

How is this affecting the air quality around our home?
The new plant will become operational only if it receives an Air Permit from the Virginia Department of Environmental Quality (VDEQ) stating it will meet stringent air quality standards under the U.S. Clean Air Act and VDEQ regulations.

The Clean Air Act establishes the process for protecting public health from air emissions. This is done through National Ambient Air Quality Standards that are based on criteria allowing for an adequate margin of safety and are requisite to protect the public health.

The primary NAAQS standards provide public health protection, including the health of 'sensitive' populations such as asthmatics, children and the elderly.

In 2024, the EPA under the Biden administration significantly strengthened the annual standard for PM 2.5. The new standard was widely praised by public health organizations.

The EPA Administrator certified that the new standard would protect – with an adequate margin of safety – the health of at-risk populations including children, older adults, those with pre-existing cardiovascular and respiratory diseases, and minority populations.

VDEQ has a thorough permitting process that will require an analysis of air quality impacts to ensure that all applicable standards are met. Our facility will be designed, built and operated in compliance with these standards.

For its existing facility, Tenaska submits quarterly air emissions monitoring reports, semi-annual monitoring and deviation reports, annual compliance certification and annual emissions inventory to the Virginia Department of Environmental Quality. We also submit quarterly CEMS (Continuous Emissions Monitoring Systems) data to the U.S. EPA. The Expedition plant would follow the same compliance protocols.

How is the new plant going to save us money? Our distribution fees are higher since the plant, and our bills are higher also.
Electric utility bills are determined by the utility, such as Central Virginia Electric Cooperative or Dominion Energy, and the State Corporation Commission. There are many factors that determine electric

utility rates. In general, low-cost generation like natural gas will increase the supply of reliable electricity in Virginia and, therefore, is anticipated to be a positive factor in helping to stabilize energy pricing.

Would the Board of Supervisors require a state air permit be issued before it makes a decision on Tenaska's special-use permit?

The new plant will become operational only if it receives an Air Permit from the Virginia Department of Environmental Quality (VDEQ) stating it will meet stringent air quality standards under the U.S. Clean Air Act and VDEQ regulations.

The Clean Air Act establishes the process for protecting public health from air emissions. This is done through National Ambient Air Quality Standards that are based on criteria allowing for an adequate margin of safety and are requisite to protect the public health.

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The EPA Administrator certified that the new standard would protect – with an adequate margin of safety – the health of at-risk populations including children, older adults, those with pre-existing cardiovascular and respiratory diseases, and minority populations.

VDEQ has a thorough permitting process that will require an analysis of air quality impacts to ensure that all applicable standards are met. Our facility will be designed, built and operated in compliance with these standards.

The conditions of the Special Use Permit would require Expedition to obtain at needed state and federal approvals prior to construction.

Where are the water release sites for Tenaska's existing and proposed plants?

The Expedition plant will need to obtain a water discharge (Virginia Pollutant Discharge Elimination System, or VPDES) permit to discharge wastewater. The permit will establish effluent limits and monitoring requirements. Tenaska will be responsible for ensuring compliance with the permit. Average daily discharge is anticipated to be 1.5 million gallons per day, which is less than 1% of the average flow of the Rivanna River. Tenaska is currently evaluating potential discharge locations. Its current facility discharges into the Rivanna River.

What are the findings of Tenaska's air quality modeling from 2001?

Modeling results from Tenaska Virginia's air permitting process are shown below compared to the standards existing at that time and the current standards. Tenaska Virginia's contribution to air quality is shown in the middle column compared to the 2000 standards (4th column) and the current standards

(last column). As shown, the results are all less than 15% of the applicable standard. These results do not include background or surrounding sources as the plant's results were so low (i.e., below the Significant Impact Levels) that modeling of surrounding sources was not required. $PM_{2.5}$ was not evaluated in 2000 but the PM_{10} results can be compared to the $PM_{2.5}$ standards as all particulate matter emitted from natural gas combustion are considered to be both PM_{10} and $PM_{2.5}$. Note that not all the standards in place in 2000 are currently applicable, and there are current standards not applicable in 2000.

Tenaska Fluvanna Generating Station
2000 Air Quality Modeling Results[1]
Compared to 2000 and 2025 NAAQS

Pollutant	Avg. Time	Fluvanna[2]	NAAQS (2001)	NAAQS (2025)
NO_2	annual	1	100	—
	1-hr	—	—	188
PM_{10}	annual	1	50	—
	24-hr	5	150	150
$PM_{2.5}$[3]	annual	1	15	9
	24-hr	5	65	35
SO_2	annual	0	80	—
	24-hr	3	365	—
	3-hr	18	1,300	—
	1-hr	—	—	196
CO	8-hr	63	10,000	10,000
	1-hr	185	40,000	40,000

[1] all values in $\mu g/m^3$

[2] results are Fluvanna-only (i.e., do not include background or surrounding sources) because results did not even exceed Significant Impact Levels

[3] not evaluated; PM_{10} results can be used as proxy given all PM_{10} from natural gas combustion are assumed to also be $PM_{2.5}$

In 2001, Tenaska promised to support the schools, sheriff's department and social services, but each year during budget season, FCPS, the sheriff, and DSS struggle to have their funding needs met with county support. Please provide examples and dollar amounts for the annual support these programs receive from Tenaska.

Tenaska has supported all the public entities mentioned above through roughly $35 million in local property taxes since 2004. We are currently the second-highest taxpayer in Fluvanna County, providing funds for schools, public safety and social services. If the existing plant wasn't located in the county, local taxes *would be even higher.*

Tenaska/Expedition Responses to Questions

The Expedition Generating Station is estimated to generate $247 million in local taxes over the initial 30 years of operation, including $14.3 million in each of the first five years of operation. The proposed plant will give the county the best opportunity to provide tax relief while supporting schools, first responders and other community priorities. The way to improve the county's finances is through *new investments like Expedition.*

Tenaska has awarded $100,000 in scholarships to Fluvanna County high school seniors, in addition to collaboration with local schools for field trips, the Envirothon club and more.

The plant routinely collaborates with and holds on-site training drills with local first responders, which ensures appropriate response plans are developed and practiced. In addition, these training drills offer opportunities for local first responders to practice their skills for the benefit of the community.

Tenaska has proven time and again to be a good business neighbor, supporting first responders, schools, students and other community needs.

I live on Rolling Road, directly behind the proposed location for the new plant. The pictures of the plant show a very tall, brightly lit structure. Will I see these lights from my house?
Tenaska has acquired a large amount of wooded property near the existing power plant for this new facility. As envisioned, the Expedition Generating Station would be situated on approximately 50 acres of the 425-acre site, providing ample setback and visual and sound buffer. Keep in mind that there is minimal view of the existing plant, given the tree line and topography of the location.

Outdoor lighting at the facility would be pointed downward and inward. Neutral paint colors and landscaping will enhance the aesthetic look of the facility.

HOW DO WE STOP THIS? HOW MUCH LIGHT POLLUTION? HOW MUCH ACTUAL NOISE? This proposed plant is literally in my backyard and other neighbors on Blueberry Hill Rd.
Tenaska has acquired a large amount of wooded property near the existing power plant for this new facility. As envisioned, the Expedition Generating Station would be situated on approximately 50 acres of the 425-acre site, providing ample setback and visual and sound buffer. Keep in mind that there is minimal view of the existing plant, given the tree line and topography of the location.

Outdoor lighting at the facility would be pointed downward and inward. Neutral paint colors and landscaping will enhance the aesthetic look of the facility

We believe that our plans include ample buffer land to help with sound mitigation, as we only intend to use 12% of the 425-acre site. Other mitigation measures will include:

- The combustion turbines will include sound attenuation equipment to reduce the sound of operations
- The emission control equipment will have a sound-dampening effect on the gas turbine outlet

Tenaska/Expedition Responses to Questions

- We plan to install additional equipment in both the stacks and gas turbine inlet that will attenuate the sound emissions from these main sources and help ensure that plant is within the permitted sound levels
- Quieter fans will be installed on the plant's primary heat exchanger

How will you handle community concerns and feedback? What would you do to ensure ongoing, transparent communication with the community throughout the project's duration?
Our team has had many conversations with Fluvanna County residents – both in group settings and individually. These conversations will continue over the lengthy development period and beyond. We have and continue to incorporate community feedback into our plans, as evidenced by the sound mitigation features being included in the Expedition Generating Station and Tenaska's commitment to conservation land.

To date, our community outreach has included a project website with details about the proposed Expedition Generating Station, including a map, rendering and comprehensive FAQs; a dedicated project email address and phone number; advertisements in the local newspaper of record; interviews with local media outlets; email blasts; direct mail; small group briefings; and a community open house.

Tenaska understands the importance of two-way communication about the project and the need to be responsive to questions. Information is available on our project website: expeditiongeneratingstation.com. At any time, questions can be directed to a member of our team via community@expeditiongenerating.com or 434-232-4005.

Additionally, there will be defined public comment processes as part of the various approvals needed for this project to move forward. Information will be publicized when those opportunities arise.

What plans are in place to mitigate potential negative social impacts, such as increased traffic, noise, or strain on local services?
The Expedition Generating Station would provide significant positive benefits to the community in terms of jobs, contractor opportunities and nearly $250 million in tax revenue that can support schools and other local services while helping to alleviate the residential tax burden. Tenaska has proven time and again to be a good business neighbor, supporting first responders, schools, students and other community needs.

We know that sound is a top concern for the community, and we are applying various types of sound mitigation features – including ample buffer land – to Expedition Generating Station. Tenaska is also acquiring additional land that will be put into conservation to help preserve the rural character of the area.

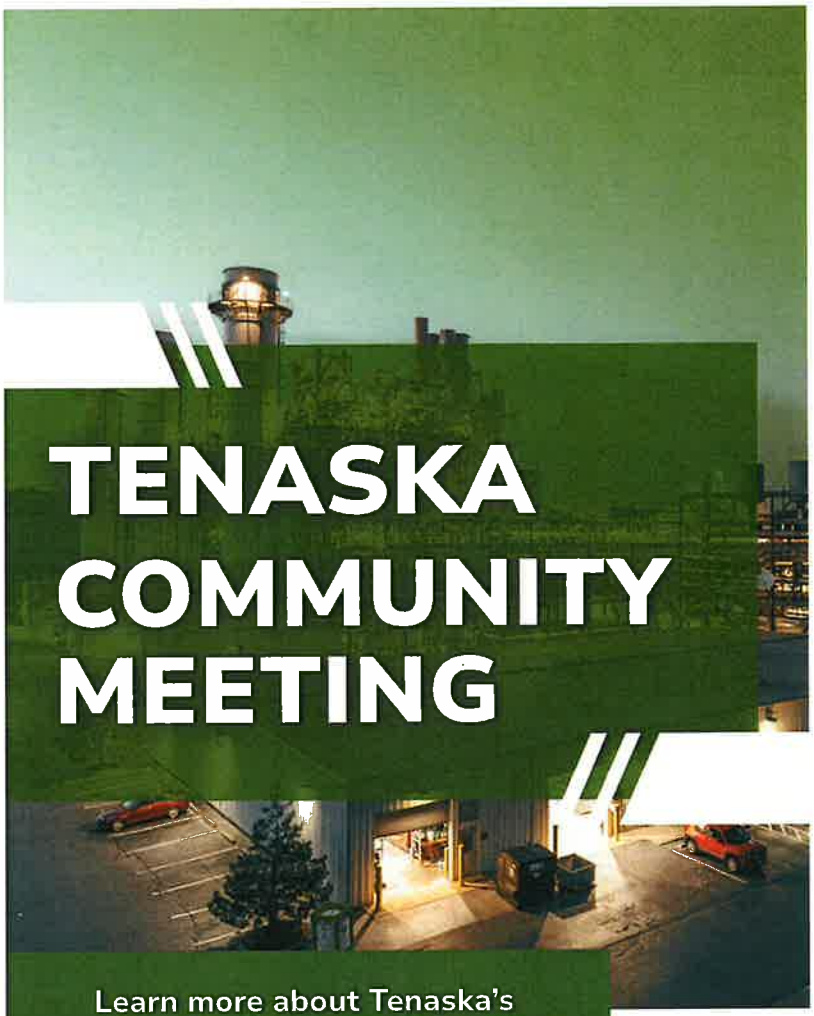
During construction, the project would have a robust traffic management plan to ensure roads are maintained, to reduce traffic congestion and to mitigate dust and other construction impacts.

Once operational, the project would be required to adhere to stringent standards that are protective of human health and the environment. These applications and any subsequent permits would be available to the public through the relevant regulatory body, which would hold Expedition Generating Station accountable for compliance.

How would the project's health, environmental, and social impacts be monitored and reported to the community?
The project would be required to adhere to stringent standards set by the Virginia Department of Environmental Quality that are protective of human health and the environment. These applications and any subsequent permits would be available to the public through the relevant regulatory body, which would hold Expedition Generating Station accountable for compliance.

What mitigation, conversion, and decommissioning strategies are in place should the proposed plant become a "stranded asset" as the energy landscape shifts towards renewable sources?
Natural gas power plants have been a major source of electricity generation in the U.S. for decades and are expected to continue to play a critical role for decades to come. Growing energy demand, an abundant supply of domestic natural gas, and the reliability and flexibility of natural gas technology provide robust long-term fundamentals for the Expedition project.

The regional grid operator – PJM Interconnection – recently completed its Reliability Resource Initiative, which identified 51 energy projects in 13 states deemed critical to come online to maintain the reliability of the electric grid that serves Virginia. This project was selected as part of that fast-track process and is now an element in PJM's plans for energy reliability.



TENASKA COMMUNITY MEETING

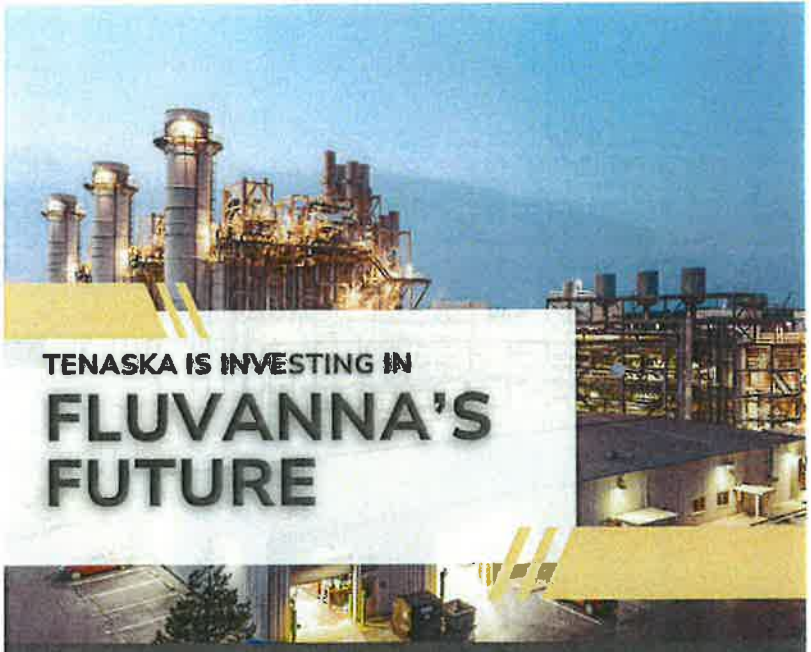
Learn more about Tenaska's plans for the future in Fluvanna.

Come for a presentation about Tenaska's proposal to build a second natural gas-fueled power plant in Fluvanna, followed by an open house with the project team.

August 14, 6:30-8:30 p.m.

Fluvanna High School:
1918 Thomas Jefferson Parkway, Palmyra

EXPEDITION
Generating Station



TENASKA IS INVESTING IN

FLUVANNA'S FUTURE

After 20+ years as a good business neighbor in Fluvanna County, Tenaska is proposing a second natural gas-fueled power plant – Expedition Generating Station.

Key Facts:

- The plant would generate 1,540 megawatts of reliable power, in addition to creating construction and operations jobs and millions of dollars in local tax revenue.
- The proposed location is a 425-acre site across Branch Road near Tenaska's existing facility. Only 50 acres would be used for the plant; the rest would provide visual and sound buffer.
- Tenaska has also acquired 350 acres of land slightly to the south which will be placed into conservation.
- The plant will be heavily buffered by surrounding trees and will utilize the latest in sound mitigation technology.

Learn More:
ExpeditionGeneratingStation.com

EXPEDITION
Generating Station

TENASKA IS CREATING

OPPORTUNITY IN FLUVANNA

A second natural gas power plant in Fluvanna would create...

$247 MILLION IN COUNTY TAX REVENUE

- Easing tax burden on residents
- Supporting schools, capital improvements, public safety

JOBS FOR FLUVANNA

- Hundreds of jobs during construction
- Careers throughout life of the plant
- Opportunities in supporting industries

Learn more:
ExpeditionGeneratingStation.com

Email: community@expeditiongenerating.com
Voicemail: 434-232-4005

EXPEDITION
Generating Station

LEARN ABOUT TENASKA'S PLANS IN FLUVANNA

Interested in hearing more about the proposed Expedition power plant? Come speak with the project team.

TENASKA OFFICE HOURS:

Wednesday, October 29

Lake Monticello Fire Hall – Maple Room
10 Slice Road, Palmyra, VA 22963

Schedule your visit by emailing us at community@expeditiongenerating.com or call 434-232-4005. You can also scan this QR code for a link to contact us.

EXPEDITION
Generating Station

Outlook

Learn More about Tenaska's Plans for 2nd Power Plant in Fluvanna County

From Expedition Generating Station <community@tenaska-cc.nw022.com>
on behalf of
Expedition Generating Station <community@expeditiongenerating.com>

Date Thu 7/31/2025 10:02 AM

To Bruno, Maggie <MBruno@TENASKA.com>

Learn More about Tenaska's Plans for 2nd Power Plant in Fluvanna County

Tenaska has been operating an award-winning natural gas power plant in Fluvanna County since 2004. As energy demand continues to grow in Virginia, we are considering an additional natural gas-fueled power plant that would provide reliable power and economic value for the community.

We propose to build this facility, the Expedition Generating Station, near the existing power plant in the western part of the county. The project is early in development, and we would like to share more about our plans with the community. Please join us for an open house to learn more.

Informational Open House
6:30-8:30 p.m. Thursday, August 14
Fluvanna County High School
1918 Thomas Jefferson Parkway, Palmyra

The meeting will include a presentation by the project team, followed by an open house with information stations and subject-matter experts to address specific questions and provide additional information.

In the meantime, please visit our website, www.ExpeditionGeneratingStation.com, to learn more about the project.

We are excited about the potential to expand Tenaska's investment in Fluvanna County and bring significant tax revenue. Our team looks forward to talking with you on August 14. We are also available to answer questions about the project at your convenience. Please reach out to Community@ExpeditionGenerating.com.

Outlook

Expedition Generating Station Connects with Community

From Expedition Generating Station <community@tenaska-cc.nw022.com>
on behalf of
Expedition Generating Station <community@expeditiongenerating.com>

Date Wed 8/20/2025 2:45 PM

To Bruno, Maggie <MBruno@TENASKA.com>

EXPEDITION
Generating Station

Expedition Generating Station Connects with Community

We appreciated the opportunity to share information about the Expedition Generating Station and hear from Fluvanna County residents during our recent open house.

Please visit our project website to access the materials that were shared: News - Expedition Generating Station

Our team is still reviewing all of the questions and feedback that was submitted. We plan to address those questions on our website in the near future.

Outlook

Updated FAQs about Expedition Generating Station

From Expedition Generating Station <community@tenaska-cc.nw022.com>
on behalf of
Expedition Generating Station <community@expeditiongenerating.com>

Date Fri 8/29/2025 8:01 AM

To Millis, Brooke <BMillis@TENASKA.com>

EXPEDITION
Generating Station

Updated FAQs about Expedition Generating Station

Our team has been reviewing the many questions and comments about the proposed Expedition Generating Station that have been provided by the community, including at our recent open house.

In response, we have updated the FAQs page on our project website: FAQs - Expedition Generating Station.

We appreciate the feedback and will continue to work toward a project that will have a positive impact on Fluvanna County!

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www.expeditiongeneratingstation.com | community@expeditiongenerating.com

Outlook

News from Tenaska Virginia: Large Equipment Delivery

From Expedition Generating Station <community@tenaska-cc.nw022.com>
on behalf of
Expedition Generating Station <community@expeditiongenerating.com>

Date Mon 9/8/2025 3:12 PM

To Millis, Brooke <BMillis@TENASKA.com>

TENASKA® VIRGINIA GENERATING STATION

News from Tenaska Virginia: Large Equipment Delivery

A transformer is being delivered this week to Tenaska Virginia Generating Station. This is large equipment that could cause minor traffic disruptions as it moves from a rail delivery point to the power plant. The transportation plan has this equipment entering Fluvanna County from Interstate 64, near Zions Crossroads, then traveling US-15 to VA-53 to State Route 619 (Ruritan Lake Road) to State Route 761 (Branch Road).

The delivery, planned for Tuesday/Wednesday, has been coordinated with the Virginia Department of Transportation.

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www.expeditiongeneratingstation.com | community@expeditiongenerating.com

Outlook

Get the Facts About Tenaska's Proposal

From Expedition Generating Station <community@tenaska-cc.nw022.com>
on behalf of
Expedition Generating Station <community@expeditiongenerating.com>

Date Tue 9/30/2025 8:56 AM

To Millis, Brooke <BMillis@TENASKA.com>

EXPEDITION
Generating Station

Get the Facts About Tenaska's Proposal

Don't be fooled by false and misleading claims about Tenaska's proposed natural gas generation plant from opposition groups mostly outside Fluvanna County. Tenaska respects all points of view – but there is no place for factually inaccurate statements. What follows is a series of inaccurate statements from project opponents and the truth.

♦♦♦

False Claim – Opponents claim tax benefits from the current and proposed plants are "overstated" because property taxes are going up and residents have not seen tax relief. (*Source: Fluvanna Horizons Alliance website)*

The Truth – The existing Tenaska plant is the second-largest taxpayer in the Fluvanna County. If the existing plant wasn't located in the county, local taxes *would be even higher.* The Expedition Generating Station is estimated to generate $247 million in local taxes over the initial 30 years of operation, including $14.3 million in each of the first five years of operation. The proposed plant will give the county the best opportunity to provide tax relief while supporting schools, first responders and other community priorities. The way to improve the county's finances is through *new investments like Expedition.*

♦♦♦

False Claim – Opponents claim there is no safe level of $PM_{2.5}$, a microscopic particulate matter released from a number of sources including power plants. (*Source: Fluvanna Horizons Alliance website)*

The Truth – The U.S. Environmental Protection Agency (EPA) conducted an exhaustive review of the $PM_{2.5}$ ambient standards just last year and lowered the annual standard. The new standard, which lowered the exposure limit by 25%, includes a margin of safety to protect vulnerable populations including the elderly, young and people with health conditions such as asthma and coronary disease. This new standard was widely praised by environmental and health organizations at the time. Additionally, power plants

accounted for 18% of $PM_{2.5}$ in 2000, but only 4% by 2018. One of the largest sources of $PM_{2.5}$ is actually cars and trucks.

♦♦♦

False Claim – Opponents claim Fluvanna County residents currently have an "increased risk of asthma and chronic pulmonary disease" based on a 2019 MPAA2Health Community Health Assessment. (*Source: Fluvanna Horizons Alliance website)*

The Truth – The final 2019 MAPP2Health Assessment found that Fluvanna County had the lowest rate of asthma hospitalization for the six localities in the report, for both Black and white patients. Information from the report also shows that preventable hospitalizations for several ailments, including asthma, are lower across the entire region when compared to the statewide average.

♦♦♦

False Claim – Opponents claim the proposed plant will not supply power to Fluvanna County and that Tenaska "sells electricity to the regional grid operator (PJM Interconnection) and not directly to local consumers served by Dominion Power." *(Source: Fluvanna Horizons Alliance website)*

The Truth – The opponents' claim shows a lack of understanding about how residents get their electricity. PJM manages the reliability of the electric grid that serves all of Virginia, regardless of the utility. Without PJM, no power would reach Fluvanna County homes or businesses. PJM has stated that the proposed Expedition Generating Station is a priority project to ensure reliability of service in the future.

♦♦♦

False Claim – Opponents claim "community engagement has been minimal." (*Source: Fluvanna Horizons Alliance website)*

The Truth – Tenaska held two separate events for people living near the proposed plant and other stakeholders in July of this year. In August, Tenaska held an open house at Fluvanna County High School, where subject matter experts answered questions in a large-group format from the stage and in conversations with residents at stations for two hours. The plant's website includes answers to the questions submitted during the open house that couldn't be answered due to time constraints. Tenaska has a broad amount of information on a project website, and direct mail has been sent to neighbors. Residents can also contact the project team directly by email or phone. The bottom line is that the company has been committed to transparency throughout this process.

♦♦♦

False Claim – Opponents claim the existing plant discharges 1.5 million gallons of water into Cunningham Creek. (*Source: Fluvanna Horizons Alliance website)*

The Truth – The Tenaska Virginia plant discharges into the Rivanna River, not Cunningham Creek.

♦♦♦

False Claim – Opponents claim mixing water from different rivers (intake from the James River and discharge into the Rivanna River) "can pose significant dangers to the ecosystems and human health." (*Source: Fluvanna Horizons Alliance website)*

The Truth – The James River is the largest river in Virginia, spanning the entire state. The Rivanna River is one of the largest tributaries to the James River, draining into the James

River near Columbia, VA. Therefore, while different rivers, they are part of the larger James River watershed that flows into the Chesapeake Bay.

The Expedition Generating Station will be required to obtain a Virginia Pollutant Discharge Elimination System (VPDES) permit from the Virginia Department of Environmental Quality (VDEQ). The VPDES permit will include limits that are protective of human health and the environment. These limits are specific to the waters where the discharge occurs, accounting for existing water quality, and are independent of the source water.

♦♦♦

False Claim – Opponents claim methane leaks from plant operations are unavoidable. (*Source: Fluvanna Horizons Alliance website)*

The Truth – While eliminating all emissions (including minute piping leaks) is impossible, the vast majority of methane emissions take place "upstream" of power plants. Virtually all of the methane contained in the natural gas fuel is converted to carbon dioxide in the highly efficient combustion process.

♦♦♦

False Claim – Opponents claim that proximity to power plants often results in a decline of at least 11% in property values. (*Source: Fluvanna Horizons Alliance website)*

The Truth – This 11% figure is from a study conducted on houses within half a mile of toxic industrial facilities emitting hazardous materials (heavy metals, noxious odors). It is not a study on homes in proximity to a well-regulated natural gas power plant.

There are a number of factors that influence property values and the housing market. It has been our experience with other Tenaska projects of similar size and design that property values have not been negatively affected by plant operations. In fact, the jobs and increased tax revenue for the community typically have a positive impact on local schools and other amenities that factor into property values.

The presence of the Tenaska Virginia plant does not appear to have deterred housing growth. By our rough calculations, the number of homes within one mile of the plant has grown 35% between 2002 and 2024. Looking at the county as a whole, residential housing increased by 26% during the same time period. An analysis of homes near the existing Tenaska power plant shows largely increases in home values since the plant became operational more than 20 years ago.

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www.expeditiongeneratingstation.com | community@expeditiongenerating.com | (434) 232-4005

Outlook

Planning Commission Meeting and Economic Impact Study

From Expedition Generating Station <community@tenaska-cc.nw022.com>
on behalf of
Expedition Generating Station <community@expeditiongenerating.com>

Date Fri 10/3/2025 2:43 PM

To Millis, Brooke <BMillis@TENASKA.com>

EXPEDITION
Generating Station

Planning Commission Meeting and Economic Impact Study

Tenaska wants to keep you informed on efforts to develop the Expedition Generating Station. Here is the latest on the project:

Planning Commission Meeting: The Fluvanna County Planning Commission will hold a public hearing on Expedition's Special Use Permit application and related items at its Oct. 7 meeting. The Planning Commission will make a recommendation to the Fluvanna County Board of Supervisors.

You can view the application on the county website.

The meeting takes place at **7 p.m. on Tuesday, Oct. 7** at the Fluvanna County Circuit Court, 72 Main Street, Palmyra VA 22963.

Economic Impact: We recently received an independent economic analysis on how Expedition would benefit Fluvanna County. View the report here.

Some highlights on how Fluvanna residents would benefit:

- The project is expected to generate $247.7 million in tax revenue to Fluvanna County over the initial 30-year life of the project, including at least $14 million in annual tax revenue each of the first five years of operation.
- Building the plant would support an average of approximately 375 direct annual full-time equivalent-construction jobs in Fluvanna County during the expected four years of construction.
- Once the Expedition Generating Station opens, the plant would provide 29 direct paying $5.54 million annually in wages and 53 indirect and induced jobs, paying $3.55 million annually in wages.

Frequently Asked Questions: We are committed to sharing information with the public throughout this process, and we are consistently updating the FAQ page on the Expedition website to make sure we are answering the community's questions. Check it out!

Stay in touch: If you have questions, comments or concerns, do not hesitate to reach out directly to us. You can contact us by email at community@expeditiongenerating.com or by phone at 434-232-4005.

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www.expeditiongeneratingstation.com | community@expeditiongenerating.com | (434) 232-4005

Outlook

Update on the Expedition Proposal

From Expedition Generating Station <community@tenaska-cc.nw022.com>
on behalf of
Expedition Generating Station <community@expeditiongenerating.com>

Date Thu 10/9/2025 11:06 AM

To Millis, Brooke <BMillis@TENASKA.com>

EXPEDITION
Generating Station

Update on the Expedition Proposal

Tenaska is committed to keeping the community up to date on our proposal to bring Expedition Generating Station, a proposed natural gas-fueled power plant, to Fluvanna County. It's been a busy week for the project, so here are the latest news and updates:

- **Read our Planning Commission application:** On Oct. 7, we presented our proposal to the Fluvanna County Planning Commission. The commission ultimately deferred a decision on our requests. You can read our application HERE and view our presentation HERE (Tenaska's presentation begins at 58:40). The slides from our presentation can be accessed HERE.

- **Stay informed:** Our website is a great way to stay in the loop on the latest with this project. We'll be updating our FAQ page in the coming days to address some of the questions that were raised during Tuesday night's Planning Commission meeting.

- **Stay in touch**: Do not hesitate to contact us directly with questions or concerns about the project. Our team can be reached at community@expeditiongenerating.com, by filling out this contact form here or you can call us at 434-232-4005.

www.expeditiongeneratingstation.com | community@expeditiongenerating.com | (434) 232-4005

Outlook

Update on Expedition's Local Approval Process

From Expedition Generating Station <community@tenaska-cc.nw022.com>
on behalf of
Expedition Generating Station <community@expeditiongenerating.com>

Date Mon 11/10/2025 9:00 AM

To Millis, Brooke <BMillis@TENASKA.com>

EXPEDITION
Generating Station

Update on Expedition's Local Approval Process

The Expedition project team wants to share a few updates related to the local approval process.

First, we asked Fluvanna County to defer action by the Planning Commission as to whether our proposed project is in accord with the comprehensive plan until January. Last Wednesday, the Board of Supervisors unanimously passed a resolution for the Planning Commission to defer the substantial accord vote. The Planning Commission will also need to approve a deferral.

We made this request for several reasons, including comments from the Planning Commission for more time to review our project application. We also wanted to align all of the pending action items on the project for the same meeting.

Second, we want to confirm that Tenaska will cover the cost of a county-commissioned traffic study. While Tenaska will perform such a study for its own development purposes, we understand the concerns around construction traffic and want the county and the community to feel comfortable that there are measures to mitigate this.

Finally, we have heard the requests for additional information about the environmental permitting for Expedition. We are pulling together some background for the county and plan to add this to our website in the coming weeks.

Thank you for your interest in our project, and we look forward to working with Fluvanna County and the community to maximize the benefits of the proposed Expedition Generating Station.

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www.expeditiongeneratingstation.com | community@expeditiongenerating.com | (434) 232-4005

TENASKA

14302 FNB Parkway
Omaha, Nebraska 68154-5212
402-691-9500
FAX: 402-691-9526

July 7, 2025

Dear Neighbor,

Tenaska, whose affiliates own and operate the Tenaska Virginia Generating Station in Fluvanna County, is looking to make an additional investment in the community. We are proposing an additional natural gas-fueled power plant – similar to our existing facility – that would add reliability to the regional electric grid and bring jobs, tax revenue and other local economic benefits.

We have identified a location near the existing Tenaska Virginia facility for this effort, which we are calling Expedition Generating Station. As a landowner in the vicinity, we invite you to join our team to learn more about our plans for additional investment in your community and to ask questions.

Informational Meeting
6 p.m. Wednesday, July 23
Mount Ida Reserve
5600 Moonlight Drive
Scottsville, VA 24590
This is an invite-only event; RSVP by July 18 to Maggie Bruno at 402-952-5608 or community@expeditiongenerating.com.
Heavy appetizers will be served.

Tenaska has been a good business neighbor in Fluvanna County for more than 20 years, providing reliable power, as well as 29 stable jobs and $34.9 million in local tax revenue. We believe an additional power plant will have similar benefits for the community.

Our team looks forward to talking with you on July 23. In the meantime, please don't hesitate to reach out to me with questions.

Sincerely,

Jarrod Pitts
Senior Director, Development
817-462-8054
jpitts@tenaska.com

TENASKA

14302 FNB Parkway
Omaha, Nebraska 68154-5212
402-691-9500
FAX: 402-691-9526

July 7, 2025

Dear ,

Tenaska, whose affiliates own and operate the Tenaska Virginia Generating Station in Fluvanna County, is looking to make an additional investment in the community. We are proposing an additional natural gas-fueled power plant – similar to our existing facility – that would add reliability to the regional electric grid and bring jobs, tax revenue and other local economic benefits.

We have identified a location near the existing Tenaska Virginia facility for this effort, which we are calling Expedition Generating Station. As a friend of the existing plant, we invite you to join our team to learn more about our plans for additional investment in your community and to ask questions.

Informational Meeting
6 p.m. Thursday, July 24
Mount Ida Reserve
5600 Moonlight Drive
Scottsville, VA 24590
This is an invite-only event; RSVP by July 18 to Maggie Bruno at 402-952-5608 or community@expeditiongenerating.com.
Heavy appetizers will be served.

Tenaska has been a good business neighbor in Fluvanna County for more than 20 years, providing reliable power, as well as 29 stable jobs and $34.9 million in local tax revenue. We believe an additional power plant will have similar benefits for the community.

Our team looks forward to talking with you on July 24. In the meantime, please don't hesitate to reach out to me with questions.

Sincerely,

Jarrod Pitts
Senior Director, Development
817-462-8054
jpitts@tenaska.com

EXPEDITION Generating Station

TENASKA

September 19, 2025

Dear Fluvanna County neighbor,

After more than 20 years of calling Fluvanna County home, Tenaska is hoping to expand our investment in the community. You may have already heard this news, but in case you have not, we are proposing a second natural gas-fueled power plant adjacent to our existing facility.

I am writing to introduce myself and make sure you have the information that you need and deserve as a neighbor. I am Tenaska's project manager for this proposed development, and I am excited to share our vision for this future investment in Fluvanna County.

Our decision to pursue a second natural gas plant here comes as Virginia faces significant need for additional power generation in order to keep energy prices manageable for all residents and to meet a steadily growing power demand. Demand for energy is high, and supply cannot keep up – Virginia imports more energy than any other state, and the cost of that imported energy is rising.

Without additional energy sources, Virginia residents will face mounting power bills in the coming years, which is why PJM Interconnection (our regional grid operator) fast-tracked our proposal to build a second natural gas plant here in Fluvanna. Virginia is pursuing an all-of-the-above energy portfolio, meaning companies are developing wind, solar, natural gas and nuclear facilities to help meet the growing energy need. Our proposed plant will play a role in stabilizing your power bill each month, by generating the most affordable and reliable form of energy.

Power plants can't be sited just anywhere, and Fluvanna County is uniquely positioned to host this type of energy investment. These facilities require access to major infrastructure, including pipelines to import the natural gas, transmission lines to export the power, a robust water source and a large parcel of land where the plant can operate with minimal disruption to the surrounding community.

Fluvanna County is projected to receive millions of dollars in tax revenue to fund your schools and county services, easing pressure on county officials to pass that cost along to residents. Tenaska has been among the county's two largest taxpayers since opening Tenaska Virginia Generating Station, and the new Expedition plant is projected to bring more than $247 million in tax revenue to the county over the next 30 years.

Our proposed location is across Branch Road from our existing location. The parcel of land is 425 acres, but Expedition will only occupy 50 of those acres, leaving plenty of room for natural growth to provide sight and sound buffering. We have also purchased a 350-acre parcel of land just down the road from the new location, which we will place into conservation to help preserve our county's rural heritage.

In the coming months, we will continue meeting with Fluvanna County residents and elected officials. The county will host various meetings as our Special Use Permit application progresses through the permitting process. I encourage you to explore the documents that we have included with this letter. This information, and more, can also be found on our website, www.expeditiongeneratingstation.com.

Please do not hesitate to reach out if you have any questions or concerns. You can reach our team at Community@ExpeditionGenerating.com.

Sincerely,

Jarrod Pitts

Senior Director, Development

Enclosures

Frequently Asked Questions

General Questions

What is the generation capacity of the plant?

The Expedition Generating Station would generate up to 1,540 megawatts, enough to reliably power 1.5 million homes.

Why did you select Fluvanna County for another power plant?

Tenaska has been a good business neighbor in Fluvanna County for more than 20 years. We have built positive relationships and feel like a welcomed and valued member of the community. The growing market demand for reliable power in this region and the existing infrastructure in Fluvanna County have created an opportunity for Tenaska to bring additional investment to this community. We look forward to working with the community to bring this project and its economic benefits to fruition.

Is the existing pipeline large enough for the new plant?

The existing pipelines are currently being evaluated to determine the amount of available capacity. Existing lines will be utilized to the extent possible and new lines will be built as needed, utilizing existing rights-of-way to the maximum extent practical.

How will this affect existing transmission lines in Fluvanna?

The Expedition Generating Station plans to use existing transmission infrastructure in the area. PJM, the regional grid operator, and the local utilities that own the transmission infrastructure will be responsible for making any changes to the transmission infrastructure in the area.

There is at least a five-year backlog on the delivery of gas turbines. Has Tenaska already ordered the turbines?

Tenaska previously entered into contracts to secure all the long lead time equipment, including the combustion turbine generators, that is necessary to complete the project on the targeted schedule.

Are there plans for the new plant to utilize back-up diesel fuel for emergency power operation? If so, how much fuel will be kept on site?

The plant is being designed to operate on both natural gas and diesel fuel. The plant would only operate on diesel fuel when required to do so by the grid operator, typically in emergency operation conditions such as a winter storm and for required testing. Diesel fuel is more expensive than natural gas and is more challenging from an operational perspective, but it does provide additional reliability and ensures we can provide power when it is most needed.

We anticipate keeping a four-day supply of diesel fuel on site.

How are you cooling the condenser? With a cooling tower or air-cooled condenser?

Tenaska prefers water cooling over air cooling for this facility, but we will utilize air cooling if sufficient water rights cannot be obtained to support wet cooling. Water cooling is quieter and requires less land, among other positive attributes.

What are the plans for decommissioning the plant at the end of its life cycle?

We expect that the Special Use Permit with Fluvanna County would include a provision that would require the plant to be decommissioned and the site restored at the end of the facility's useful life.

Is there a customer for the power (power purchase agreement / offtaker)?

Tenaska has not finalized an offtake contract for this project, as these types of agreements typically come later in development. There is a significant need in the market for natural gas projects like Expedition that can provide reliable energy and help meet increased electric demand in Fluvanna County and Virginia.

What is the plan to address viewshed impacts?

Tenaska has acquired a large amount of wooded property near the existing power plant for this new facility. As envisioned, the Expedition Generating Station would be situated on approximately 50 acres of the 425-acre site, providing ample setback and visual and sound buffer. Keep in mind that there is minimal view of the existing plant, given the tree line and topography of the location.

Tenaska has also acquired approximately 350 acres of land slightly to the south, which we intend to put into conservation as part of our development plan. We believe this will help preserve the rural character of this part of Fluvanna County.

What is the plan for managing the trees/vegetation buffer?

Tenaska will manage the vegetative buffer with the goal of maintaining a healthy forest. We will work with the Virginia Department of Forestry to implement a forestry management plan, which will be overseen by an area forester.

What will be the impact on wildlife?

Impacts to wildlife are expected to be minimal. We will conduct various on-site environmental studies prior to the start of construction to understand and mitigate potential impacts on wildlife. The project will comply with all applicable state and federal permit requirements associated with wildlife, including the U.S. Fish and Wildlife Service. Additionally, the project's air and water discharge permits will be protective of both human health and wildlife.

What permits and approvals are needed to bring this project to fruition?

To bring the project to fruition, major permits prior to construction include but are not limited to:

- Special Use Permit (Fluvanna County)
- Virginia Certificate of Public Convenience and Necessity (State Corporation Commission)
- Prevention of Significant Deterioration (PSD) Air Quality Permit (Virginia DEQ)
- Virginia Pollutant Discharge Elimination System (VPDES) Water Discharge Permit (Virginia DEQ)

Energy Landscape

Who will benefit from the use of the electricity produced by the plant?

Energy demand is growing rapidly. The regional grid operator – PJM Interconnection – recently completed its Reliability Resource Initiative, which identified 51 energy projects deemed critical to come online to maintain the reliability of the electric grid that serves Virginia. This project was selected as part of that fast-track process and is now an element in PJM's plans for energy reliability.

The Expedition Generating Station will benefit residents and businesses in Fluvanna County and Virginia by providing affordable and reliable electricity for homes and businesses.

The new power plant will meet the energy demands of approximately 1.5 million homes, which is greater than the number of homes in the surrounding community. Fluvanna County has low growth; energy demand should remain stable over the next two decades. Whose demand is growing that would require this additional power?

Census Bureau data indicates Fluvanna County is growing based on population, employment and other economic indicators. The Expedition Generating Station will help support this growth in Fluvanna County and also throughout Virginia by providing affordable and reliable electricity for homes and businesses in the region.

The regional grid operator – PJM Interconnection – recently completed its Reliability Resource Initiative, which identified 51 energy projects deemed critical to come online to maintain the reliability of the electric grid that serves Virginia. This project was selected as part of that fast-track process and is now an element in PJM's plans for energy reliability.

Outside of natural growth, how will this power be used? Is it to support Fluvanna County and Virginia, or pushed out of state?

Virginia is a net importer of electricity, and the Commonwealth's energy needs continue to grow. The Expedition Generating Station is located near the center of Virginia and integrated into the electrical infrastructure that serves Fluvanna County and the Commonwealth.

Electrons go onto the grid and move to where they are needed based on the available transmission lines. Similar to water, electricity goes where there is a path of least resistance, which means that the reliable electricity from the Expedition Generating Station will most likely serve residents and businesses in Fluvanna County and Virginia.

How much energy is used in Virginia?

According to the U.S. Energy Information Administration, Virginia's total electricity consumption based on total retail sales in 2023 was 132 million megawatt-hours (MWh).

What relationship does the timing of this second Tenaska power plant have to the proliferation of data centers and their gigantic need for power, massive amounts of water and their multiplication of transmission lines?

There are multiple factors that are driving the need for additional reliable natural gas power plants in Virginia, including growing energy demand, retiring coal generation and increased renewable energy. With respect to increased energy demand, data centers are a component of this growth as well as reshoring of manufacturing, increased population growth and increased economic growth, among other drivers.

Why would you build a natural gas-fueled power plant instead of a renewables facility?

Tenaska is an all-of-the-above company that develops a wide range of energy projects, including natural gas, wind, solar and battery storage. We consider the market need and best fit when determining what types of projects to develop and at which location. Right now, there is a market need for reliable power from dispatchable sources such as natural gas-fueled facilities to help meet growing demand. Natural gas remains an abundant and domestically available fuel source, promoting America's energy independence.

About half of Virginia's energy capacity currently comes from natural gas. According to the Virginia Department

of Energy, natural gas will need to continue to play a significant role in meeting Virginia's energy needs. The 2022 Energy Plan calls for an all-of-the-above approach to meet unprecedented demand while keeping energy costs reasonable. Natural gas will be a critical part of the solution.

A 2025 U.S. Department of Energy report found that PJM Interconnection, our regional grid operator, is at particular risk of not being able to meet power demands during extreme weather.

PJM has identified the Expedition Generating Station as a critical resource needed for reliability of the regional electric grid.

The Virginia Department of Environmental Quality has requirements related to air quality and natural gas power plants, including compliance with ambient air quality standards. Our facility will be designed, built and operated in compliance with these standards, which are intended to protect human health and the environment.

In view of Tenaska's expertise in electric grid connectivity has there been any consideration in adding a diversified product such as solar?

Tenaska is an all-of-the-above company that develops natural gas power plants, solar project, wind farms, battery energy storage and more. We consider best fit to meet market and customer need in determining where to site projects. Right now, customers and regional transmission grid PJM Interconnection are in need of reliable power generation, which is best met by natural gas. That is our focus for Fluvanna County.

What is your primary federal regulatory agency?

The Federal Energy Regulatory Commission oversees the reliability, safety and cost of the U.S. energy grid.

Community Benefits

What is the plan for tax revenue for Fluvanna County citizens?

Fluvanna County will determine how to use the tax revenue.

Is there a depreciation schedule on the facility, and what is the projected value at years 10, 20 and 30?

The Expedition Generating Station will follow a depreciation schedule as set by current applicable State Corporation Commission depreciation guidelines. The depreciated value over time was modeled in the Economic and Fiscal Contribution to Fluvanna County and to the State of Virginia by Mangum Economics.

Does Tenaska pay property tax or utility tax? Are the tax numbers shown combined with the current taxes or is that number additional taxes?

The Expedition Generating Station is estimated to generate nearly $250 million in property tax revenue for Fluvanna County. This is just the property tax revenue for that project and does not include property tax revenue from Tenaska Virginia Generating Station, which has totaled $34.9 million to date.

Is this going to lower power bill taxes and cost?

Electric utility bills are determined by the utility, such as Central Virginia Electric Cooperative or Dominion Energy, and the State Corporation Commission. There are many factors that determine electric utility rates. In general, low-cost generation like natural gas will increase the supply of reliable electricity in Virginia and, therefore, is anticipated to be a positive factor in helping to stabilize energy pricing.

Will this facility attract other business to Fluvanna County?

The Expedition Generating Station may attract other businesses to Fluvanna County based on the low-cost and reliable energy this project will bring to the county. The economic output during construction and operations will help support local businesses in Fluvanna County. Additionally, the significant tax revenue will help support strong public services and promote a stable fiscal outlook within Fluvanna County.

What study has been done to predict how this will affect real estate values?

There are a number of factors that influence property values and the housing market. It has been our experience with other Tenaska projects of similar size and design that property values have not been negatively affected by plant operations. In fact, the jobs and increased tax revenue for the community typically have a positive impact on local schools and other amenities that factor into property values.

The presence of the Tenaska Virginia plant does not appear to have deterred housing growth. By our rough calculations, the number of homes within one mile of the plant has grown 35% between 2002 and 2024. Looking at the county as a whole, residential housing increased by 26% during the same time period.

Will people in this county be employed in this building and how many?

Tenaska takes pride in hiring local when possible. Today, there are 29 employees at Tenaska Virginia, of which 19 live in Fluvanna County and 10 are graduates of Fluvanna County High School. We expect the Expedition facility to provide 29 direct jobs. Job opportunities at the new facility will be posted closer to the start of operations.

When the existing plant was proposed, how many jobs were promised (ongoing operations) at the time, and how does that compare to how many jobs are actually sustained at the plant now, 20 years later?

At the start of operation of the Tenaska Virginia plant, there were 28 employees, of which 7 were from Fluvanna County and 21 from Virginia. Today, there are 29 employees, of which 19 live in Fluvanna County and 10 are graduates of Fluvanna County High School.

Will the people building this site be local or will they be brought in from other states?

Tenaska makes it a priority to ensure that local workers are utilized by our contractors to the maximum extent practical. Interested contractors and vendors can submit their information on our website at https://expeditiongeneratingstation.com.

Is Tenaska willing to invest in native plants / pollinator plants in the conservation property as well as cultivated parts of the other plants?

Tenaska will manage the unused portions of our project site under a forestry management plan overseen by an area forester. Under this plan, the existing pines will occasionally be thinned to allow for native hardwoods to replace them slowly over time. Doing this slowly, over a period of many years, will allow a continuous vegetative buffer around the facility to be maintained at all times to help reduce sound and visual impacts. Regarding the conservation parcels, Tenaska will work with the holder of the conservation easement, such as the Virginia Outdoors Foundation, to legally enforce the conservation requirements.

Are you fully committed to putting the two undeveloped parcels into a conservation easement?

Our intent is to put the southern parcels into conservation. Based on local feedback, we are looking into the potential for walking or nature trails on this property.

Sound

What are the projected sound levels in decibels to the area surrounding the new plant?

As part of our work on the Expedition project, we have modeled the sound from both the existing Tenaska plant and the proposed facility. This model is based on what we consider a worst-case scenario. There are many factors that go into how sound travels and dissipates. It is influenced by wind direction, the number of leaves on the trees, humidity in the air, ambient sound and a host of other things. This model looks at how sound is expected to behave when all those factors are working against us.

We believe this model demonstrates compliance with the county standard of 60 decibels at the fence line and 50 decibels at a neighboring home.

We also commissioned a second sound study from another firm given the importance of this topic. This firm worked independently and produced a study with similar results.

What are the projected sound levels for the combined plants to surrounding areas once both are operational?

As part of our work on the Expedition project, we have modeled the sound from both the existing Tenaska plant and the proposed facility. This model is based on what we consider a worst-case scenario. There are many factors that go into how sound travels and dissipates. It is influenced by wind direction, the number of leaves on the trees, humidity in the air, ambient sound and a host of other things. This model looks at how sound is expected to behave when all those factors are working against us.

We believe this model demonstrates compliance with the county standard of 60 decibels at the fence line and 50 decibels at a neighboring home.

We also commissioned a second sound study from another firm given the importance of this topic. This firm worked independently and produced a study with similar results.

Please tell us what your sound studies for your existing plant have shown.

Personnel at the existing plant have taken numerous sound measurements over the years, and third-party sound studies have been conducted. Of note: in 2008, at the request of a county-appointed Sound Committee, a third-party sound expert was engaged to study the sound levels from the facility. Measurements were taken during daytime and nighttime hours during start-up and normal operations. This expert, who was selected by the Sound Committee and received his findings, found there were seasonal fluctuations – still within permitted levels – primarily caused by foliage conditions and insects. This expert, as well as subsequent measurements and studies, found the existing plant to be in compliance with the requirement of 60 decibels (dBA) or less at the property line and 50 dBA or less at any existing adjacent dwelling. From an operational perspective, nothing at the facility that would impact sound levels has changed.

As part of modeling sound for the proposed Expedition Generating Station, two third-party sound consultants – working independently – modeled the sound levels from the two facilities. Both reports demonstrated compliance with the aforementioned sound levels.

What is the decibel level at fence line of current plant?

Personnel at the existing plant have taken numerous sound measurements over the years, and third-party sound studies have been conducted. Of note: in 2008, at the request of a county-appointed Sound Committee, a third-party sound expert was engaged to study the sound levels from the facility. Measurements were taken during daytime and nighttime hours during start-up and normal operations. This expert, who was selected by the Sound Committee and received his findings, found there were seasonal fluctuations – still within permitted levels – primarily caused by foliage conditions and insects. This expert, as well as subsequent measurements and studies, found the existing plant to be in compliance with the requirement of 60 decibels (dBA) or less at the

property line and 50 dBA or less at any existing adjacent dwelling. From an operational perspective, nothing at the facility that would impact sound levels has changed.

As part of modeling sound for the proposed Expedition Generating Station, two third-party sound consultants – working independently – modeled the sound levels from the two facilities. Both reports demonstrated compliance with the aforementioned sound levels.

Was sound mitigation technology used for the original plant?

We are still assessing the sound at the existing plant, including reviewing the plant's current sound mitigation technology, talking to equipment manufacturers, reviewing warranties, conducting on-site reviews and more.

Can the same sound mitigation technology for the new proposed plant be installed in the existing plant?

We are still assessing the sound at the existing plant, including reviewing the plant's current sound mitigation technology, talking to equipment manufacturers, reviewing warranties, conducting on-site reviews and more.

Does the orientation of the plant impact the sound?

Offsite sound levels are driven by a number of factors including atmospheric conditions, topography and vegetation. The location and orientation of plant equipment also plays a role in offsite sound impacts. We take these factors into account in our sound modeling, which we consider when orienting the facility and designing equipment. Our goal is to minimize the sound impacts to everyone in the area.

What statutes exist in Fluvanna County to manage the sound levels?

The Fluvanna County Code contains general sound regulations within Chapter 15.2-Noise Control.

What is the plan to address sound?

When it comes to the proposed Expedition project, we believe that our plans include ample buffer land to help with sound mitigation, as we only intend to use 12% of the 425-acre site. Other mitigation measures will include:

- The combustion turbines will include sound attenuation equipment to reduce the sound of operations
- The emission control equipment will have a sound-dampening effect on the gas turbine outlet
- We plan to install additional equipment in both the stacks and gas turbine inlet that will attenuate the sound emissions from these main sources and help ensure that plant is within the permitted sound levels
- Quieter fans will be installed on the plant's primary heat exchanger

Air

How will this plant impact air quality in the region?

To ensure the reliability of the electric grid amid the generation options available today, fossil fuels will need to be utilized. This facility will operate primarily on natural gas, the cleanest fossil fuel for dispatchable and reliable power generation.

The Virginia Department of Environmental Quality (VDEQ) has requirements related to air quality and natural gas power plants. That is a thorough permitting process that will require an analysis of air quality impacts to ensure that all applicable standards are met. Our facility will be designed, built and operated in compliance with these standards.

The emissions most commonly associated with natural gas-fueled plants are nitrogen oxides and carbon monoxide. However, through the combination of natural gas as the primary fuel, the state-of the-art design and the use of best available control technology (BACT), emissions will be appropriately managed. BACT will include oxidation catalyst and selective catalytic reduction (SCR), in addition to Ultra-Low NOx Burners (ULNB) and water injection, for emissions control.

What is the plan to address air emissions?

The Virginia Department of Environmental Quality has stringent requirements related to air quality and natural gas power plants that are intended to protect human health and the environment.

Expedition will be required to demonstrate in its air permit application:

- That it is employing Best Available Control Technology (BACT) to minimize emissions.
- That emissions from the plant will not cause off-property concentrations to exceed each of the National Ambient Air Quality Standards (NAAQS) when including other specific surrounding sources and existing background concentrations.

What are the regulated air emissions, and in what quantities?

Byproducts of natural gas combustion include nitrogen oxides, carbon monoxide, carbon dioxide, sulfur oxides, volatile organic compounds and particulate matter. The amounts of these by-products will be included in the air permit application.

What independent organization is monitoring your air pollution?

The Virginia Department of Environmental Quality is the agency that would issue a Prevention of Significant Deterioration Air Quality Permit, required prior to construction, and a Title V Operating Permit after commencement of operation. This agency has stringent requirements related to air quality and natural gas power plants that are intended to protect human health and the environment.

Expedition will be required to demonstrate:

- That it is employing Best Available Control Technology (BACT) to minimize emissions.
- That emissions from the plant will not cause off-property concentrations to exceed each of the National Ambient Air Quality Standards (NAAQS) when including other specific surrounding sources and existing background concentrations.

Numerous emissions monitoring and record-keeping reports will be required to be submitted to both the VDEQ and/or the U.S. Environmental Protection Agency quarterly, semi-annually and annually.

Is there current data about air impact and how the new facility will impact that?

Air quality impacts will be assessed via the air permit application, which will include extensive modeling to predict ground-level concentrations of numerous pollutants from not only Expedition but from other surrounding sources (including the existing plant) as well as monitored background concentrations. The cumulative concentrations will then be compared to ambient standards, which are set by the U.S. Environmental Protection Agency to be protective of human health and the environment. The Virginia Department of Environmental Quality will spend months reviewing the application and will issue a permit only if all requirements are met.

Have any environmental studies been performed to evaluate the impact on wildlife?

Preliminary studies have been completed, and impacts to wildlife are expected to be minimal and would be mitigated as required (which could include performing certain construction activities during specified times of year to avoid impacts). The project will comply with all applicable state and federal permit requirements associated with wildlife, including the U.S. Fish and Wildlife Service.

In addition, Tenaska has acquired 350 acres of land slightly to the south of the proposed project site that we intend to put into conservation as part of our development plan.

Water

Where will the water supply come from?

The amount of water needed will be dependent on final plant design and chosen technology; however, water use is anticipated to average 6-7 million gallons per day. Tenaska is currently evaluating the water supply options, but we anticipate water for power generation will be sourced from the surface waters of the James River watershed. Our water needs are equivalent to 0.3% of the James River flow.

The plant may need to use groundwater for its office operations (i.e. drinking water, sanitary uses).

What are water source requirements in gallons per day for the existing facility and for the new proposed facility?

On a per MW basis, water usage and discharge between the two plants will be similar; Expedition is a 1,540-MW facility compared to the existing 940-MW facility, so the water usage and discharge will be proportionally higher.

Average Water Usage:

- Expedition: 6-7 million gallons per day
- Tenaska Virginia: 4 million gallons per day

Average Water Discharge:

- Expedition: 1.5 million gallons per day
- Tenaska Virginia: 0.8 million gallons per day

How much is the water withdrawal and have you modeled downstream river levels post the withdrawal?

The amount of water needed will be dependent on final plant design and chosen technology; however, water use is anticipated to average 6-7 million gallons per day. Tenaska is currently evaluating the water supply options, but we anticipate water for power generation will be sourced from the surface waters of the James River watershed. Our water needs are equivalent to 0.3% of the James River flow. Evaluating water withdrawals as they impact downstream users and during times of drought will be required.

Is there a water intake approval required from the Virginia Department of Environmental Quality?

Water withdrawal intakes, including type and location, are regulated by the Virginia Department of Environmental Quality.

What will the facility do with its wastewater?

The plant will need to obtain a water discharge (Virginia Pollutant Discharge Elimination System, or VPDES) permit to discharge wastewater. The permit will establish effluent limits and monitoring requirements. Tenaska will be responsible for ensuring compliance with the permit. Average daily discharge is anticipated to be 1.5 million gallons per day. Tenaska is currently evaluating potential discharge locations.

Will the water that will be discharged back into the James River be tested for all contaminants?

The Virginia Pollutant Discharge Elimination Permit will require monitoring to confirm compliance with applicable Federal Effluent Limit Guidelines as well as any contaminants that the Virginia Department of Environmental Quality determines, through their modeling procedures, require monitoring to ensure compliance with Water Quality Standards.

What is the plan to address groundwater pollution?

The facility will have numerous protections to ensure that the groundwater is not contaminated. All chemicals are kept inside concrete containment basins, so that in the unlikely event of a spill, the chemicals will be contained. We will operate utilizing a Spill Prevention, Control and Countermeasure Plan, which is regulated by the U.S. Environmental Protection Agency. We will also have a stormwater pollution prevention plan and chemical handling plans.

When the original plant was built, there was technology to use water and recycle it. Why is this not being pursued at the new plant?

The same technology would be used at Expedition. The majority of the water consumption at these types of facilities comes from evaporation in the primary plant heat exchanger, called the cooling tower. We do reuse the water in the cooling tower. The minerals and salts in the water don't evaporate. If left unchecked, this residual material would cause operational issues with scaling.

We typically reuse water 6-10 times. After a certain number of cycles, the residual salts and minerals in the water are too heavy to continue using without damaging the equipment, and at this point we treat and discharge the water.

In total, around 80% of our water consumption is evaporation and 20% is discharged back to the James River Watershed.

Will site be zero discharge on water used?

The project will not be a zero-discharge facility. However, water will be recycled as much as practicable to minimize water consumption.

Safety

What will be done to ensure human health and safety?

Safety is of utmost importance to Tenaska, and we work hard to design a safe plant that is protective of the employees, residents and wildlife. This has been demonstrated through the safe operation of the Tenaska Virginia facility, as well as the safe operations of the entire Tenaska fleet, which encompasses 7,700 megawatts of generation.

Employees at Tenaska Virginia have received dozens of awards from the National Safety Council, and the plant has been certified (and re-certified) as a Voluntary Protection Program (VPP) Star Worksite by the U.S. Occupational Safety and Health Administration – a recognition obtained by only 0.03% of work sites (3 in every 10,000), demonstrating our strong safety culture.

The Virginia Department of Environmental Quality has requirements related to air quality and natural gas power plants, including compliance with ambient air quality standards. Our facility will be designed, built and operated in compliance with these standards, which are intended to be protective of human health and the environment.

Has there ever been an emergency response at the existing plant?

Safety is a priority. Employees at the plant are trained to respond to emergency situations that could arise. Additionally, the plant routinely holds on-site training drills with local first responders, which ensures appropriate response plans are developed and practiced. In addition, these training drills offer opportunities for local first responders to practice their skills for the benefit of the community. While there have been many training drills at the plant, no major emergency response has been required.

What hazardous materials are stored on-site? What are they used for?

The facility will primarily use chemicals for emissions control, cooling systems, lubrication and water treatment. Ammonia is injected into the Heat Recovery Steam Generator to reduce air emissions. Water treatment chemicals include chlorine and dechlorinator, as well as chemicals to control the pH of the water and prevent scaling. Hydrogen is used for generator cooling, and glycol is used in some of the smaller plant heat exchangers. Lubricating oils are used in rotating equipment, and fuel oil is stored on site for emergency operation.

The plant would be required to submit a chemical inventory annually to the state emergency response commission, the local emergency planning committee and the local fire department that would respond to any chemical emergency.

Safety is always our top priority, and Tenaska's existing facility has been recognized by U.S. Occupational Safety and Health Administration as a Voluntary Protection Program (VPP) Star site, a recognition obtained by only 0.03% of work sites (3 in every 10,000), demonstrating our strong safety culture.

What security measures will protect the plant from sabotage, terrorism or unauthorized access?

We will be required to meet security standards, most notably those from the North American Electric Reliability Corporation – Critical Infrastructure Protection, which we call NERC CIP. This is a set of security standards designed to protect the electric grid, including plants like ours, from cyber and physical threats. One of the key cybersecurity aspects of a plant like ours is that it is isolated from the Internet, so a hacker simply cannot reach our systems. We also have physical deterrents such as fencing and 24/7 monitoring.

Construction

What will be done to limit disruption to the community during construction traffic?

Safety is our top priority. There will be a plan to manage traffic in the project area and ensure roads are maintained. We have designed the project driveway for optimal visibility and will have a temporary second driveway during construction. Flaggers will be utilized as needed. A detailed pre-construction road survey will be performed and shared with the county to ensure that the roads are returned to the same or better condition following completion of the project.

How do you intend to restore the construction staging area?

The project will re-plant trees once construction of the facility is completed. The primary intent of this is to preserve the rural character of the area and to provide vegetative buffer. Tenaska will develop, with the assistance of an area forester, a forestry management plan that will ensure that a healthy forest is maintained. Maintaining a vegetative buffer around the facility with a healthy forest, slowly transitioning over time to a native hardwood forest, is our primary forest management goal.

Miscellaneous

Why did Tenaska mandate non-disclosure with the county?

A non-disclosure agreement (NDA) is commonplace in economic development, typically when two parties engage in an initial discussion about the potential for economic investment. This allows for questions and feedback early in process, when the developer is formulating plans and doesn't yet have all the information needed to commit to a project or to make a project public. Our understanding is that this type of NDA is common practice in Fluvanna County.

Is Tenaska hiring non-traditional employees as local lobbyists? If so, do you require them to disclose that status?

There are 29 employees at the existing Tenaska facility, the majority of which live in Fluvanna County and are part of the community. When it comes to development, Tenaska often hires a community representative to further enhance two-way communication. Given our existing connections in the community, we have not yet done that. If and when we do so, that person would need to disclose that they work for Tenaska. Tenaska has hired Richmond-based Capital Results to help support its community engagement efforts for the Expedition project. Their personnel have and do explain their consulting role on the project.

Will you use injection cooling water or combustion inlet to increase load capacity in warm weather?

Yes, the facility will use evaporative cooling at the gas turbine inlets to increase plant efficiency as well as plant output during times of warm weather. The total water usage of evaporative coolers when in operation is 1-2% of the overall water usage.

What will be the impact on wildlife?

Impacts to wildlife are expected to be minimal. We will conduct various on-site environmental studies prior to the start of construction to understand and mitigate potential impacts on wildlife. The project will comply with all applicable state and federal permit requirements associated with wildlife, including the U.S. Fish and Wildlife Service. Additionally, the project's air and water discharge permits will be protective of both human health and wildlife.

In addition, Tenaska has acquired 350 acres of land slightly to the south of the proposed project site that we intend to put into conservation as part of our development plan.

What logging income is expected?

Tenaska will not manage the conservation parcels or additional lands used by the plant for timber income. The primary intent of these lands is to preserve the rural character of the area and to provide vegetative buffer. Tenaska will develop, with the assistance of an area forester, a forestry management plan that will ensure that a healthy forest is maintained. As part of this plan, and under the advice of the forester, existing pines are occasionally thinned so that they can be replaced slowly over time by native hardwoods. Maintaining a vegetative buffer around the facility with a healthy forest, slowly transitioning over time to a native hardwood forest, is our primary forest management goal.

How will the site use the internet? Can a tower be installed for residents as well?

The power plant itself will not be connected to the Internet for cybersecurity reasons. Internet is provided to employees for company use, such as emails, reports and other work purposes – similar to how offices use the Internet. We have not yet started to talk with Internet providers in regard to the Expedition facility.

EXPEDITION
Generating Station

Additional Investment Benefitting Fluvanna County

Tenaska, with a presence in Fluvanna County for more than 20 years, is considering an additional natural gas-fueled power plant in the area. Similar to the existing Tenaska Virginia Generating Station, this facility would add reliability to the regional electric grid amid growing power demand, as well as generate tax revenue, jobs and other local economic benefits.

Proposed Power Plant

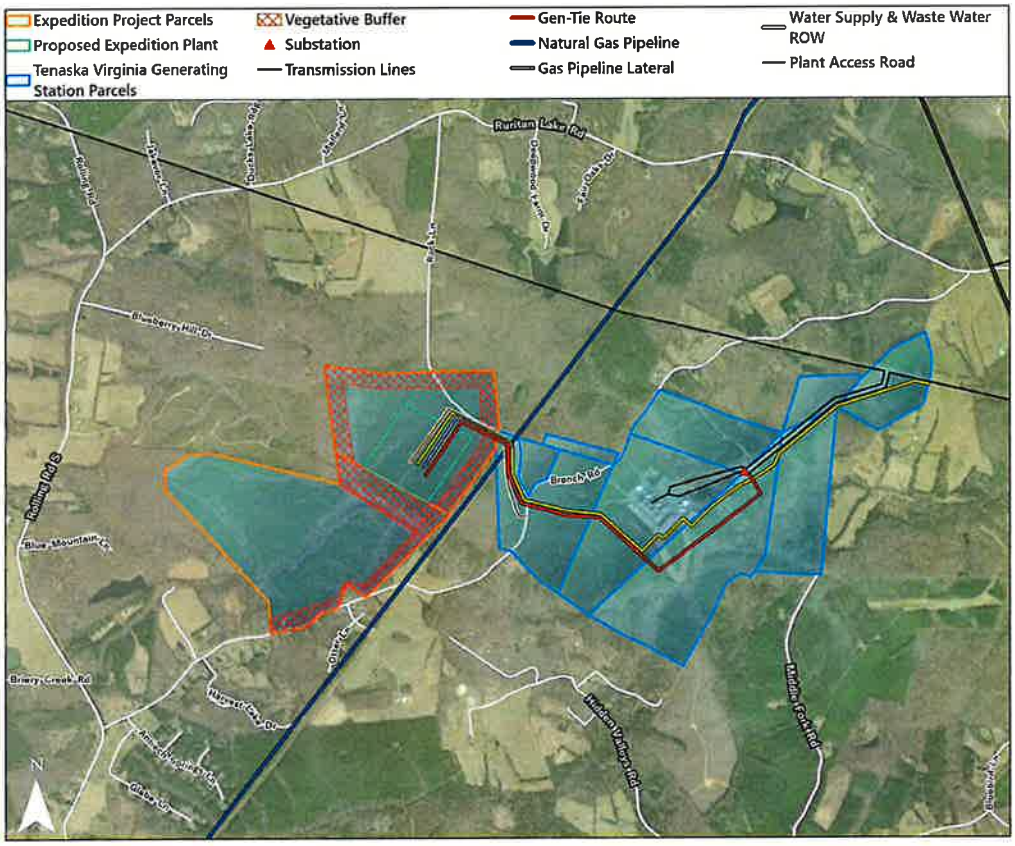
Tenaska is developing a natural gas-fueled power plant capable of generating up to 1,540 megawatts (MW), enough for 1.5 million homes. Natural gas remains the cleanest fossil fuel for dispatchable and reliable power generation, and the market demand for natural gas generation is growing. In fact, the Expedition Generating Station project has been selected by PJM Interconnection as a critical resource to ensure the reliability of the region's electric grid.

Pending all necessary approvals and permits, the earliest construction start would be in late 2027.

Site Location

We have identified a location near the existing Tenaska Virginia plant that has access to transmission infrastructure, natural gas pipelines and water supply. As envisioned, the project would be located on approximately 50 acres interior to the 425-acre site, allowing ample buffer.

Tenaska has also acquired land slightly to the south, which we intend to put into conservation as part of our development plan. We believe this will help preserve the rural character of this part of Fluvanna County.



Map depicts approximate project location, which is subject to change as development progresses.

More information
Website: ExpeditionGeneratingStation.com
Email: Community@ExpeditionGenerating.com

Economic Benefits for Fluvanna County

An additional natural gas-fueled power plant will have a positive impact on Fluvanna County. A 2025 economic impact study[1] from Mangum Economics projects significant benefits from the Expedition Generating Station.

Construction

$20.3 million in economic output[2] to Fluvanna County, including:

- 66 direct and 50 indirect/induced job years (full-time equivalents), with $7.5 million in wages
- $9.7 million in sales and use taxes

$445.6 million in economic output[2] to the Commonwealth of Virginia, including:

- 1,188 direct and 854 indirect/induced job years (full-time equivalents), with $170.6 million in wages
- $41.7 million in sales and use taxes

Operations (Annually)

$75.2 million in annual economic output[2] to Fluvanna County, including:

- 29 direct and 53 indirect/induced job years (full-time equivalents), with $8.8 million in wages
- $8.3 million of property tax revenue[3]

$90.6 million in annual economic output[2] to the Commonwealth of Virginia, including:

- 29 direct and 106 indirect/induced job years (full-time equivalents), with $13.4 million in wages

Long-Term Tax Revenue

$247.7 million in tax revenue to Fluvanna County over 30 years of operation

- $14.3 million/year during the first 5 years of operation
- $8.3 million/year on average for 30 years

The Expedition Generating Station represents a forward-looking investment in reliable energy and a continued commitment to Fluvanna County's economic success. This is in addition to the stable and reliable benefits that Tenaska Virginia Generating Station has provided for more than two decades.

- ≈1,400 construction jobs over a 20-month period, with ≈$45 million (2004 dollars) in wages
- ≈$30 million (2004 dollars) spent on construction-related goods and services, including purchases from 237 Virginia companies
- 29 local operations jobs that in 2024 resulted in $9.8 million in employee salaries and payments to local contractors and vendors
- $34.9 million in local property taxes to date
- Support for various local efforts and organizations, either through volunteer hours and/or monetary support, including $100,000 in college scholarships

[1] Project Expedition: Economic & Fiscal Contribution to Fluvanna County and to the State of Virginia. Prepared for Tenaska by Mangum Economics, August 2025.
[2] Economic output is all economic activity in a local economy, inclusive of wages and taxes.
[3] Based upon 30-year average

TENASKA®

08/07/2025

TENASKA® VIRGINIA GENERATING STATION

Owner: Tenaska Virginia Partners, LP

Commerical Operation: May 2004

2300 Branch Road
Scottsville, Virginia 24590
(Fluvanna County)

At a glance

Power generated by Tenaska Virginia Generating Station is sold into the PJM Interconnection (PJM) regional transmission organization (RTO) through a contract with Shell Energy North America. PJM coordinates the flow of electricity from power generators to local utilities in the largest centrally dispatched grid in North America, which includes Virginia.

29
Employees

940
Megawatts
(Capable of powering up to 940,000 homes)

Community impact

Community is a priority for Tenaska and our company and employees dedicate hundreds of hours and hundreds of thousands of dollars each year to positively impact the areas where we live and work.

In addition to community involvement in and around Fluvanna County, Tenaska Virginia sponsors a college scholarship program benefiting local high school students. To date, $112,500 in scholarship funds have been awarded to 108 students.

Economic Impact

- $7.9 million paid in employee salaries and local vendor payments in 2023
- $33.9 million paid in local property taxes since 2004

Safety

- 2 National Safety Council awards in 2023
- Recognized as a Voluntary Protection Program (VPP) Star Worksite by the U.S. Occupational Safety and Health Administration (OSHA)
  - Recertified in 2023

Contact: Power@tenaska.com

3/4/24

EXPEDITION
Generating Station

Expedition: Bringing tax revenue and jobs to Fluvanna County

$257 million

In projected total tax revenue to Fluvanna County during construction and throughout the 30-year operational life of the project, including more than $14 million annually during the first 5 years of operation.[1]

These funds can be used by the Board of Supervisors for priorities such as reducing the tax burden on residents or funding schools, public safety and capital improvement projects.

375 full-time equivalent jobs annually during construction

These construction jobs pay 33% more in weekly wages than the county average.

Fluvanna's construction industry lost 270 jobs between 2023 and 2024. The Expedition project would help offset those lost jobs.

Construction is expected to last 4 years.

29 full-time jobs at the plant during operations

The 29 full-time jobs at the plant are estimated to pay $5.54 million annually.

The plant is expected to create 53 additional indirect and induced jobs throughout Fluvanna, paying an estimated $3.3 million annually.

The plant is projected to operate for at least 30 years.

Learn more at expeditiongeneratingstation.com or email us at community@expeditiongenerating.com.

1. All figures cited here are based on an Aug. 2025 study by Mangum Economics.

EXPEDITION Generating Station

TENASKA

October 17, 2025

Dear Fluvanna County neighbor,

As I've previously shared, Tenaska is hoping to expand our investment in Fluvanna County through an additional natural gas-fueled power plant adjacent to our existing facility. I'd like to take a moment to address several of the concerns expressed by the community.

Sound

First, Tenaska understands that sound is an important issue to the community.

In addition to incorporating modern sound mitigation measures into the design of the proposed Expedition Generating Station, we have been assessing the sound from the current facility. For the past several months, Tenaska has been working with third-party experts to assess the sound at the existing facility and the proposed facility. This includes sharing a detailed sound model showing both facilities at our August open house, as well as taking off-site sound readings and sound readings of individual equipment at the existing plant to assess sound contribution and the ability to apply sound controls to the existing equipment.

The results of this assessment show the plant is performing within the sound limits required in our county permit. At the same time, we acknowledge that some neighbors can hear the plant. It is not possible for this type of facility to be silent.

We are performing additional work to further evaluate sound at the existing plant. However, initial indications are that there isn't a viable solution to retrofit the equipment that will result in an impactful reduction in sound levels.

As we explore creative options to address this issue, we would like to hear from you and understand what you are experiencing. **We kindly ask you to complete the enclosed survey and return it in the stamped envelope provided no later than Nov. 5, 2025.**

We also invite you to meet with our team during "office hours" on Wednesday, Oct. 29 at the Lake Monticello Fire Hall – Maple Room. You can contact us as Community@ExpeditionGenerating.com or (434) 232-4005 to schedule an appointment.

Air Quality

The Expedition project would become operational only if it receives an Air Permit from the Virginia Department of Environmental Quality (VDEQ) stating it will meet stringent air quality

standards under the U.S. Clean Air Act and VDEQ regulations. VDEQ has a thorough permitting process that requires an analysis of air quality impacts to ensure that all applicable state and federal standards are met. Our facility will be designed, built and operated in compliance with these standards.

The federal Clean Air Act establishes the process for protecting public health from air emissions. This is done through National Ambient Air Quality Standards (NAAQS) that are based on criteria allowing for an adequate margin of safety to protect public health. The primary NAAQS standards provide public health protection, including the health of "sensitive" populations such as asthmatics, children and the elderly.

Local concerns have been raised whether current NAAQS standards are protective of human health. In 2024, the EPA under the Biden administration significantly strengthened the annual standard for $PM_{2.5}$. The new standard was widely praised by public health organizations.

The EPA Administrator certified that the new standard would protect – with an adequate margin of safety – the health of at-risk populations including children, older adults, those with pre-existing cardiovascular and respiratory diseases and minority populations.

For its existing facility in Fluvanna County, the emissions are less than 15% of the allowable limits, thanks to Tenaska's rigorous control measures and long-term commitment to Fluvanna County's air quality. Tenaska submits quarterly air emissions monitoring reports, semi-annual monitoring and deviation reports, annual compliance certification and annual emissions inventory to the Virginia Department of Environmental Quality. We also submit quarterly CEMS (Continuous Emissions Monitoring Systems) data to the U.S. EPA.

Water Use

Tenaska is currently evaluating the water supply options, but we anticipate water for power generation at Expedition will be sourced from the surface waters of the James River watershed.

Water use is anticipated to average 6-7 million gallons per day, which is less than 1% of the average James River flow.

Expedition will obtain water through the existing, permitted public water supply company utilized by Tenaska Virginia Generating Station and others. Evaluating water withdrawals as they impact downstream users and during times of drought will be required by the public water system prior to adding customers such as Expedition.

Expedition would be a combined-cycle power plant, which means electricity will be generated via the natural gas combustion turbine and then the exhaust heat will be used to create steam to generate additional electricity without additional fuel. We typically reuse water 6-10 times as part of that process, and then we treat and discharge the water.

In total, around 80% of our water consumption is evaporated back into the environment and 20% is discharged back to the James River watershed.

The Expedition plant will also need to obtain a water discharge permit from VDEQ. The permit will establish discharge limits (including temperature) and monitoring requirements. Tenaska will be responsible for ensuring compliance with the permit.

Tenaska is currently evaluating potential discharge locations. (Our current facility discharges into the Rivanna River.) Average daily discharge is anticipated to be 1.5 million gallons per day, which is less than 1% of the average flow of the Rivanna River.

Construction Traffic

Prior to construction, the Expedition project will develop a detailed traffic management plan that takes into account Tenaska's strong commitment to safety and local concerns around busy intersections, timing of construction traffic around school traffic patterns and other peak times, road conditions and other factors. We will also explore, with our contractors, the potential for shuttling, staggered shifts and incentives for carpooling.

Of note, the project will:

- Evaluate the number, direction of travel and timing of light vehicles travelling to the site and consider existing traffic and school traffic patterns to ensure minimal disruption
- Work to avoid exacerbating peak travel times by ensuring plant workers arrive outside of those peak times or avoid congested areas
- Work with Virginia Department of Transportation, local schools and the county to select routes that are safe and optimize flow of traffic
- Provide an adequate construction parking area on our property
- Carefully schedule deliveries and follow approved travel routes; signage will be provided to ensure that delivery vehicles do not deviate from approved routes
- Prohibit delivery vehicles from parking or staging along public roads
- Document pre-construction condition of roads; roads will be restored post-construction to as good or better condition

We have included some questions about construction in the enclosed survey. We look forward to your feedback.

Again, our team will hold "office hours" on Wednesday, Oct. 29 at the Lake Monticello Fire Hall – Maple Room. This is an opportunity for you to ask questions of our team You can contact us at

Community@ExpeditionGenerating.com or (434) 232-4005 to schedule an appointment. Project information can found anytime on our website: www.expeditiongeneratingstation.com.

Sincerely,

Jarrod Pitts

Senior Director, Development

Enclosures

EXPEDITION Generating Station

TENASKA

Neighbor Feedback Form

Please complete the following information and return this form in the enclosed envelope **no later than Nov. 5, 2025**. Your answers will not be shared with other parties. The survey results will be used internally by Tenaska and will not be publicized.

Name: _____

Address: _____

Phone: _____

Email: _____

1. **Do you have a home at the property this survey was sent to?**
   - ☐ Yes
   - ☐ No

2. **If so, how long have you lived at this residence?**

   _____

3. **How would you describe sound from the existing plant at your property?**
   - ☐ Never hear it
   - ☐ Barely audible
   - ☐ Hear it, but only at certain times
   - ☐ Hear it just about all the time

4. **If you can hear the plant, does the sound fluctuate based on the time of year?**
   - ☐ No
   - ☐ Yes, it's louder in these months: _____
   - ☐ I don't hear the plant

5. **If you can hear the plant, does the sound fluctuate based on the time of day?**
   - ☐ Louder in the morning
   - ☐ Louder during the day
   - ☐ Louder in the evening
   - ☐ Lounder during overnight hours
   - ☐ I don't hear the plant

6. **When you hear the plant, the level of sound is:**
   - ☐ Barely audible
   - ☐ Moderately loud
   - ☐ Very loud
   - ☐ I don't hear the plant

7. **Describe a similar noise to what you hear at your home (running appliance, lawnmower, traffic, etc.):**

   _____

8. **If you lived in this area when the first plant was built, do you recall how traffic was impacted during construction? What worked well? What didn't?**

   _____

   _____

   _____

9. **When thinking about construction traffic, what specific intersections or roadways are of most concern to you when considering a potential second power plant?**

   _____

   _____

   _____

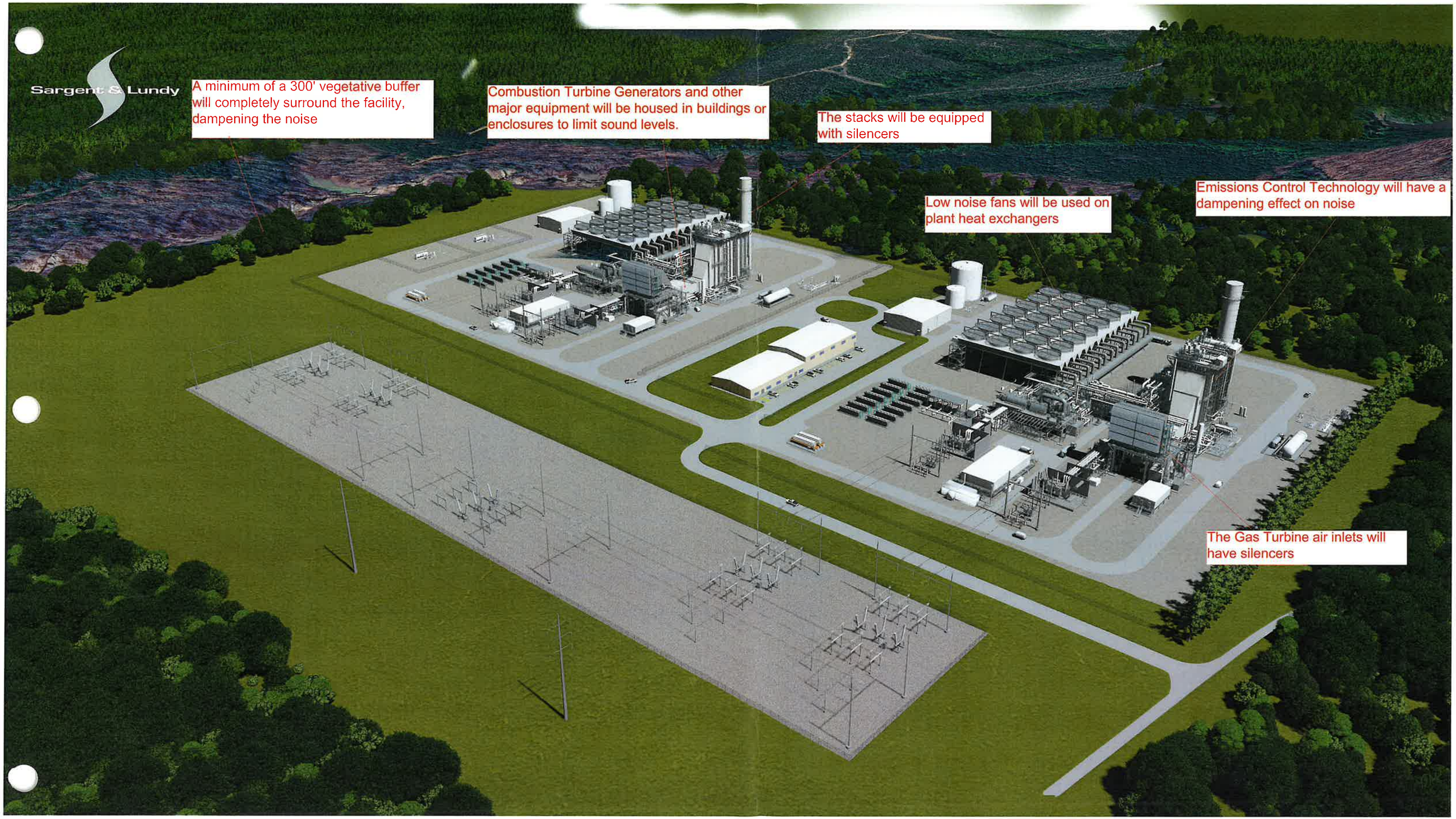
10. **Please use this space to provide any further comments or suggestions about the existing Tenaska plant or the proposed Expedition facility.**.

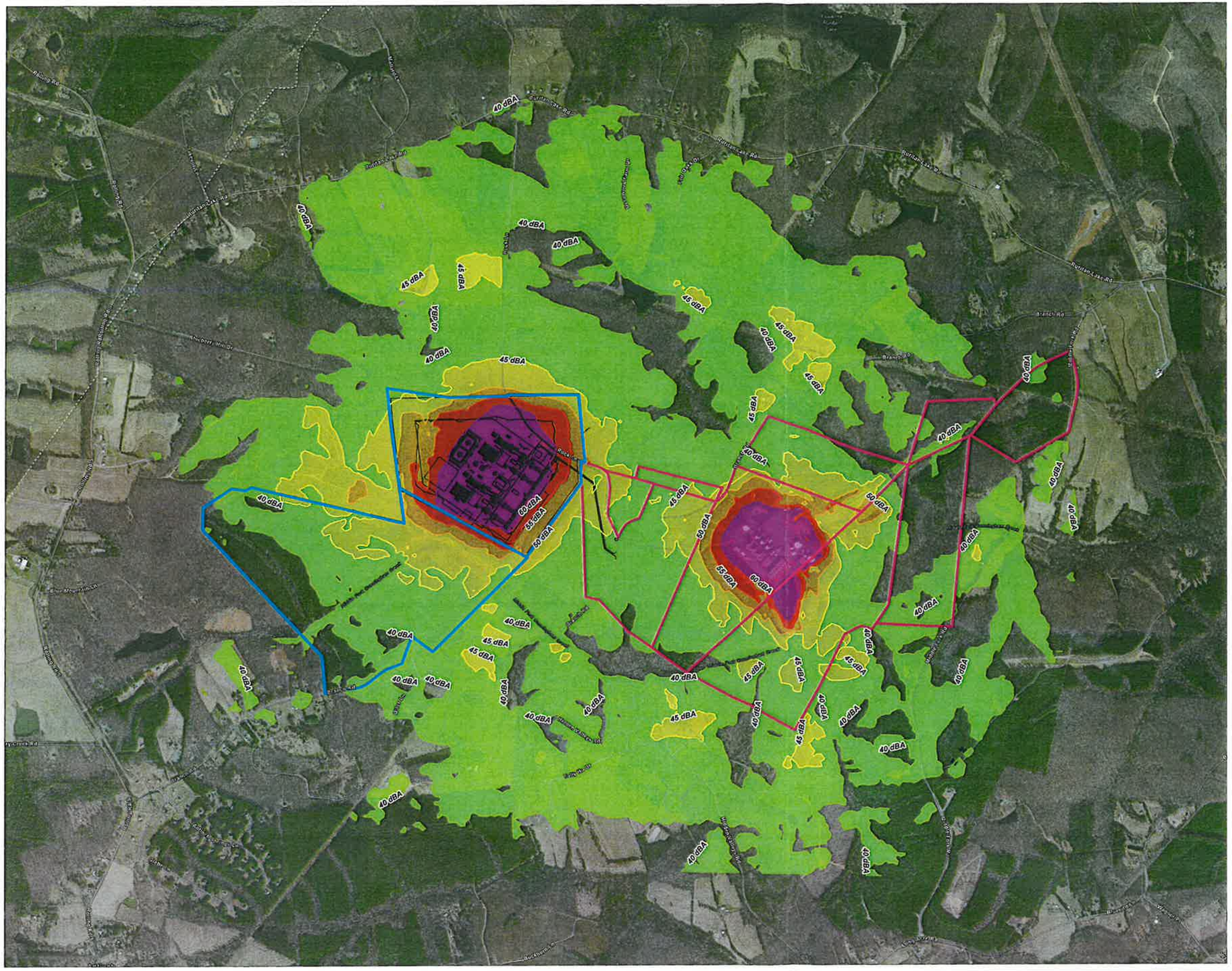
    _____

    _____

    _____

☐ Check this box if you would like a member of the Tenaska team to contact you.


Sargent & Lundy
A minimum of a 300' vegetative buffer will completely surround the facility, dampening the noise
Combustion Turbine Generators and other major equipment will be housed in buildings or enclosures to limit sound levels.
The stacks will be equipped with silencers
Low noise fans will be used on plant heat exchangers
Emissions Control Technology will have a dampening effect on noise
The Gas Turbine air inlets will have silencers



Noise Contours (dBA)
Expedition Generating Station
Fluvanna County, Virginia

TENASKA

HGC
NOISE | VIBRATION | ACOUSTICS

HGC Noise Vibration Acoustics
5956 Sherry Ln. 20th Floor
Dallas, Texas, 75225
t: 945.219.2947

Memorandum

To: Tenaska, Inc. **Date:** August 19, 2025

Re: Expedition Combined Cycle Power Plant – Summary of Acoustical Modelling

For an advance assessment of the sound emissions from the Expedition power facility, before it is built or fully designed, it is necessary to use predictive acoustical modelling. The goal is to determine the combined sound of the existing Tenaska Virginia Generating Station and the proposed Expedition facility.

In the case of the existing facility, it was possible to use past measurements of its sound emissions, gathered around the fence line by others, as input to the computational acoustical model. For the new Expedition facility, the inputs to the model consist of the manufacturers' published sound emission levels for all the individual major items of equipment at the site: gas turbines, steam turbines, generators, transformers, cooling fans, pumps, etc., supplemented by past measurements close to similar items of equipment, gathered by HGC Acoustics at similar operating power plants across North America.

The model itself is like a three-dimensional CAD drawing in a computer, but includes the sound emission levels for each item of equipment, and the acoustical characteristics of the site geometry and the surrounding topography. The computational acoustic calculations are done in accordance with international Standard ISO-9613-2, which is a widely-accepted method for calculating outdoor sound propagation.

The results of the analysis are predicted sound levels in A-weighted decibels ("dBA") and are presented as contours of equal sound level in the vicinity surrounding the existing and proposed power facilities. The contours or zones represent the sound only from the two facilities, excluding background sounds such as wind in the trees, insects and birds, and road traffic.

The accompanying "heat map" shows how sound dissipates in a "worst case" scenario. The predicted sound levels demonstrate compliance with the county standard of 60 dBA or less at the fence-line of the facilities and 50 dBA or less at any neighboring homes for both the existing Tenaska Virginia Generating Station and the proposed Expedition project.

Sound 101

EXPEDITION Generating Station

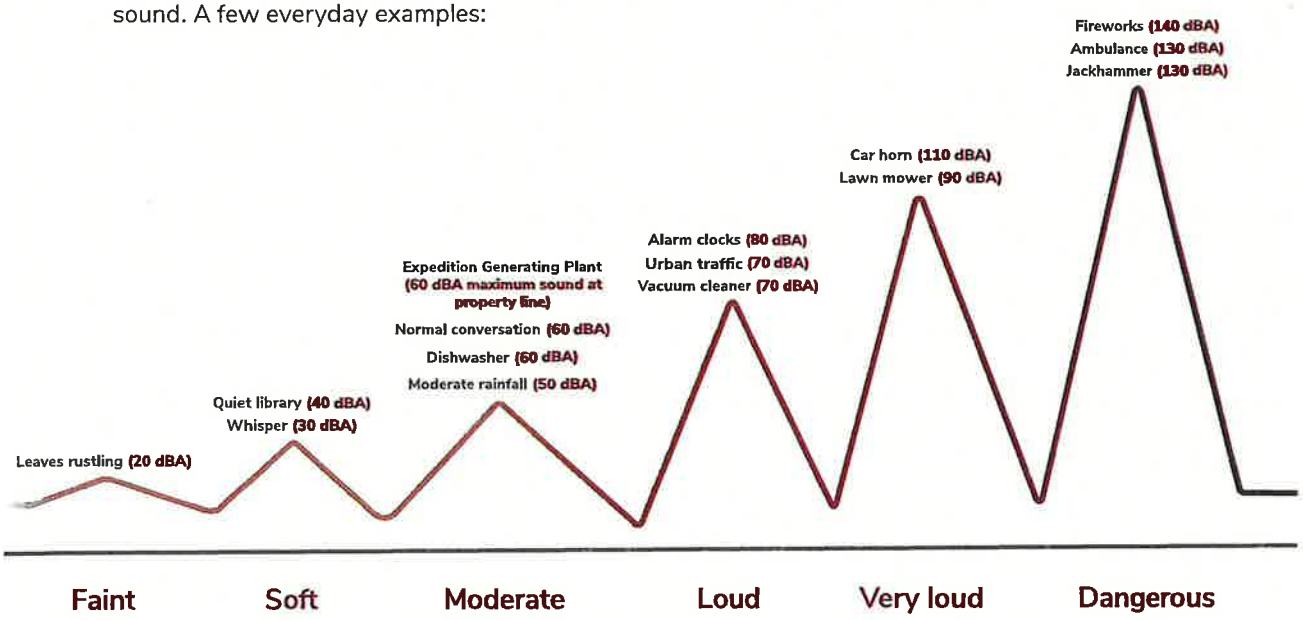
As part of our commitment to transparency, we want to explain some basics about sound—what it is, how it moves and how we design facilities like a natural gas-fueled power plant to manage it effectively.

What Is Sound?

Sound is a natural part of our environment. It's created by vibrations moving through the air as waves. These waves travel outward from a source and gradually fade with distance. Just like ripples on a pond, the farther the wave travels, the gentler it becomes.

What Is a Decibel (dB)?

Sound is measured in decibels, or dB, using a logarithmic scale. An increase of 10 dB means it sounds about twice as loud to the human ear. We use A-weighted decibels (dBA) as this measurement reflects how people actually hear sound and is the standard for evaluating environmental and community sound. A few everyday examples:



How Does Sound Travel and Reduce?

Sound travels in all directions unless it's reflected, absorbed or blocked. The energy of sound diminishes quickly as it moves away from the source. Every time you double the distance, the sound typically decreases by about 6 decibels. For example, if a sound is 80 dB at 100 feet, it will be roughly 74 dB at 200 feet.

How Do We Manage Sound at Power Facilities?

Modern power plants are carefully designed with community sound in mind. Major equipment is housed in acoustically treated enclosures and buildings. Silencers and baffles are used for air inlets and exhausts, and low noise fans are used on heat exchangers. Vegetation and trees help absorb and scatter sound naturally, enhancing acoustic separation between facilities and the community. Lastly, plants are sited with buffer distances to reduce sound at the property boundary.

Acoustic Impact Assessment

Expedition Combined Cycle Power Plant

Scottsville, VA

October 1, 2025
HGC Project #: 020001234

Prepared for:

Tenaska Inc.
14302 FNB Parkway
Omaha, NE 68154

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NOISE | VIBRATION | ACOUSTICS

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Limitations

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Any conclusions and/or recommendations herein reflect the judgment of HGC based on information available at the time of preparation and were developed in good faith on information provided by others, as noted in the report, which has been assumed to be factual and accurate. Changed conditions or information occurring or becoming known after the date of this report could affect the results and conclusions presented.

EXECUTIVE SUMMARY

Expedition Generation Holdings, LLC ("Expedition") retained HGC Noise Vibration & Acoustics to assess the potential environmental sound emissions from the proposed Expedition combined cycle power plant in Virginia and to investigate conceptual options for noise control.

The sound emission levels of each component of the power generating system were used as input to develop a computational acoustical model of the proposed facility and surrounding area. For the majority of the equipment that will be located at the site, the sound emission levels were available as published data from the manufacturers. For equipment selections that were not yet finalized or where manufacturers' data were unavailable, the projected sound emission levels were based on past measurements by HGC at similar operating power plants. The model was used to determine sound levels offsite points of reception, and to determine the contribution of each individual component to the anticipated overall offsite sound levels.

In the absence of an established noise ordinance in the area, acoustical assessment targets of 60 dBA at the facility's future property line and 50 dBA at nearby residences were applied, consistent with the Special Use Permit ("SUP") granted by the County, for the nearby, existing Tenaska Virginia Partners, LP ("TVP") power plant. These sound level limits are in line with Federal guidance, ordinances in local jurisdictions and municipalities through the US and international bodies.

Modelling results show that the combined sound levels of the proposed Expedition facility, and the existing TVP plant, will remain within the existing TVP plant SUP limits. Sound levels at residences in closest proximity to the proposed Expedition facility are expected to range from 39 to 50 dBA with the standard noise control equipment from the generation equipment manufacturers.

Additional noise control measures for the proposed facility were investigated. Recommended noise controls focus on key equipment, including turbine intakes, ducts, transformers, and auxiliary cooling fans. With these measures in place, sound levels at the residences would be reduced and are predicted to be between 37 and 47 dBA. Details are provided in the following sections.

Table of Contents

1 INTRODUCTION

The proposed Expedition facility is proposed in Fluvanna County, Virginia. Figure 1 shows a scaled location map of the surrounding area and the location of the proposed facility. An aerial photo is included as Figure 2.

The lands surrounding the proposed facility consist of woodland, farmland, open space, mountains, and areas of low density residential development.

Tenaska currently operates an existing power plant approximately ¾ of a mile to the southeast of the proposed facility. For this assessment, the sound emission levels of the proposed facility and the existing TVP plant are combined cumulatively, such that the sound level presented herein reflect the total sound emissions of both facilities.

The focus of this study is to assess, prior to the construction of the proposed Expedition facility, the future sound levels of the proposed Expedition facility and the existing TVP plant at the neighboring properties and homes, and to provide guidance on noise control measures.

This assessment deals with environmental sound, referring to sound in the community around the facility, rather than to workplace or occupational noise within the facility itself.

2 FACILITY DESCRIPTION

The Expedition plant will be a "2 x 1 x 1" configuration in which there will be two separate power generation sets, each consisting of a natural gas combustion turbine generator ("CTG") and a heat-recovery steam generator ("HRSG"). The CTGs and HRSGs will each have a nominal generating capacity of 750 MW and 750 respectively, for a total combined capacity of 1,500 MW.

Each of the two generating sets will entail ancillary equipment including combustion-air intake and exhaust systems, cooling fans, lubrication systems,

electrical transformers and transmission lines. The proposed facility is capable of operating 24/7 and is assessed as such.

3 ACOUSTIC ASSESSMENT CRITERIA

The existing TVP plant operates under a Special Use Permit from the County of Fluvanna, which limits plant-generated sound levels to 60 dBA at the site boundary and to 50 dBA at nearby residences. These sound level limits are in line with Federal guidance, ordinances in local jurisdictions and municipalities throughout the US, and international bodies. Details of relevant assessment criteria are included in Appendix A.

Accordingly, a limit of 50 dBA at the nearby residences and 60 dBA at the property line has been adopted as the quantitative criteria for the purpose of this assessment.

4 POINTS OF RECEPTION

As shown in Figure 2, there are residences located in proximity to the proposed facility. These homes are considered as noise-sensitive points of reception in this report, and are labelled as R##, with ## representing sequential numbers from 01 to 38.

Four points of reception on the property line of the proposed facility in each cardinal direction are labelled as P01 through P04.

All points of reception represent an outdoor location at a height of 1.5 m.

5 ASSESSMENT METHODOLOGY

Conceptually, the simplest way to determine the sound of an existing industrial facility at nearby residences is to measure the sound level directly at those residences. Since such measurements are not possible for a proposed facility that has yet to be built, acoustical modelling can be employed to predict sound levels of the proposed facility at nearby points of reception. Modelling results

can also be employed to determine the individual contribution of each item of equipment at the facility to the off-site sound levels, allowing the ranking of sound sources for possible investigation of noise reduction strategies.

For the proposed facility, sound emission levels provided by the manufacturer, as well as measured sound levels of similar equipment from other combined cycle power plants, were used to develop a sound source inventory. This inventory of sound emission levels was then used as input to develop a computational acoustical model of the site, the details of which are presented in Appendix B.

Since this assessment considers the cumulative impact of the proposed and the existing TVP plant, sound emission levels of the existing TVP plant were included in the model, based on previous measurements by others [1, 2] around the perimeter of the existing plant and at off-site locations surrounding the existing plant. These previous measurements were also used to calibrate the model.

The model was used to determine cumulative sound levels of the two facilities at the points of reception under "predictable worst-case" propagation conditions, which are detailed in Appendix B.

It is noted that this assessment considers the typical operation of the proposed facility at a steady operating state. Facility start-up and shut-down activities are expected to be infrequent. Activities during start-up and shut-down operations have not been assessed at this stage, which may include additional sound emissions from steam venting processes.

Some types of sound have a special quality which may tend to increase their audibility and potential for disturbance or annoyance. For tonal sound, an adjustment of +5 dBA is to be added to the measured source level based on international standards for assessment of environmental noise [3]. A tonal sound is typically defined as one which has a "pronounced audible tonal quality such as a whine, screech, buzz or hum". In this assessment, the tonal adjustment has been added to sound levels for the steam turbine transformers

and CTG transformers (CT-Trans and ST-Trans), based on HGC's experience with similar equipment.

6 SOUND SOURCES

For brevity, the various sound sources at the facility have been given short identifier codes in the figures and tables, and in parentheses in the list below. Since the proposed facility will have two sets of identical power generating equipment, each source ID is prefixed by "S1-" or "S2-" to denote the northern or southern set at the proposed Expedition facility, respectively (e.g. S1-CT-1 to denote source CT-1a in the power generating set to the north).

Figure 3 shows the location of each sound source.

For each of the two sets of power generating equipment, there are the following sources:

- Inlet air filter (CT-1) and associated housing (CT-2) for the CTG, located at the east end of the power generation assembly;
- Ducting (CT-3, CT-5) and built-in silencer (CT-4) from the air inlet to the CTG;
- Enclosure (CT-6) and housing (CT-7) for the CTG;
- Ducting from the CTG to the HRSG (CT-8);
- Ventilation fans (CT-9) and ventilation duct outlets (CT-10) at the top of the CTG enclosure;
- Sounds emanating off the body of the HRSG (HRSG-Bd);
- Duct heater at the side of the HRSG body (HRSG-Heat);
- HRSG outlet stack at the west end of the assembly (HRSG-Out);
- Various cooling equipment surrounding the CTG and HRSG footprint (CT-11, CT-12, and CT-13);
- Air cooled condenser fans to the south of the HRSG (ACC);
- Auxiliary cooling fans to the west of the HRSG outlet stack (AuxFans);
- Steam turbine building located south of the CTG, with sound emanating through the walls of the building (ST-Bldg) and from rooftop exhaust fans (ST-RF);
- Steam turbine transformer located west of the steam turbine building (ST-Trans);

- Auxiliary transformer package (CT-14) and CTG transformer (CT-Trans), located to the southeast of the air intake filter.

7 PREDICTED SOUND LEVELS WITHOUT ADDITIONAL NOISE CONTROL MEASURES

It is noted that that manufacturer's published sound emission levels include only standard noise control measures. These standard noise control measures include a silencer in the CTG intake and may include other measures built into the original design of the equipment, and are not specifically selected for this installation. Off-site sound levels with only the standard noise control measures were modelled initially, for reference, and to whether further sound control measures may be warranted.

The modelled sound levels at the four property line locations and four residences with highest sound level exposure in each cardinal direction are shown below in Table 1.

Table 1: Sound Level Results without Additional Noise Control Measures

Receptor	Description	Modelled Sound Level	Existing SUP Limit	Meets Existing SUP Limits? (Y/N)
P01	Property line to the east	57	60	Y
P02	Property line to the north	53	60	Y
P03	Property line to the west	47	60	Y
P04	Property line to the south	43	60	Y
R32	Residence to the east	50	50	Y
R14	Residence to the north	46	50	Y
R08	Residence to the west	46	50	Y
R21	Residence to the south	49	50	Y

At other residences not shown in the table above, sound levels range from 39 to 49 dBA.

8 NOISE CONTROL RECOMMENDATIONS

The predicted sound levels without additional noise control measures meet the existing SUP limits of 60 dBA at the property line and 50 dBA at the residential points of reception.

Additional noise control measures were investigated, in addition to the standard noise control equipment from the generation equipment manufacturers.

The computational acoustical model was used to determine the individual contributions of each individual source to the overall offsite sound levels and to investigate additional noise control measures. Recommended noise controls focus on key equipment, including turbine intakes, ducts, transformers, and auxiliary cooling fans.

9 PREDICTED SOUND LEVELS WITH ADDITIONAL NOISE CONTROL MEASURES

The modelled sound levels with the benefit of the additional noise control measures, as described in Section 8, are shown below in Table 2 at the four property line locations and four residences with highest sound levels in each cardinal direction. Figure 4 shows the modelled sound level contours around the vicinity of the proposed facility.

Table 2: Sound Level Results with Additional Noise Control Measures

Receptor	Description	Modelled Sound Level	Existing SUP Limits	Meets Existing SUP Limits? (Y/N)
P01	Property line to the east	52	60	Y
P02	Property line to the north	50	60	Y
P03	Property line to the west	45	60	Y
P04	Property line to the south	41	60	Y
R32	Residence to the east	47	50	Y
R14	residence to the north	44	50	Y
R08	Residence to the west	44	50	Y
R21	Residence to the south	46	50	Y

At other residences not shown in the table above, sound levels range from 37 to 47 dBA.

10 CONCLUSIONS & RECOMMENDATIONS

The results of the acoustical modelling show that sound levels of the proposed facility, assessed cumulatively with the existing TVP plant, are less than the existing SUP limits of 60 dBA at the property line and 50 dBA at the residences.

Modelling results also show that there are feasible noise control strategies that can further reduce the sound levels of the facility.

11 REFERENCES

1. Foster Wheeler Environmental Corp., "Fluvanna Energy Facility, Fluvanna County, Virginia, Noise Study", June 25, 2001

2. ATCO Noise Management, "Sound Compliance Measurement Report, Fluvanna Generating Station, Scottsville, Virginia", April 23, 2005

3. International Organization for Standardization, "Acoustics – Description, Measurement and Assessment of Environmental Noise – Part 2: Determination of Sound Pressure Levels, ISO-1996-2", Switzerland, 2017

4. US Environmental Protection Agency, "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety", 1974.

5. US Environmental Protection Agency, "Model Community Noise Control Ordinance, Washington DC", 1975.

6. Les Blomberg, "Preliminary Results of an Analysis of 491 Community Noise Ordinances", Presented at NoiseCon 2016, Providence, RI

7. Les Blomberg, "Noise Ordinance noise level limits, an update of the EPA's 1975 findings", Presented at Inter-noise 2018, Chicago, IL.

8. World Health Organization, "Guidelines for Community Noise", Switzerland, 1999.

9. International Organization for Standardization, "Acoustics – Attenuation of Sound during Propagation Outdoors – Part 2: General Method of Calculation, ISO-9613-2", Switzerland, 1996.

10. Malcom J. Crocker (Editor), "Encyclopedia of Acoustics", John Wiley & Sons, Inc., New York, 1997, p.1050

11. Google Maps and Aerial Imagery, Internet application: maps.google.com

Figure 1 - Location Map

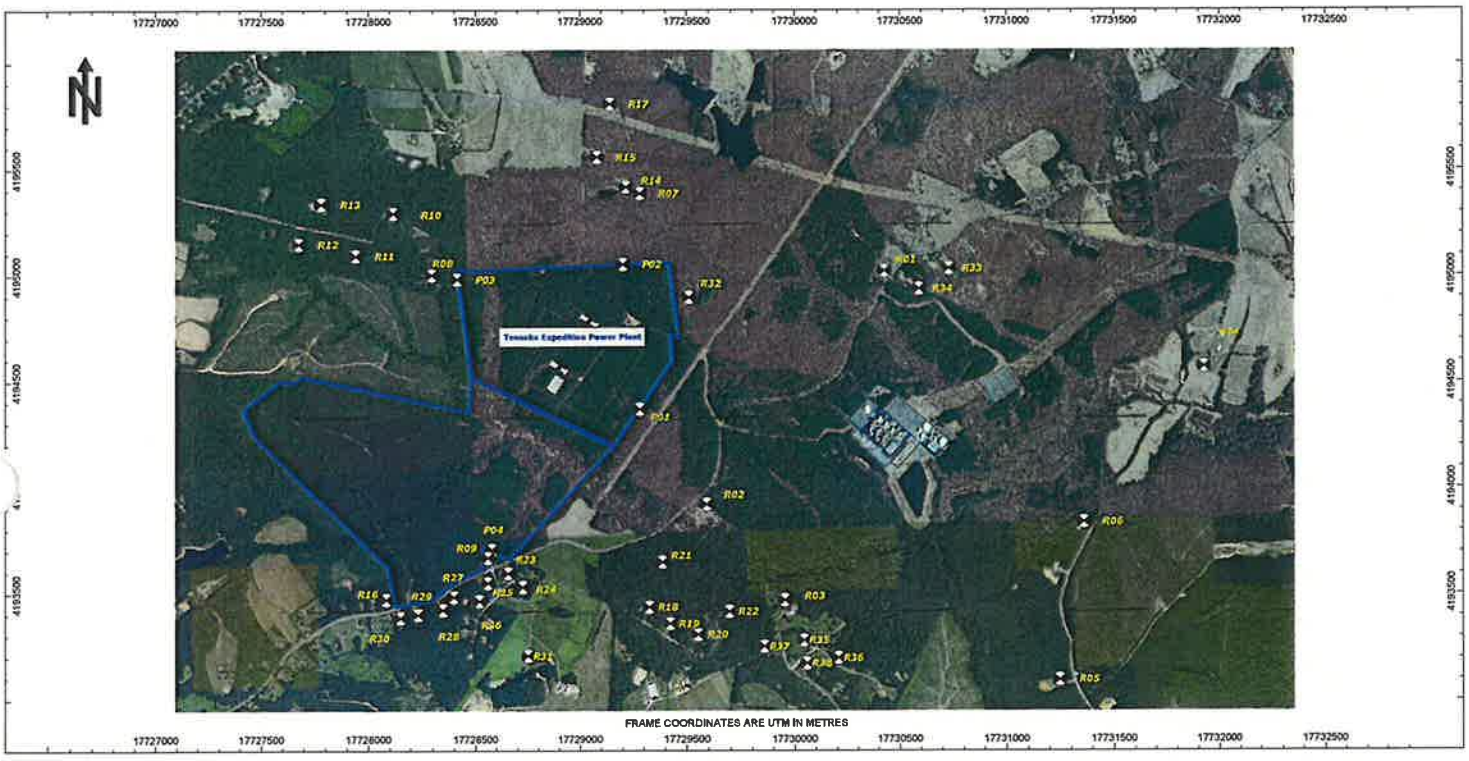


Figure 2 - Nearby Points of Receptions

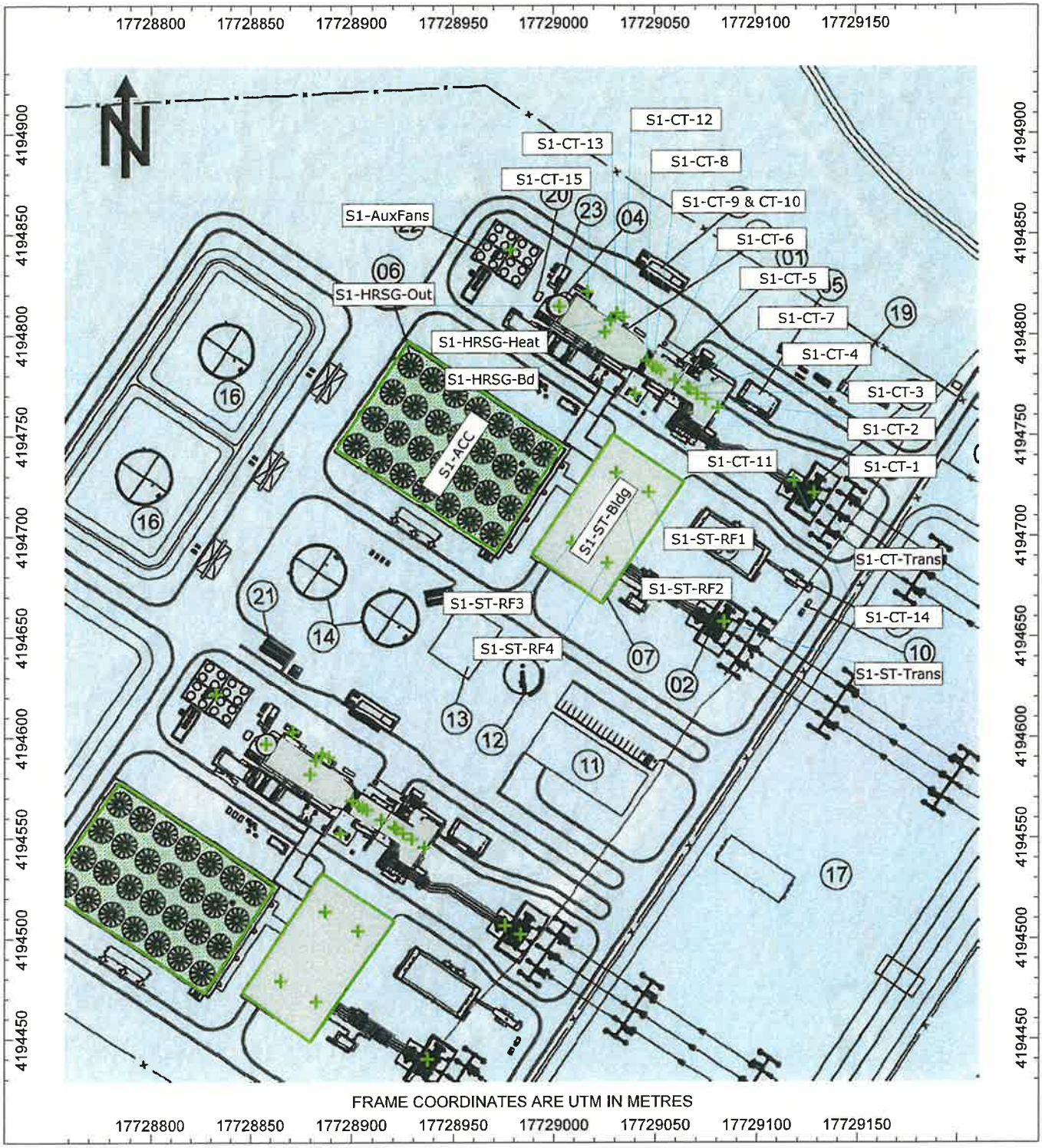
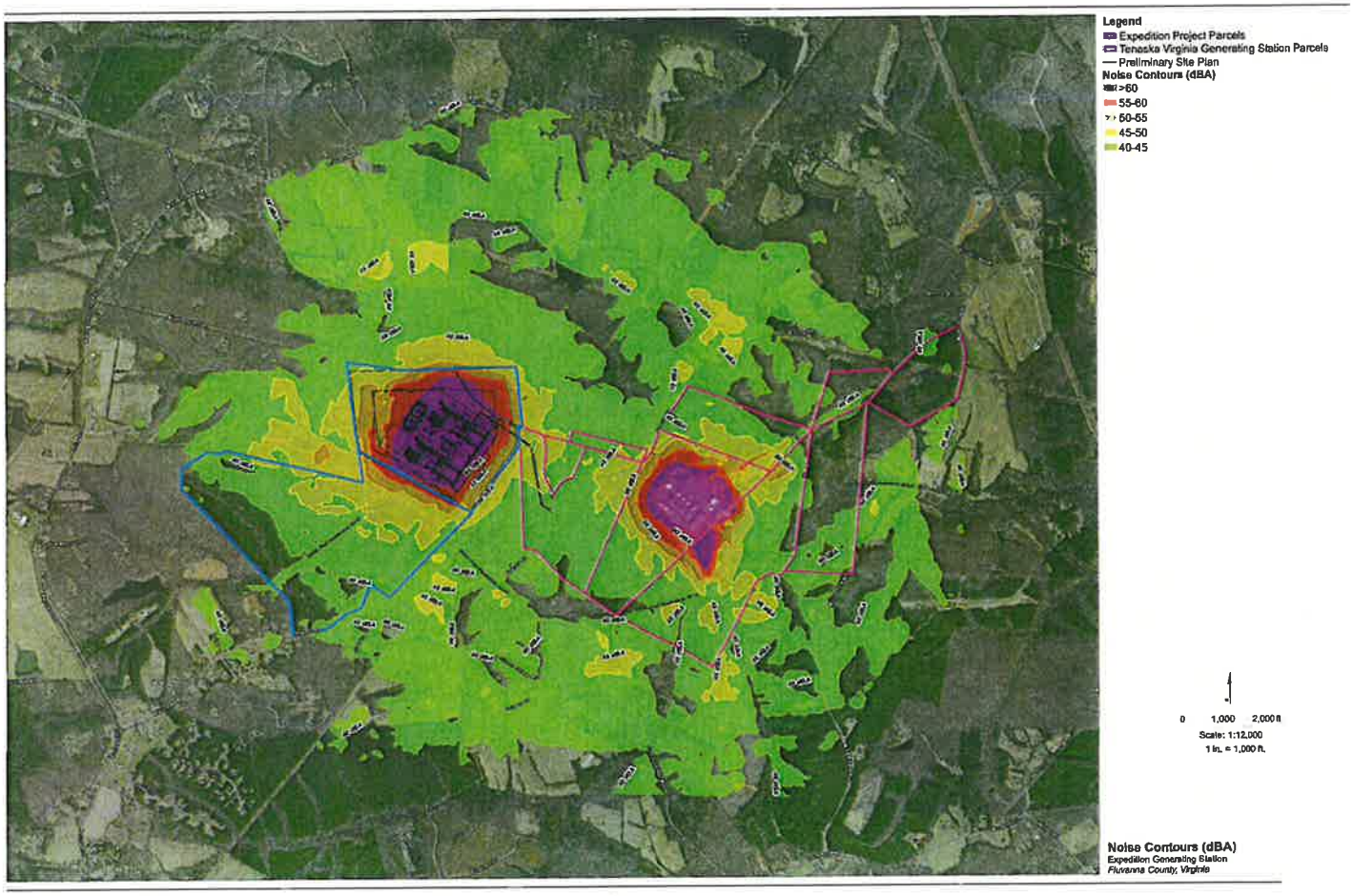


Figure 3 - Locations of Sound Sources
Labels shown for one of the two identical power generating sets


Legend
Expedition Project Parcels
Tenaska Virginia Generating Station Parcels
Preliminary Site Plan
Noise Contours (dBA)
>60
55-60
50-55
45-50
40-45
0
1,000
2,000 ft
Scale: 1:12,000
1 in. = 1,000 ft.
Noise Contours (dBA)
Expedition Generating Station
Fluvanna County, Virginia

APPENDIX A
Discussion of Acoustic Assessment Criteria

In many jurisdictions globally, environmental noise from industry is governed by regulations or ordinances by the federal government, state or province, or local municipalities – or some combination of all of these. In the absence of jurisdictional noise limits there is also guidance from agencies such as the World Health Organization supranational organizations such as the European Union. In most cases, applicable limits differ between daytime and nighttime, with lower (more restrictive) limits applying at night.

In the United States, there are no regulations for noise from energy infrastructure, at the Federal level, nor in many States, including Virginia. This section discusses industrial noise limits from nearby or related contexts, that can be adopted for general assessment purposes.

Federal Environmental Protection Agency (EPA)

In the 1970s, the Federal government began an environmental noise control program, aimed at uniform noise emission standards, while recognizing State and Local governments as being primarily responsible regulation. The Noise Control Act of 1972 was intended to "promote an environment for all Americans free from noise that jeopardizes their public health and welfare".

As part of that program, the EPA's Office of Noise Abatement and Control (which was phased out in the 1980s), published the guideline in March 1974 [4], Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety. For outdoor noise present "in residential areas and farms", a day-night sound level (L_{DN}) limit of 55 dBA at any existing noise-sensitive area including residences is used. The L_{DN} descriptor is a combined daytime and nighttime sound level which applies a +10 dBA adjustment to the nighttime sound (from 22:00 to 07:00) and combines with the daytime sound on a time-weighted basis. For equipment which has a steady, continuous noise emission during all hours of the day or night, it can be shown mathematically that an L_{DN} sound level of 55 dBA is equivalent to a continuous, steady, L_{EQ} sound level of about 50 dBA.

Another document developed by the Office of Noise Abatement and Control was the Model Community Noise Control Ordinance published in 1975 [5], which was intended to "be a basic tool which communities, both large and small, can use to construct noise control ordinances suited to local needs and conditions". The model ordinance stopped short of suggesting specific limits but included preamble citing a wide variety of noise limits from over U.S. 110 cities, applicable at residential property lines. These ranged enormously but had average values of about 57 dBA during the day and about 52 dBA at night.

Review of US City Ordinances

In 2016, the independent organization, "Noise Pollution Clearinghouse" updated the EPA's 1975 summary of city ordinances [6, 7], to include over 500 cities. Those limits applicable to residential properties averaged 61 dBA during the day and 54 dBA at night although the majority of city ordinance were in the range of 55 dBA during the day, and 50 dBA during the night. Local noise ordinances were found to vary greatly in many respects and can be challenging to compare.

World Health Organization

The World Health Organization has released various environmental noise guidelines over the years, including the widely referenced 1999 document, "Guidelines for Community Noise" [7]. That guideline cites a sound level of 55 dBA as a target for outdoor living areas of a residence to protect against "serious annoyance" in daytime or evening. To mitigate against "moderate annoyance", a level of 50 dBA for outdoor areas of a residence is indicated during the same period.

Fluvanna County

Fluvanna County's Noise Control Code (The Fluvanna County Code, Chapter 15.2 – Noise Control) prohibits excessive or plainly audible noise from specific activities such as construction, refuse collection, and vehicle operation during certain hours. However, the code does not establish quantitative sound level

limits for continuous operation of equipment at facilities such as power plants. Accordingly, no quantitative, decibel-based criteria apply to the proposed facility under the County Code.

Special Use Permit for Existing TVP Plant

As a condition of the permit to construct the existing TVP plant, sound level limits for plant-generated noise levels of 60 dBA at the site boundary and 50 dBA at nearby residences were adopted into the SUP.

Summary

Considering all of the above, targets of 55 dBA during the day and 50 dBA during the night at a residence can be considered to best typify the limits throughout the U.S. Given that the proposed Expedition power plant will have similar operations during daytime and nighttime hours and therefore have similar noise emissions day and night, the more restrictive nighttime criterion of 50 dBA at residences has been adopted here as the criterion for assessment.

APPENDIX B

Details of Computational Sound Level Modelling

The model used for this Assessment (*Cadna-A version 2025*) is based on methods from ISO Standard 9613-2.2 "Acoustics - Attenuation of Sound During Propagation Outdoors" [9], which accounts for reduction in sound level with distance due to geometrical spreading, air absorption, ground attenuation and acoustical shielding by intervening structures, topography and foliage. This modeling technique is internationally recognized and has been widely adopted to model environmental noise in the industry.

High resolution LiDAR-derived topography data was obtained from the United States Geological Survey for the surrounding area and was used to model the ground elevations in the vicinity of the site.

Ground attenuation was assumed to be spectral for all sources, with a ground factor (G) assumed to be 0.25 in paved areas in the yard of the facility and roadways, 0 for bodies of water, and 1.0 in all other areas, representative of soft cover/grassy areas. The temperature and relative humidity were assumed to be 10° C and 70%, respectively. Shielding/reflections by structures were modelled with spectral absorptive characteristics applied to each structure as appropriate, with values representative of steel. The model assumes predictable worst-case propagation conditions, which effectively considers downwind conditions from the facility to offsite locations in all directions.

The mechanical sources at the facility were predominately modelled as point sources, shown as crosses in the appropriate figures. Sounds emanating from walls of the steam turbine buildings were modelled as vertical area sources. Sounds emanating from the main air cooled condensers were modelled as horizontal area sources. These point and area sources are shown as green lines in the appropriate figures.

EXPEDITION GENERATING STATION

ECONOMIC & FISCAL CONTRIBUTION TO FLUVANNA COUNTY AND TO THE STATE OF VIRGINIA

Prepared for

TENASKA®

MANGUM economics®

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AUGUST 2025

About Mangum Economics, LLC

Mangum Economics was founded in 2003 and since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects and existing entities including museums and tourist attractions, hospital systems, industrial development and mixed-use projects, and economic development regions. The Mangum Team has also authored multiple economic development plans and assessed the impacts of international trade and an overseas trade office.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 40 GW of proposed solar, wind, battery energy storage, and hydro project spanning more than thirty states ranging from 1 MW to over 800 MW in capacity, including small-scale distributed facilities. Among those projects was Dominion's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Advanced Applied Technology:** The Mangum Team specializes in analyzing how advanced technology developments (like data centers, fiber networks, and advanced manufacturing plants) contribute to the state and local economies. We have worked with local governments, trade associations, developers, and operating firms across the country to show how investments in advanced critical infrastructure transform local economies across the country.
- **Policy Analysis:** The Mangum Team also has extensive experience in identifying and quantifying the intended and unintended economic consequences of proposed legislative and regulatory initiatives.

The Project Team

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Founder and CEO

Table of Contents

Executive Summary

This report assesses the economic and fiscal contribution that the construction and ongoing operation of Tenaska's proposed Expedition Generating Station project would make to Fluvanna County and to the state of Virginia.

The Expedition Generating Station project is a proposed natural gas-fueled power plant with a generation capacity of up to 1,540 megawatts (MW) in Fluvanna County, Virginia. The facility would be located near the existing Tenaska Virginia Generating Station and would have a similar design and layout.

The primary findings from the assessment are as follows:

Economic Contribution – Construction[1,2]

- The Expedition Generating Station project would support approximately 1,500 local and non-local full-time equivalent construction workers during a representative 12-month construction period (1,500 job years).[3]
- The Expedition Generating Station project would provide an estimated pulse of economic activity to Fluvanna County during its construction phase supporting approximately:
  - 66 direct and 50 indirect and induced local job years.
  - $7.5 million in associated local wages and benefits.
  - $20.3 million in local economic output (in 2025 dollars).
- The Expedition Generating Station project would provide an estimated pulse of economic activity to the state of Viriginia during its construction phase supporting approximately:
  - 1,188 direct and 854 indirect and induced statewide job years.
  - $170.6 million in associated statewide wages and benefits.
  - $445.6 million in statewide economic output (in 2025 dollars).

The Expedition Generating Station project would provide a boost to Fluvanna County's construction sector:

- At 867 jobs, construction is Fluvanna County's largest major industry sector, paying average weekly wages ($1,475 per week) that are 33 percent above the countywide average ($1,107 per week).[4]

[1] A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects to account for the fact that actual on-site employment may vary over the period.
[2] It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project. Additionally, it is not possible to know with certainty what proportion of these jobs would go to county or state construction contractors or be filled by county or state residents.
[3] Please note actual construction is expected to take approximately 4 years. 1,500 job years can also be expressed as 375 full-time equivalent construction workers employed for each year of construction.
[4] Data Source: U.S. Bureau of Labor Statistics.

- However, the construction sector experienced the largest employment loss among industry sectors between 2023 and 2024, a loss of approximately 270 jobs.[5]
- The Expedition Generating Station project would directly support approximately 66 jobs and $5.4 million in wages and benefits in Fluvanna County's construction sector.

Fiscal Contribution – Construction

- The Expedition Generating Station project would provide an estimated one-time fiscal contribution during its construction phase of approximately:
  - $9.7 million in Fluvanna County sales and use tax revenue.
  - $41.7 million in state sales and use tax revenue (in 2025 dollars).

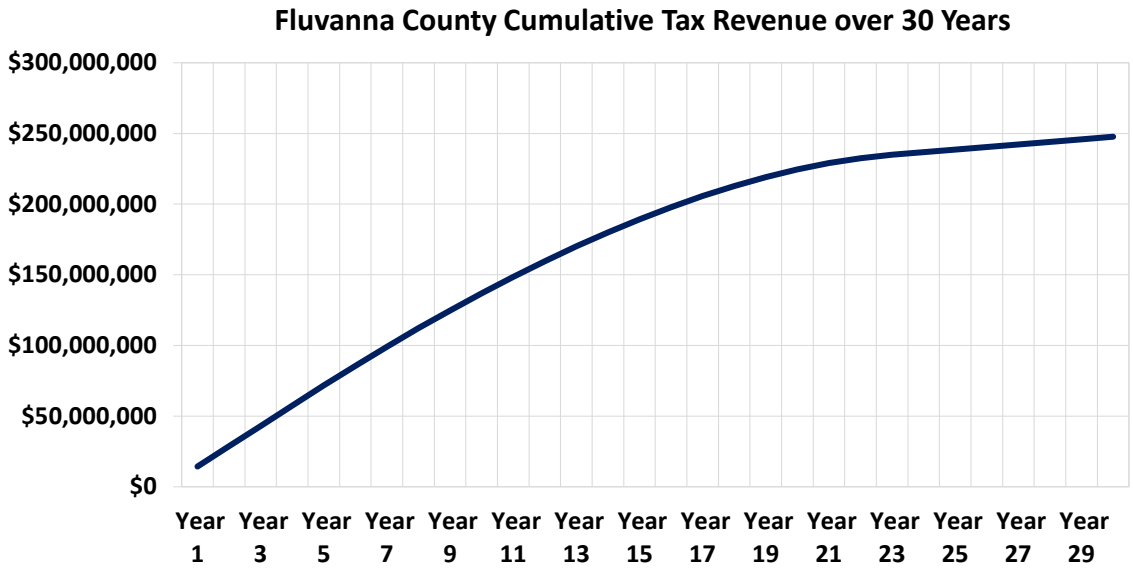
Economic Contribution – Ongoing Operations

- The Expedition Generating Station project would provide an estimated annual economic impact to Fluvanna County during its ongoing operational phase supporting approximately:
  - 29 direct and 53 indirect and induced local jobs.
  - $8.8 million in associated local wages and benefits.
  - $75.2 million in local economic output (in 2025 dollars).
- The Expedition Generating Station project would provide an estimated annual economic impact to the state of Virginia during its ongoing operational phase supporting approximately:
  - 29 direct and 106 indirect and induced statewide jobs.
  - $13.4 million in associated statewide wages and benefits.
  - $90.6 million in statewide economic output (in 2025 dollars).

Fiscal Contribution – Ongoing Operations

- The Expedition Generating Station project would generate approximately $247.7 million in tax revenue to Fluvanna County over its anticipated 30-year operational life from the taxation of the capital investment in the project (in 2025 dollars).

[5] Data Source: U.S. Bureau of Labor Statistics.



Fiscal Contribution – Comparisons

- Tenaska remains one of Fluvanna County's Top Taxpayers:
  - The current operating natural gas generating facility in Fluvanna County, Tenaska Virginia Generating Station, has remained a principal property taxpayer in the county for the last twenty years of operations, with its assessed value ranging from approximately 12 to 5 percent of the county's total assessed valuation from 2005 to 2024 respectively.
  - The addition of the Expedition Generating Station project would reinforce Tenaska as a top principal taxpayer in Fluvanna County.
- The Expedition Generating Station project would make significant contributions to the county's budget. The estimated $8.3 million in average annual county revenue represents approximately:
  - 12 percent of the county's projected operating revenue for Fiscal Year (FY) 2026. The operating revenue includes all the property taxes collected by Fluvanna County.
  - Over 100 percent of most expenditure types including 106 percent of Health and Welfare, 566 percent of Parks, Recreation, and Culture, and 544 percent of Community Development.

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

Introduction

This report assesses the economic and fiscal contribution that the construction and ongoing operation of Tenaska's proposed Expedition Generating Station project would make to Fluvanna County and to the state of Virginia. This report was commissioned by Tenaska and produced by Mangum Economics.

The Project

Expedition Generating Station is a proposed natural gas-fueled power plant with a generation capacity of up to 1,540 megawatts (MW) in Fluvanna County, Virginia. The facility would be located near the existing Tenaska Virginia Generating Station and would have a similar design and layout.

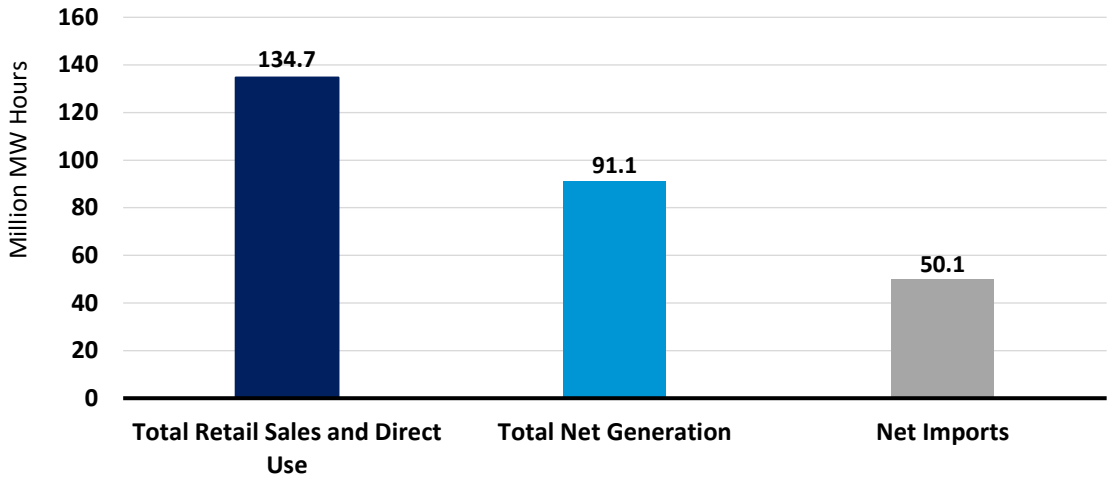
Electricity Production in Virginia

This section provides a backdrop for the proposed Expedition Generating Station project by profiling Virginia's electricity production sector and the role that natural gas could play in that sector.

Overall Market

As shown in Figure 1, in 2023 electricity sales and direct use in Virginia totaled 134.7 million megawatt hours. However, only 68 percent of that demand was met by in-state utilities, independent producers, and other sources. As a result, Virginia had to import the remaining electricity it consumed from producers in other states. As with all imports, this means that the jobs, wages, and economic output created by that production went to localities in those states, not to localities in Virginia.

Figure 1: Demand and Supply of Electricity in Virginia in 2023 (in millions of megawatt-hours)[6]



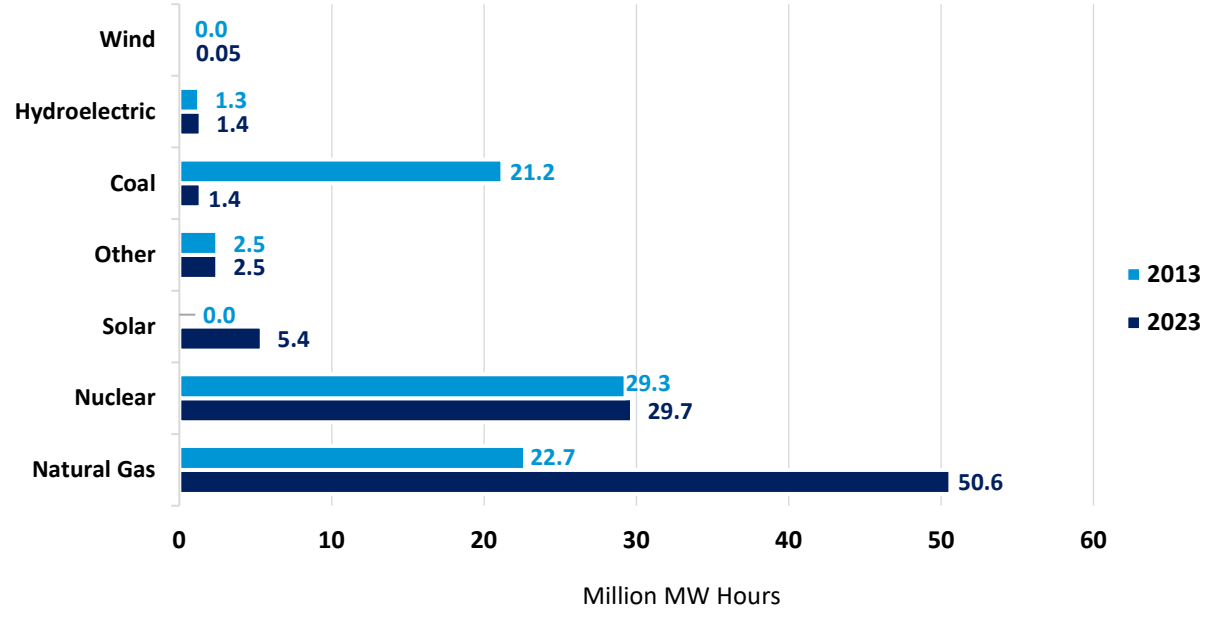
[6] Data Source: U.S. Energy Information Administration. In this chart, "Net Imports" also takes into account losses during transmission. As a result, it does not directly equal the residual of "Total Net Generation" minus "Total Retail Sales and Direct Use."

Sources of Production

Between 2013 and 2023, the total amount of electricity produced in Virginia increased from 76.9 to 91.1 million megawatt hours, while retail and direct consumption of electricity increased from 113.0 to 134.7 million megawatt hours. Consequently, imports of electricity increased by 6.5 million megawatt hours (or 15 percent) during this time.[7] Figure 2 provides a comparison of the energy sources that were used to produce electricity in Virginia in each of those years. As these data show, the most significant change between 2013 and 2023 was a decrease in the use of coal and an increase in the use of natural gas. Where coal was the state's third largest source of electricity in 2013, accounting for 21.2 million megawatt hours (or 28 percent) of production, by 2023 production had fallen by 19.8 million megawatt hours, making coal a fifth-place source of electricity with only 2 percent of production.

In contrast, the share of electricity produced using cleaner-burning low-emissions energy sources increased over the period. Where natural gas accounted for 22.7 million megawatt hours (or 30 percent) of Virginia's electricity production in 2013, by 2023 that proportion had more than doubled to 50.6 million megawatt hours (or 56 percent of production), making natural gas the state's largest source of electricity. In addition, solar, which entered the Virginia electricity production market in 2016, increased its share to 5.4 million megawatt hours in 2023.

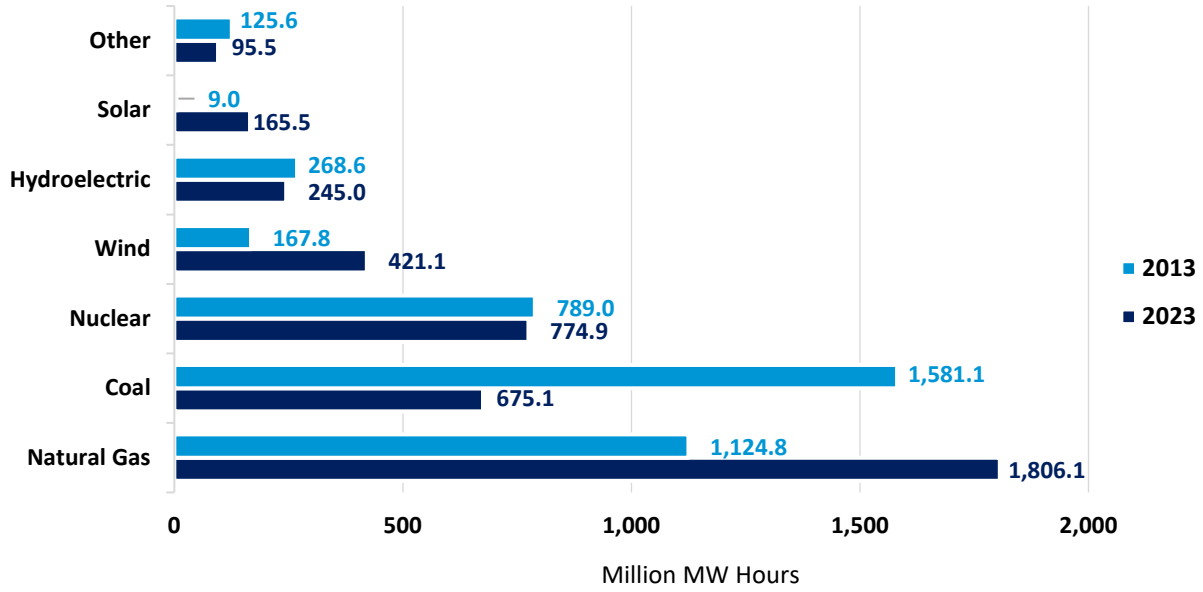
Figure 2: Electricity Generation in Virginia by Energy Source in 2013 and 2023 (in millions of megawatt-hours)[8]



[7] Imports also takes into account losses during transmission. As a result, totals do not equal sum of components.
[8] Data Source: U.S. Energy Information Administration. The "Other" category includes battery, wood, petroleum, other biomass, "other", and pumped storage.

Figure 3 provides similar data for the U.S. as a whole. A quick comparison of Figures 2 and 3 shows that although the degree of reliance on specific energy sources for electricity production is quite different between the U.S. and Virginia, the trend toward lower-emissions energy sources is the same. Nationally, between 2013 and 2023 the amount of electricity produced using coal declined by 906.0 million megawatt hours from 39 to 16 percent of production, while in contrast the amount of electricity produced using natural gas increased by 681.3 million megawatt hours from 28 to 43 percent of production.

Figure 3: Electricity Generation in the United States by Energy Source in 2013 and 2023 (in millions of megawatt-hours)[9]



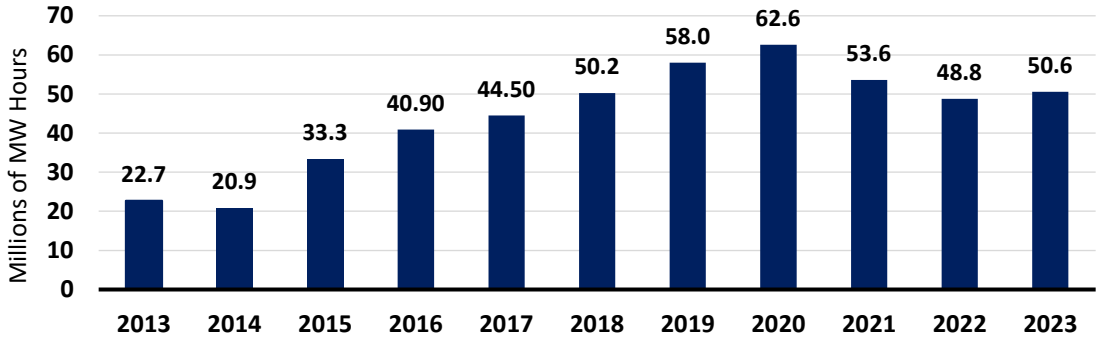
Virginia Natural Gas Industry Trends

Generation

Figure 4 depicts natural gas energy generation in Virginia from 2013 to 2023 expressed in millions of megawatt-hours. Generation increased through 2020 when it reached its peak so far with 62.6 million megawatt hours. Natural gas generation has since decreased to 50.6 million megawatt hours in 2023, which is more than double the 22.7-million-megawatt hours of natural gas generation in 2013 in Virginia.

[9] Data Source: U.S. Energy Information Administration. "Other" includes battery, geothermal, other, other biomass, other gas, petroleum, pumped storage, and wood.

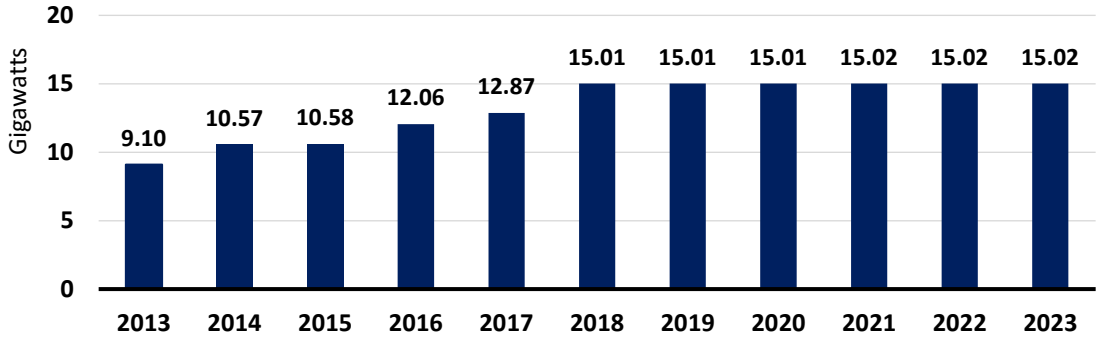
Figure 4: Natural Gas Generation in Virginia (in millions of megawatt-hours) – 2013 to 2023[10]



Capacity

Figure 5 depicts natural gas energy capacity in Virginia from 2013 to 2023 expressed in gigawatts (GW). Natural gas capacity has increased throughout the period, reaching 15.02 GW in 2021 and plateauing since then. Over the ten-year period natural gas capacity has increased by over 65 percent (or 5.92 GW).

Figure 5: Natural Gas Capacity in Virginia (in gigawatts) – 2013 to 2023[11]



Summary of Electricity Production in Virginia

Natural gas capacity has grown over the ten-year period of 2013 to 2023 and continues to generate the majority of electricity for both Virginia (56 percent of production) and the United States as a whole (43 percent of production). Virginia has historically been an importer of electricity with retail sales and direct use consistently increasing year-to-year since 2013.[12] The addition of natural gas capacity and generation in Virginia could help the state meet the increasing demand for electricity and decrease Virginia's imports.

[10] Data Source: U.S. Energy Information Administration.
[11] Data Source: U.S. Energy Information Administration.
[12] Data Source: U.S. Energy Information Administration.

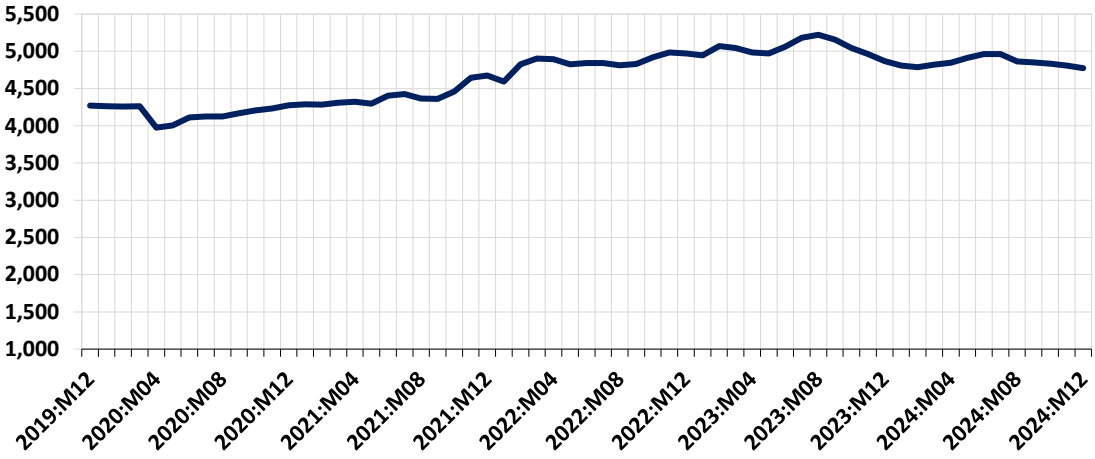
Local Economic Profile

This section provides context for the economic and fiscal impact assessments to follow by profiling the local economy of Fluvanna County.

Total Employment

Figure 6 depicts the trend in total employment in Fluvanna County during the five-year period from December 2019 through December 2024. Fluvanna County experienced a noticeable decline in employment in April 2020 due to the decrease in economic activity during the COVID-19 pandemic. Employment has since recovered and continued to increase until 2023 when it began to slowly decline. As of June 2024, total employment in the county stood at 3,244 jobs, which represents an overall increase in employment of 11.8 percent (or 504 jobs) over the five-year period. To put this number in perspective, over this same period, total statewide employment in Virginia increased by 4.0 percent.[13]

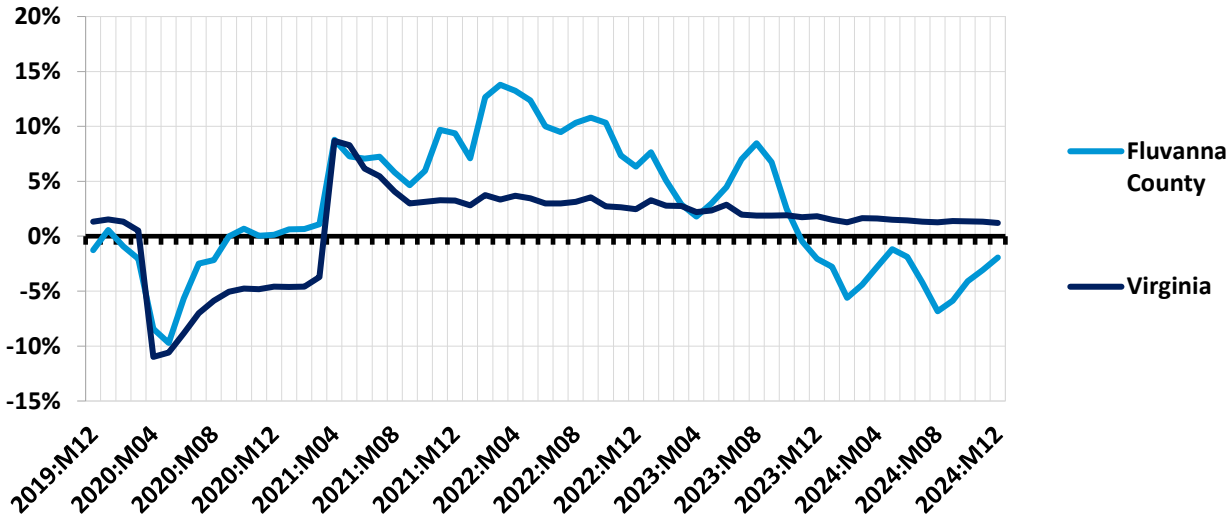
Figure 6: Total Employment in Fluvanna County – December 2019 to December 2024[14]



To control for seasonality and provide a point of reference, Figure 7 compares the year-over-year change in total employment in Fluvanna County to that of the state of Virginia over the same five-year period. Any point above the zero line in this graph indicates an increase in employment, while any point below the zero line indicates a decline in employment. As these data show, Fluvanna County experienced large fluctuations around the statewide trend throughout the period. As of December 2024, the year-over-year change in total employment in Fluvanna County was minus 2.0 percent as compared to 1.2 percent statewide in Virginia.

[13] Data Source: U.S. Bureau of Labor Statistics.
[14] Data Source: U.S. Bureau of Labor Statistics.

Figure 7: Year-Over-Year Change in Total Employment – December 2019 to December 2024[15]



Employment and Wages by Industry Supersector

To provide a better understanding of the underlying factors motivating the total employment trends depicted in Figures 6 and 7, Figures 8 through 10 provide data on private employment and wages in Fluvanna County by industry supersector.[16]

Figure 8 provides an indication of the distribution of private sector employment across industry supersectors in Fluvanna County in 2024. As these data indicate, the county's largest industry sectors that year were Construction (867 jobs), followed by Trade, Transportation and Utilities (583 jobs), and Education and Health Services (538 jobs).

Figure 9 provides a similar ranking for average private sector weekly wages by industry supersector in Fluvanna County in 2024. As these data show, the highest paying industry sectors that year were Financial Activities ($1,521 per week), Information ($1,486 per week), and Construction ($1,475 per week). To provide a point of reference, the average private sector weekly wage across all industry sectors in Fluvanna County that year was $1,107 per week.

[15] Data Source: U.S. Bureau of Labor Statistics.
[16] A "supersector" is the highest level of aggregation in the coding system that the U.S. Bureau of Labor Statistics uses to classify industries.

Figure 8: Private Employment by Industry Supersector in Fluvanna County – 2024[17]

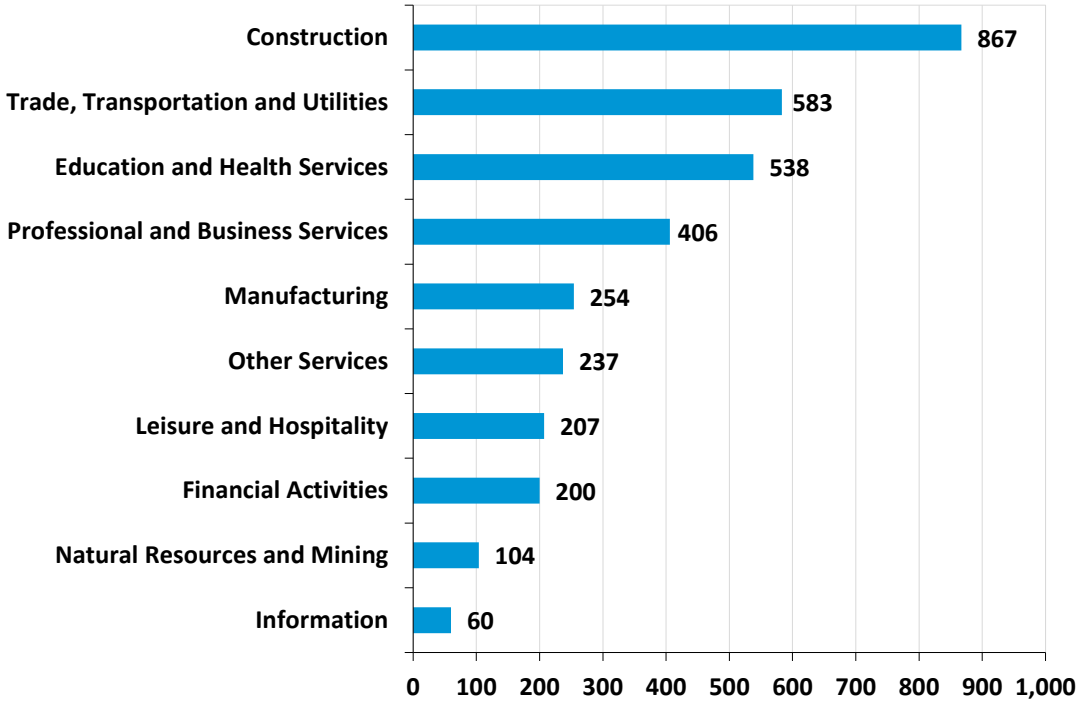
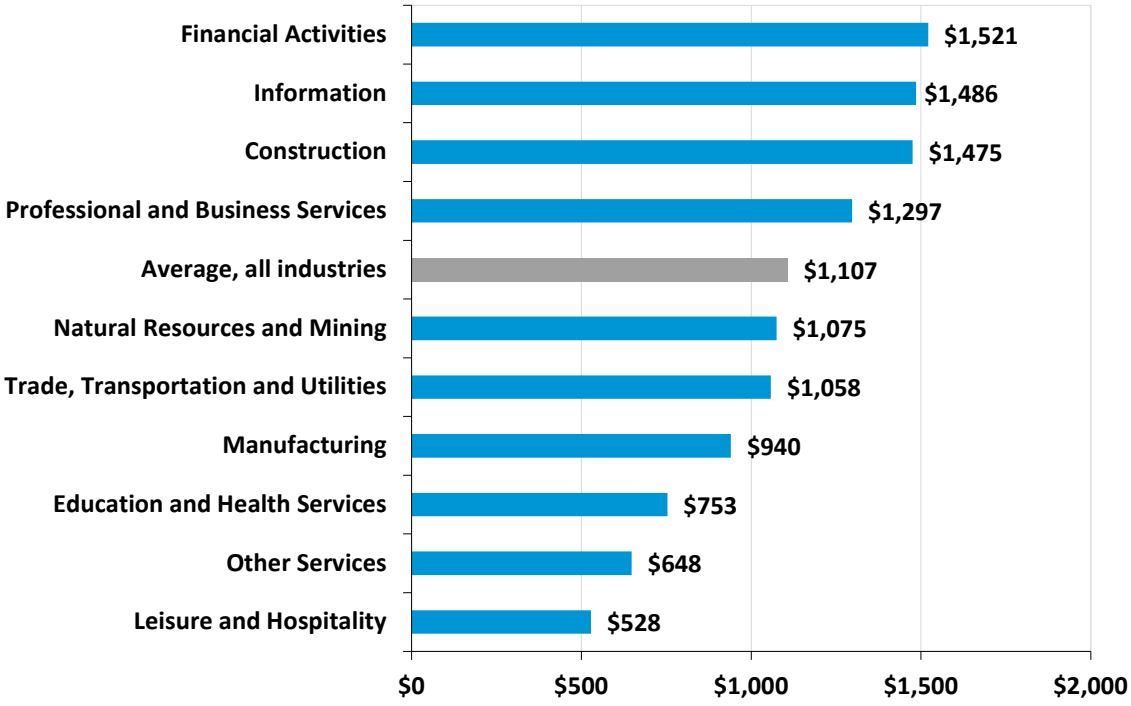


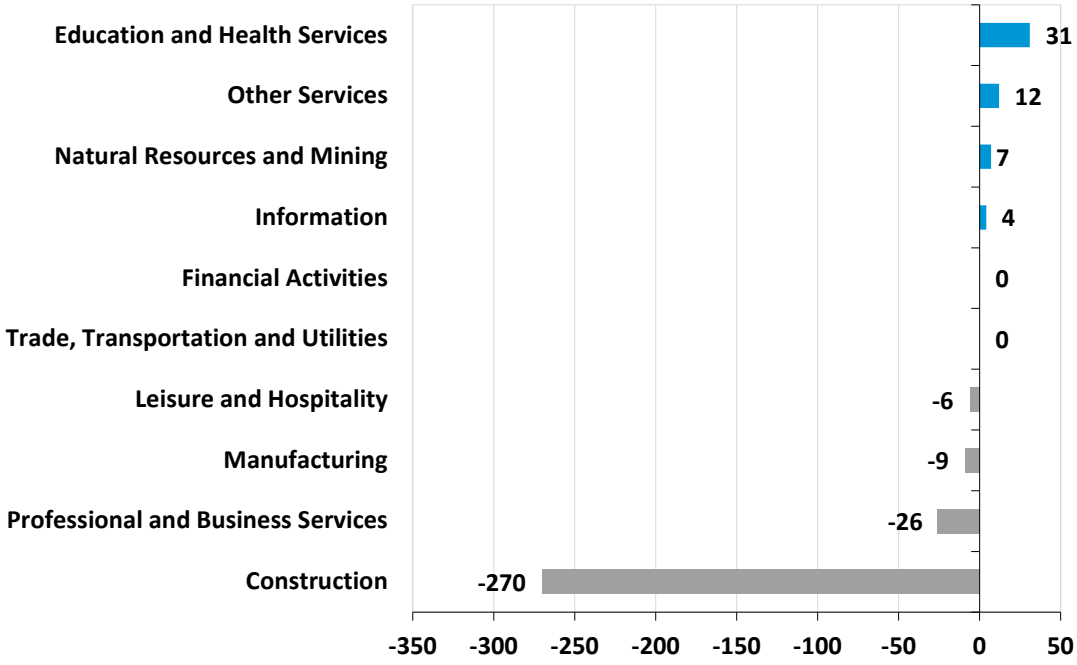
Figure 9: Average Private Weekly Wages by Industry Supersector in Fluvanna County – 2024[18]



[17] Data Source: U.S. Bureau of Labor Statistics.
[18] Data Source: U.S. Bureau of Labor Statistics.

Figure 10 details the year-over-year change in private sector employment from 2023 to 2024 in Fluvanna County by industry supersector. Over this period, the largest employment gains occurred in the Education and Health Services (up 31 jobs), Other Services (up 12 jobs), and Natural Resources and Mining (up 7 jobs) sectors. The largest employment losses occurred in the Construction (down 270 jobs), Professional and Business Services (down 26 jobs), and Manufacturing (down 9 jobs) sectors.

Figure 10: Change in Private Employment by Industry Supersector in Fluvanna County from 2023 to 2024[19]

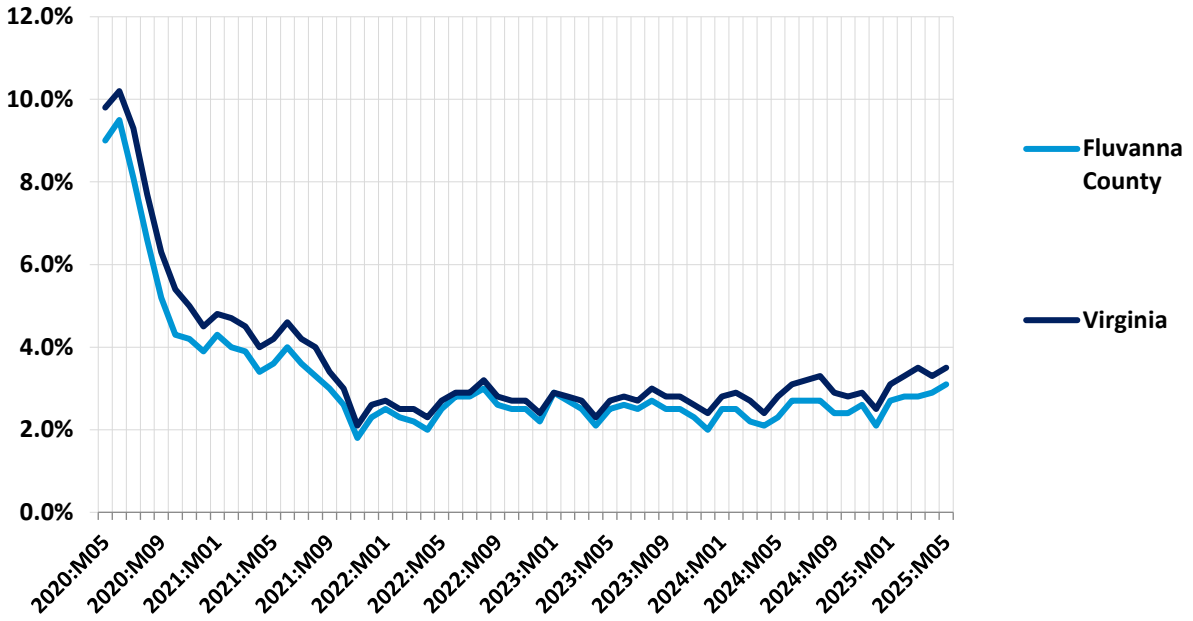


Unemployment

Figure 11 illustrates the trend in Fluvanna County's unemployment rate over the five-year period from May 2020 through May 2025 and benchmarks those data against the statewide trend for Virginia. As these data show, unemployment rates in Fluvanna County tracked slightly below the statewide trend throughout the period. In April 2020 unemployment in the county and state significantly rose as a result of the labor dislocations caused by the COVID-19 pandemic. As of May 2025, unemployment stood at 3.1 percent in Fluvanna County compared to 3.5 percent in Virginia as a whole.

[19] Data Source: U.S. Bureau of Labor Statistics.

Figure 11: Unemployment Rate – May 2020 through May 2025[20]



Summary of the Local Economic Profile

Fluvanna County has experienced overall employment growth over the five-year period from December 2019 to December 2024, increasing by 11.8 percent. Additionally, the county's unemployment rate has remained below the state of Virginia's rate from May 2020 to May 2025. The Expedition Generating Station would directly support Fluvanna County's largest employment sector, construction. As of December 2024, the county's construction sector consisted of 867 employees. However, the sector had a loss of 270 jobs between 2023 and 2024. The construction of the Expedition Generating Station would directly support the county's construction employment, and the project would pay wages that are at or above the current average weekly wage ($1,475 per week)[21] that is 33 percent above the countywide weekly wage of $1,107 per week.

[20] Data Source: U.S. Bureau of Labor Statistics.
[21] Tenaska.

Economic Impact

The analysis provided in this section quantifies the economic contribution that the proposed Expedition Generating Station project would make to Fluvanna County and to the state of Virginia. The analysis separately evaluates the pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operations phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Expedition Generating Station project, the analysis employs a regional economic impact model called IMPLAN.[22] The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S. and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, when the Expedition Generating Station project purchases goods and services – or when contractors and employees hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. The first-round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Expedition Generating Station project). The second-round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. The total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

[22] IMPLAN is produced by IMPLAN Group, LLC.

Construction Phase

This portion of the section assesses the economic impact that the pulse of activity associated with the construction of the Expedition Generating Station project would have on Fluvanna County and the state of Virginia.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- Total capitalized investment in the Expedition Generating Station project is estimated to be approximately $2.4 billion, consisting of approximately:[23]
    - $948.4 million in equipment and procurement expenses.
    - $1.4 billion in construction and development costs.
- For modeling purposes, all construction expenditures are assumed to take place during a representative 12-month period. The actual construction period will be approximately 4 years.

Economic Impact – Fluvanna County

The Expedition Generating Station project would directly support approximately 1,500 local and non-local full-time equivalent construction workers during a representative 12-month construction period (1,500 job years).[24]

As shown in Table 1, based on the IMPLAN analysis, construction of the Expedition Generating Station project would provide a pulse of economic activity directly supporting approximately: 1) 66 job years, 2) $5.4 million in wages and benefits, and 3) $12.9 million in economic output to Fluvanna County (in 2025 dollars).

Taking into account the economic ripple effects that direct investment and the per diem spending of non-local construction workers would generate, the total estimated impact on Fluvanna County would support approximately: 1) 116 job years, 2) $7.5 million in wages and benefits, and 3) $20.3 million in economic output (in 2025 dollars).

[23] Data Source: Tenaska. Preliminary investment estimate is subject to change based on final vendor contracts.
[24] Please note actual construction is expected to take approximately 4 years. 1,500 job years can also be expressed as 375 full-time equivalent construction workers employed for each year of construction.

Table 1: Estimated Economic Impact on Fluvanna County from Construction of the Expedition Generating Station Project (2025 Dollars)[25,26,27]

Economic Impact	Employment – Job Years	Wages and Benefits	Economic Output
1st Round Direct Economic Activity	66	$5,383,000	$12,851,000
2nd Round Indirect and Induced Economic Activity	50	$2,075,000	$7,431,000
Total Economic Activity	**116**	**$7,458,000**	**$20,282,000**

**Totals may not sum due to rounding.*

Economic Impact – Virginia Statewide

(includes Fluvanna County Impact).

The Expedition Generating Station project would directly support approximately 1,500 local and non-local full-time equivalent construction workers during a representative 12-month construction period (or 1,500 job years).[28]

Applying the above stated assumptions in the IMPLAN model results in the following estimates of economic impact on the state of Virginia. As shown in Table 2, construction of the Expedition Generating Station project would directly provide a pulse of economic activity supporting approximately: 1) 1,188 job years, 2) $115.7 million in wages and benefits, and 3) $274.0 million in economic output to the state of Virginia as a whole (in 2025 dollars).

Taking into account the economic ripple effects that direct investment would generate, the total estimated impact on the state of Virginia would support approximately: 1) 2,041 job years, 2) $170.6 million in wages and benefits, and 3) $445.6 million in economic output (in 2025 dollars).

Table 2: Estimated Economic Impact on the State of Virginia from Construction of the Expedition Generating Station Project (2025 Dollars)

Economic Impact	Employment – Job Years	Wages and Benefits	Economic Output
1st Round Direct Economic Activity	1,188	$115,681,000	$274,013,000
2nd Round Indirect and Induced Economic Activity	854	$54,948,000	$171,615,000
Total Economic Activity	**2,041**	**$170,628,000**	**$445,629,000**

**Totals may not sum due to rounding.*

[25] A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects to account for the fact that actual on-site employment may vary over the period.
[26] It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project. Additionally, it is important to note that it is not possible to know with certainty what proportion of jobs would go to county or state construction contractors or be filled by county or state residents.
[27] Wages and Benefits are included in the Economic Output associated with the project.
[28] Please note actual construction is expected to take approximately 4 years. 1,500 job years can also be expressed as 375 full-time equivalent construction workers employed for each year of construction.

Ongoing Operations Phase

This portion of the section assesses the annual economic impact that the ongoing operations of the Expedition Generating Station project would have on Fluvanna County and the state of Virginia.

Economic Impact Assumptions

The analysis is based on the following information and assumptions:

- The Expedition Generating Station project would employ approximately 29 full-time onsite workers and source locally available materials and services for the maintenance of the facility.[29]

Economic Impact – Fluvanna County

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact on Fluvanna County. As shown in Table 3, annual operation of the Expedition Generating Station project would on average directly support approximately: 1) 29 jobs, 2) $5.5 million in wages and benefits, and 3) $55.4 million in economic output to Fluvanna County (in 2025 dollars).

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on Fluvanna County would be approximately: 1) 82 jobs, 2) $8.8 million in wages and benefits, and 3) $75.2 million in economic output (in 2025 dollars).

Table 3: Estimated Annual Economic Impact on Fluvanna County from the Ongoing Operation of the Expedition Generating Station Project (2025 Dollars)

Economic Impact	Employment	Wages and Benefits	Economic Output
1st Round Direct Economic Activity	29	$5,543,000	$55,386,000
2nd Round Indirect and Induced Economic Activity	53	$3,306,000	$19,838,000
Total Economic Activity	**82**	**$8,849,000**	**$75,224,000**

**Totals may not sum due to rounding.*

Economic Impact – Virginia Statewide

(includes Fluvanna County Impact).

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact on the state of Virginia. As shown in Table 4, annual operation of the proposed Expedition Generating Station project would directly support approximately: 1) 29 jobs, 2) $5.5 million in wages and benefits, and 3) $55.4 million in economic output to the state of Virginia (in 2025 dollars).

[29] Data Source: Tenaska.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on the state of Virginia would be approximately: 1) 135 jobs, 2) $13.4 million in wages and benefits, and 3) $90.6 million in economic output (in 2025 dollars).

Table 4: Estimated Annual Economic Impact on the State of Virginia from the Ongoing Operation of the Expedition Generating Station Project (2025 Dollars)

Economic Impact	Employment	Wages and Benefits	Economic Output
1st Round Direct Economic Activity	29	$5,543,000	$55,386,000
2nd Round Indirect and Induced Economic Activity	106	$7,839,000	$35,170,000
Total Economic Activity	**135**	**$13,381,000**	**$90,556,000**

**Totals may not sum due to rounding.*

Fiscal Impact

The analysis on the following pages quantifies the direct fiscal contribution that the Expedition Generating Station project would make to Fluvanna County and to the state of Virginia. It should be noted at the outset, however, that the analysis that follows likely understates the actual fiscal impact that the Expedition Generating Station project would have, as it only accounts for the direct fiscal impact that the Expedition Generating Station project would have on Fluvanna County. It does not take into account any additional tax revenue that would be generated as a result of the indirect economic activity attributable to the ongoing operation of the Expedition Generating Station project.

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- Total capitalized investment in the Expedition Generating Station project is estimated to be approximately $2.4 billion.[30]
- Total investment in equipment and materials associated with the Expedition Generating Station project that would be subject to sales and use tax is approximately $970.1 million.[31]
- The anticipated operational life of the Expedition Generating Station project is 30 years.[32]
- Tax rates and locality ratios remain constant throughout the analysis.

[30] Data Source: Tenaska. Preliminary investment estimate. Please note that actual costs may increase or decrease depending on vendor contracts.
[31] Data Source: Tenaska. Preliminary investment estimates are subject to change based on final vendor contracts.
[32] Data Source: Tenaska.

Fiscal Impact Results

Sales and Use Tax

Table 5 shows the estimated sales tax generated during the construction phase of the project in Fluvanna County and the state of Virginia. As indicated in Table 5, the Fluvanna County sales tax revenue is estimated to be approximately $9.7 million and the state sales tax revenue is estimated to be approximately $41.7 million (in 2025 dollars).

Table 5: Estimated One-Time Sales Tax Revenue from Construction of the Expedition Generating Station Project (2025 Dollars)

Fiscal Impact	Fluvanna County	State of Virginia
Sales Tax Rate	1.0%	4.3%
Taxable Base	$970,077,900	$970,077,900
Total Sales Tax Revenue	**$9,700,800**	**$41,713,300**

Taxation of Capital Investment

The following calculations of the estimated additional revenue generated from taxation of the capital investment in the project are based on: 1) the total taxable capital investment in Fluvanna County, times 2) the State Corporation Commission's current utility assessment ratio for taxation of public utilities in Fluvanna County, times 3) the current applicable State Corporation Commission depreciation guidelines, times 4) Fluvanna County's real property tax rate of $0.75 per $100 pursuant to Virginia Code §58.1-2606.

As the data in Table 6 indicate, the estimated additional county revenue from taxation of capital investments associated with the Expedition Generating Station project would be approximately $14.3 million in the project's first year of operation, with that figure projected to decline to approximately $1.8 million by the project's 25th year of operation and thereafter as the value of the proposed capital investments is depreciated, for a cumulative total of approximately $247.7 million over 30 years (in 2025 dollars).

Table 6: Estimated Annual Fluvanna County Tax Revenue Generated by the Expedition Generating Station Project (in 2025 Dollars)

Year	Depreciated Value of Taxable Capital Investment[33]	Additional Annual County Tax Revenue from Investment[34]
Total Taxable Capital Investment in Fluvanna County: $2,210,950,000[35]		
1	$1,912,281,000	$14,342,000
2	$1,912,281,000	$14,342,000
3	$1,912,281,000	$14,342,000
4	$1,912,281,000	$14,342,000
5	$1,906,670,000	$14,300,000
6	$1,855,968,000	$13,920,000
7	$1,799,809,000	$13,499,000
8	$1,742,873,000	$13,072,000
9	$1,682,613,000	$12,620,000
10	$1,618,612,000	$12,140,000
11	$1,548,322,000	$11,612,000
12	$1,476,425,000	$11,073,000
13	$1,400,164,000	$10,501,000
14	$1,319,539,000	$9,897,000
15	$1,233,928,000	$9,254,000
16	$1,143,121,000	$8,573,000
17	$1,046,912,000	$7,852,000
18	$944,884,000	$7,087,000
19	$836,830,000	$6,276,000
20	$722,127,000	$5,416,000
21	$600,774,000	$4,506,000
22	$471,941,000	$3,540,000
23	$335,419,000	$2,516,000
24	$245,236,000	$1,839,000
25	$240,556,000	$1,804,000
26	$240,556,000	$1,804,000
27	$240,556,000	$1,804,000
28	$240,556,000	$1,804,000
29	$240,556,000	$1,804,000
30	$240,556,000	$1,804,000
Cumulative Total		**$247,685,000**

**Totals may not sum due to rounding.*

[33] Accounts for the State Corporation Commission's applicable depreciation guidelines by type of investment and the utility assessment ratio for taxation of public utilities.
[34] Calculated pursuant to Virginia Code §58.1-2606. Please note that the tax rate and locality ratio remain constant throughout the analysis. Actual rates may vary over time.
[35] Data Source: Tenaska. Excludes the value of land and non-utility buildings as assessment methods are currently unknown.

Relative Comparisons

This section provides a benchmark for the previous estimates of the fiscal contribution that the Expedition Generating Station project would make to Fluvanna County by comparing the estimated average annual revenue generated by the Expedition Generating Station project to Fluvanna County's adopted Fiscal Year (FY) 2026 budget as well as showing the fiscal impact of Tenaska's natural gas generating facility that is currently operating in Fluvanna County.

Fluvanna County Fiscal Year 2026 Budget

As shown in Table 7, in FY 2026, Fluvanna County projected operating revenues, which include all property taxes from real estate, personal property, machinery and tools, and other state and federal sources, are estimated at approximately $68.1 million. The average annual Expedition Generating Station revenue for the county, approximately $8.3 million, would contribute annual revenues comparable to approximately 12 percent of the county's operating revenues.

Table 7 also compares Fluvanna County's estimated FY 2026 expenditures to the estimated average annual revenue generated by the Expedition Generating Station project. The estimated average annual revenue represents over 100 percent of most expenditure types including 566 percent of Health and Welfare, 106 percent of Parks, Recreation, and Culture, and 544 percent of Community Development.

Table 7: Estimated Average Annual Tax Revenue Generated by the Expedition Generating Station Project as a Percent of Fluvanna County Expenditures and Revenue for FY 2026[36]

Expedition Generating Station Average Annual Revenue[37]		**$8,256,200**
FY 2026 Revenues		**Percent of Revenue**
Operating Revenue[38]	$68,124,900	12%
Total Revenues[39]	**$117,769,600**	**7%**
FY 2026 Expenditures		**Percent of Expenditures**
General Government	$4,141,827	199%
Judicial Administration	$1,790,622	461%
Public Safety	$14,828,870	56%
Public Works	$4,581,331	180%
Health and Welfare	$7,763,666	566%
Parks, Recreation & Cultural	$1,458,262	106%

[36] Data Source: Fluvanna County FY 2026 adopted budget.
[37] Calculated as the total revenue from Table 6 divided by 30 years.
[38] Operating Revenue includes revenues from all real estate, personal property, machinery and tools, Mobile Homes, and Other Local, Commonwealth, Federal, Federal – ARPA, Use of Fund Balance.
[39] Total Revenues include Operating Revenue, Schools, Social Services, Debt Service, Capital Improvement Plan, Enterprise.

Community Development	$1,518,202	544%
Nondepartmental	$1,342,704	615%
Schools[40]	$56,950,316	14%
Debt Service	$8,876,348	93%
Capital Improvement Plan	10,261,439	80%
Enterprise	$4,256,022	194%
Total Expenditures[41]	**$117,769,600**	**7%**

Fiscal Impact of Tenaska Virginia Generating Station

The Expedition Generating Station project would be located near the site of the Tenaska Virginia Generating Station. This is a 940 MW natural gas generating facility located in Fluvanna County that has been in operation since 2004. Since the beginning of its operations, the Tenaska Virginia Generating Station has paid approximately $35.4 million in cumulative property taxes to Fluvanna County.[42]

Tenaska Virginia Generating Station has remained a principal property taxpayer in Fluvanna County for the last twenty years of operations. The facility was the county's highest taxpayer for 18 out of the last 20 years, with its assessed value ranging from approximately 12 to 5 percent of the county's total assessed valuation from 2005 to 2024 respectively.[43] The addition of the Expedition Generating Station project would reinforce Tenaska as a top principal taxpayer in Fluvanna County.

Total Benefits

Table 8 summarizes Tables 1 through 6 to show the total economic and fiscal impact of the Expedition Generating Station project.

As Table 8 shows, the total economic output of the Expedition Generating Station project during construction would be approximately $20.3 million in Fluvanna County and approximately $445.6 million in the state of Virginia. The average annual economic output during ongoing operations of the project would be approximately $75.2 million in Fluvanna County and $90.6 million in the state of Virginia.

Table 8 also shows the total fiscal impact of the project on Fluvanna County and the state of Virginia. During construction of the Expedition Generating Station, the project would generate approximately $9.7 million in Fluvanna County sales tax revenue and approximately $41.7 million in state sales tax revenue. Over its anticipated 30-year operational life, the project would generate approximately $247.7 million in cumulative Fluvanna County revenue from the taxation of the capital investment.

[40] Schools expenditures include local/county, state, federal, and other local.
[41] Total Revenues include Operating Revenue, Schools, Social Services, Debt Service, Capital Improvement Plan, Enterprise.
[42] Data Source: Tenaska.
[43] Data Source: Fluvanna County's Comprehensive Annual Financial Report for FY 2014-2024.

Table 8: Estimated Total Economic and Fiscal Impact of the Expedition Generating Station Project

	Fluvanna County	Virginia
Total Economic Impact – Construction		
Employment (Job Years)[44]	116	2,041
Wages and Benefits	$7,458,000	$170,628,000
Economic Output[45]	$20,282,000	$445,629,000
Total Economic Impact – Ongoing Operations		
Employment	82	135
Wages and Benefits	$8,849,000	$13,381,000
Economic Output	$75,224,000	$90,556,000
Total Fiscal Impact – Construction		
One-Time Sales Tax Revenue	$9,700,800	$41,713,300
Total Fiscal Impact – Ongoing Operations		
Cumulative Total Revenue	$247,685,000	N/A

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

[44] Wages and Benefits are included in the Economic Output associated with the project.
[45] A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects to account for the fact that actual on-site employment may vary over the period.

Expedition Generation Station: Economic Output and Local Spending

Economic Output = Wages and Benefits + Purchases of Goods and Services + Business Profits + Taxes

For the Expedition Generating Station, the total economic output was estimated to be approximately $75.2 million, with $8.8 million associated with wages and benefits of labor. The remaining $66.4 million consists of purchases of goods and services, business profits, and taxes (see Table A).

Table A: Estimated Annual Economic Impact on Fluvanna County from the Ongoing Operation of the Expedition Generating Station Project (2025 Dollars)

Economic Impact	Employment	Wages and Benefits	Purchases / Profits / Taxes	Economic Output
1st Round Direct Economic Activity	29	$5,543,000	$49,844,000	$55,386,000
2nd Round Indirect and Induced Economic Activity	53	$3,306,000	$16,532,000	$19,838,000
Total Economic Activity	**82**	**$8,849,000**	**$66,375,000**	**$75,224,000**

**Totals may not sum due to rounding.*

Table A also shows the estimated value of the spending with local suppliers and businesses associated with business to business and household (employee) to business interactions. That value is approximately $19.8 million. Table B details how this 2nd round spending is distributed among the top 10 industry sectors in Fluvanna County.

Table B: Estimated Local Ripple Effect on Fluvanna County's Industries from the Ongoing Operation of the Expedition Generating Station Project (2025 Dollars)

Local Industries Benefiting from Local Spending	Indirect and Induced Output
22 Utilities	$8,687,700
21 Mining, Quarrying, and Oil and Gas Extraction	$4,952,500
54 Professional, Scientific, and Technical Services	$1,573,100
53 Real Estate and Rental and Leasing	$1,077,400
48-49 Transportation & Warehousing	$851,600
56 Administrative & Support & Waste Management & Remediation Services	$601,900
23 Construction	$436,200
52 Finance & insurance	$338,300
51 Information	$302,200
44-45 Retail trade	$234,600
All Others	$782,300
Total	**$19,838,000**

Appendix: Terms and Definitions

Construction Phase Economic Impact: The one-time economic boost during the construction period of a project. This includes employment, wages and benefits, and economic output generated by construction activities that occur only during the construction period.

Direct Impact: Measures the immediate (first-round) economic contribution of an economic event or an entity including employment, wages and benefits, and purchases.

Economic Impact: The value an entity adds to the economy through purchases, production, job creation, tax revenue, and related activities associated with a project's economic boost from construction or operational phases.

Economic Multipliers: Factors used in economic models like IMPLAN to estimate the broader impact of a dollar spent in an economy. These multipliers help measure the total economic contribution generated from initial direct investment or economic activity. Applying multipliers to a direct economic impact results in indirect and induced economic impacts.

Economic Output: An accounting of all the money that changes hands within a local economy, reflecting the total value of goods and services produced. It includes all business revenues, wages and benefits, taxes, and other income generated through the production and distribution of goods and services in a specific region.

Fiscal Impact: The financial contribution a project makes to government revenues.

IMPLAN: A regional economic impact modeling software used to estimate the effects of economic activities such as job creation or construction spending on local, regional, or statewide economies. The model calculates location specific impacts using economic multipliers.

Indirect and Induced Impact: Refers to the broader (second-round) economic ripple effects that result from the initial direct (first-round) impact of an entity or economic event. Indirect impacts occur when businesses purchase goods and services from other businesses, while induced impacts occur when employees spend their wages in the local economy. Together, these effects measure how the original activity generates further economic activity across other sectors in the local economy.

Job Years: A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects to account for the fact that actual on-site employment may vary over the period.

Ongoing Operations Phase Economic Impact: The continual economic contribution of a project once it is operational including employment, wages and benefits, and economic output that occurs annually.

Megawatt (MW): A measure of power equivalent to one million watts. Often used to quantify the output capacity of large power plants or energy consumption.

Wages and Benefits: Wages are the direct payments employees receive for their work, such as salaries or hourly pay. Benefits include additional forms of compensation like health insurance, retirement plans, and paid time off.

To: Fluvanna County Planning Commission / Fluvanna County Board of Supervisors

From: Expedition Generation Holdings, LLC

Date: January 8, 2026

Re: Expedition Generating Station – Supplementary Environmental Information

I. Introduction

The Virginia Department of Environmental Quality (DEQ) is the best-equipped with technical expertise to evaluate and authorize environmental permitting and regulations. However, given interest in the environmental aspects of the proposed facility, Tenaska has provided additional information and resources to the county, including:

- An environmental memo, dated November 14, 2025, outlining the applicable air and wastewater permits and associated compliance.

- At the suggestion of Commissioner Kilpatrick, the county has hired former DEQ director David Paylor to consult on these complex environmental and regulatory issues, to be paid by Tenaska. Our understanding is that he has provided a work product to the county, which Tenaska has not seen or had input.

This additional supplemental memo provides relevant background information and corrective and clarifying information in light of recent reports claiming to detail health impacts associated with natural gas-fueled power generation in Fluvanna County. It also provides preliminary air quality modeling results in support of Expedition's air permit application currently under development in anticipation of the DEQ process.

The Clean Air Act and NAAQS Standards

- In the US, the regulation of air quality exposures to specific chemicals, including particulate matter (PM), is strictly regulated based on a highly sophisticated and structured human health risk process conducted by the US Environmental Protection Agency (EPA). The formal human health-based regulations are known as the National Ambient Air Quality Standards (NAAQS) that are regulated under the Clean Air Act.
- The NAAQS define human health-based specific concentrations (i.e., how much of a substance in micrograms per cubic meter of air [$\mu g/m^3$]) and duration (e.g., number of hours, days, or years) for each substance.
- The NAAQS are based on criteria allowing for an adequate margin of safety and are requisite to protect the public health, including the health of 'sensitive' populations such as asthmatics, children, and the elderly. They are based on considering and defining "acceptable" public health risk levels as zero risk is impossible.

- In 2024, the EPA under the Biden administration significantly strengthened the annual standard for $PM_{2.5}$, lowering it by 25% after an extensive, multi-year process that included detailed and exhaustive reviews of the published health literature. The overall review process was conducted by EPA and involved in-depth reviews and analysis by independent scientists. The review process considered hundreds of scientific papers and reviews and guidance published by other countries and health agencies, including the World Health Organization Global Air Quality Guidelines.
- The new standard was widely praised by public health organizations and environmental groups, including the Southern Environmental Law Center.

A Basic Understanding of $PM_{2.5}$

PM stands for particulate matter and is the term for a mixture of solid particles and liquid droplets found in the air. Some particles, such as dust, dirt, soot, or smoke, are large or dark enough to be seen with the naked eye. Others are so small they can only be detected using an electron microscope. Particle pollution includes PM_{10}, which are inhalable particles with diameters that are generally 10 micrometers and smaller; and $PM_{2.5}$, which are fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller.

PM comes in many sizes and shapes and can be made up of hundreds of different chemicals. Some are emitted directly from a source, such as construction sites, unpaved roads, fields, smokestacks, or fires. Most particles form in the atmosphere as a result of complex reactions of chemicals such as sulfur dioxide and nitrogen oxides, which are pollutants emitted from power plants, industries, and automobiles.

II. Dominici Lab Reports

In 2025, the Dominici Lab, led by statisticians and data scientists, produced health impact studies commissioned by the Southern Environmental Law Center addressing at least two proposed natural gas-fired power plants.[1] We understand that a similar study has recently been produced regarding Expedition, though it has not been made publicly available. Tenaska offers high-level, but not exhaustive, observations below regarding these third-party reports and concerns about their methodologies.

In the two reports released in 2025, the Dominici Lab used non-regulatory standard methods in their analyses, which "applies causal inference Artificial Intelligence to data on emissions to model the movement through the air …" and uses the InMAP model. These methods and this model are described as "theoretically simple enough for use by non-experts,"[2] and a "reduced-complexity model."[3] One can infer this was done to save time and cost and allow non-experts to

[1] Report: Balico Proposal Impact Analysis, Pittsylvania Co., VA, April 2025 (Balico Report) 2025.04.12-Public-Health-Impacts-Analysis-Balico-Gas-Plant-FINAL-REPORT.pdf; Air Pollution from the Proposed Canadys Plant, Colleton Co., SC, October 2025 (Canadys Report) Applied-Impact-Report-092225-D2.indd
[2] Canadys Report, endnote 19
[3] Canadys Report, Part 2 page 3

perform the work. Not surprisingly, none of these methodologies are approved by the EPA or the DEQ for regulatory purposes in determining the air quality impacts from a proposed facility seeking an air permit. Instead, both agencies prefer and recommend use of the AERMOD dispersion model[4], which is being used for Expedition. Accordingly, the methodology employed by the Dominici Lab, which presumably will be the same approach taken with their assessment of Expedition, does not include the scientific rigor and quality assurance that are entailed with the AERMOD dispersion model. This renders Dominici Lab's assessments generally less accurate and reliable if not significantly incorrect.

The referenced Dominici Lab studies state repeatedly that 0.1 $\mu g/m^3$ is the annual average threshold above which severe health impacts occur.[5] The Dominici Lab seemingly uses this threshold, as well as 0.01 $\mu g/m^3$ and even 0.001 $\mu g/m^3$, to maximize the number of people who will be "exposed" to emissions from the proposed plants. For example, using the 0.001 $\mu g/m^3$ threshold in the Canadys report resulted in 2,095,122 "exposed" individuals, or almost 40% of the entire population of the State of South Carolina.[6] Further, using an unknown threshold, the currently un-published report for Expedition purportedly states that "4+ million" people will be "exposed,"[7] which translates to greater than 45% of the entire population of Virginia. Such an assumption is on its face highly suspect.

For comparison, EPA monitoring data for the past three years show the annual average $PM_{2.5}$ in Albemarle County/Charlottesville is currently 71 times higher than the concentration attributable by Dominici Lab as causing serious health impacts (i.e., 0.1 $\mu g/m^3$), yet such current average $PM_{2.5}$ level is still in compliance with the health-based National Ambient Air Quality Standard (NAAQS), which was lowered just last year by the Biden Administration (which is 90 times higher than the Dominici Lab's severe impacts threshold).[8] Further, the lowest annual average in the entire country, in other words the "cleanest" monitored area in the country, is still 11 times higher than the Dominici Lab's threshold. This means, using Dominici Lab's threshold for serious health effects, the entire population of the United States is experiencing severe health impacts from $PM_{2.5}$. Again, the underlying assumptions of the Dominici Lab's methodology appear misplaced based on regulatory standards for $PM_{2.5}$ intended to protect human health.

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[4] https://www.epa.gov/scram/air-quality-dispersion-modeling-preferred-and-recommended-models

[5] Balico Report, pg. 3 "The most serious health impacts occur when $PM_{2.5}$ levels in an area exceed 0.1 $\mu g/m^3$ for prolonged periods of time. Exposure at this level correlates with severe impacts, including increased hospitalizations due to heart attack, pneumonia, cardiovascular issues or, in some cases, stroke or cancer.'; Canadys Report, pg. 5 "To identify areas of greatest concern, the research team flagged tracts with $PM_{2.5}$ exposure increases exceeding 0.1 $\mu g/m^3$.

[6] Canadys Report Figure 6; https://www.census.gov/quickfacts/fact/table/SC/PST045224

[7] https://www.fluvannahorizonsalliance.org/

[8] https://www.epa.gov/air-trends/air-quality-design-values There are 1,039 EPA reference method ambient $PM_{2.5}$ monitors in the United States that are used to determine whether an area is meeting the health-based National Ambient Air Quality Standards (NAAQS). The lowest single annual average value during 2022-24, in Hilo, Hawaii, was 1.1 $\mu g/m^3$, compared to the NAAQS of 9. Of note, the 20 Virginia monitors ranged from 4.1-9.5 $\mu g/m^3$ (NAAQS compliance is determined using a 3-yr avg) with an average of 7.0. The monitor closest to Fluvanna County, in Albemarle County just north of Charlottesville, had an average value over the three years of 7.1 $\mu g/m^3$.

Further comparison with certain everyday indoor activities such as cooking also provides relative context. Indoor $PM_{2.5}$ typically ranges from 2.5- 5 µg/m^3 but can be significantly higher during certain activities. A California Air Resources Board study[9] found kitchen levels of PM_{10} ranged from 60 to 1,400 µg/m^3 during cooking activities with a gas stove and the self-cleaning cycle of a gas stove produced concentrations over 3,600 µg/m^3 over several hours. Even oven cleaning of an electric stove produced levels of almost 1,000 µg/m^3. Another study from the American Journal of Student Research[10] showed levels of $PM_{2.5}$ from roasting can exceed 400 µg/m^3 and even steaming exceeded 40 µg/m^3. While these are relatively short-term in duration, they provide context to ubiquitous activities compared to the purported health effects at the extremely low concentrations used by Dominici Lab.

The Dominici Lab team attempts to calculate $PM_{2.5}$ emissions for the proposed plants being evaluated by using data from two existing plants that use similar combustion turbine technology, one being Tenaska's Westmoreland Generating Station in Pennsylvania. Instead of using actual emissions data directly reported to the Pennsylvania Department of Environmental Protection, they use industry-wide emission factors from EPA that result in substantially higher emissions (over twice as high).[11] The table below presents the difference in Dominici Lab-calculated and Tenaska-reported emissions from Westmoreland, the former of which informed Dominici Lab's calculated emissions for the proposed plants they were evaluating. This failure to use actual emission data is seemingly intentional, as the industry-wide emission factor suits its purposes better. This further calls into question the accuracy and even legitimacy of the reports for purposes of assessing Expedition's emissions.

Year	$PM_{2.5}$ Emissions (tons/yr)		Difference (% higher)
	Dominici Lab Calculated	PDEP Reported	
2019	105	24	330%
2020	37	29	30%
2021	67	48	39%
Avg.	70	34	107%

[9] https://ww2.arb.ca.gov/sites/default/files/2020-03/cookingstudy_0.pdf
[10] https://ajosr.org/wp-content/uploads/journal/published_paper/volume-3/issue-4/ajsr2025_5wxo2apQ.pdf
[11] Balico Report, Appendix 4 and footnote 10; Canadys Report, Appendix 3 and endnote 12

Indeed, when referencing the Westmoreland plant as one of the two sources of emissions data, the Dominici Lab team thought it was important to state "Tenaska is ranked one of the top 12 polluters in the state and is well-known to exceed EPA limits on emissions in its operations."[12] This misleading and inflammatory commentary is not appropriate for inclusion in a purported objective, technical report, especially without context or relevance, and it further belies an underlying policy bias, as mentioned above. Moreover, the reference to "top 12 polluters" is for carbon dioxide, not $PM_{2.5,}$ and being one of the largest such emitters in the state means simply Westmoreland is a relatively large and very efficient plant, together which incentivizes the grid operator PJM to dispatch it virtually every day it is not in a planned outage. In other words, its carbon dioxide emissions are commensurate with its high run time.

In summary, the Dominici Lab reports offer only questionable validity and reflect underlying policy bias instead of rigorous scientific analysis due to their:

- ✓ Use of non-regulatory, non-standard models and methodologies;
- ✓ Comparison with improper and impossibly low concentration levels instead of those set by EPA and DEQ for ambient air quality and air permitting purposes;
- ✓ Use of inaccurate data; and
- ✓ Inclusion of irrelevant, inflammatory commentary.

[12] Balico Report footnote 12; Canadys Report endnote 14

III. Raske Report

Fluvanna County resident Benjamin Raske opines in a brief YouTube message and downloadable written summary on the purported health impacts of the proposed Expedition Generating Station (Expedition) and the existing Tenaska Virginia Generating Station (TVGS), primarily from emissions of fine particulate matter, or $PM_{2.5}$.[13] While referring to the plant as "very safe," Mr. Raske goes on to make serious allegations regarding health impacts from its $PM_{2.5}$ emissions using methods derived, in part, from the Dominici Lab reports.

It is unclear what dispersion model Mr. Raske used but his report indicates it was either not AERMOD or was used in screening mode.[14] The accuracy of data used as inputs to Mr. Raske's model[15] diverges significantly from the actual (TVGS) and preliminary proposed (Expedition) data being used for the modeling in support of Expedition's air permit application, as compared in the table below.

Model Inputs	Raske	TVGS / Expedition
Stack Height (ft)	200	153 / 180
Stack Diameter (ft)	8.2	18 / 20
Exhaust Temp (°F)	314	~200
Meteorological Data (yrs)	2023 (avg.)	2020-24
No. of Stacks	2	5
Capacity Factor[1]	0.5	1.0
$PM_{2.5}$ Emissions 24-hr avg. (lb/hr)[2]	1.2 - 2.0	~226
$PM_{2.5}$ Emissions annual avg. (lb/hr)[2]		~107
NO_x Emissions (lb/hr)[2]	71.4	~143
SO_2 Emissions (lb/hr)[2]	6.3	~20
Secondary $PM_{2.5}$ Formation[3]	Harvard	EPA MERPs[4]
Model Output	**Raske**	**Actual**
Max. Concentration ($\mu g/m^3$)[5]	0.70	0.60

[1] maximum fraction of year operating

[2] total of all stacks; TVGS data are historical actual and Expedition data are preliminary proposed

[3] methodology to calculate $PM_{2.5}$ emissions caused by emissions of NO_x and SO_2 precursors

[4] Modeled Emission Rates for Precursors: EPA recommended methodology for PSD permit applications

[5] annual avg.

[13] Health Impacts Analysis: Tenaska Dual Gas-Fired Power Plant Scenario – Fluvanna County, Virginia, November 2025 (Raske Report) Tenaska Health Impact Analysis Fluvanna County VA 2025

[14] Raske Report, Section 6.1 Policy and Permitting Recommendations: "Conduct full AERMOD or CMAQ dispersion modeling before plant permitting to further refine health impact."

[15] Raske Report, Section 3.2

These data discrepancies point to the overall inaccuracy of Mr. Raske's analysis. Further, as the Director of Student Success Analytics and Assessment at the University of Virginia McIntire School of Commerce with degrees in East Asian Studies and Business Operations Management,[16] it is not clear what qualifies him to attempt to perform such highly technical/ scientific, health-based air quality studies.

In summary, the Raske report is of questionable value due to:

- ✓ Use of non-regulatory, non-standard models and methodologies
- ✓ Use of inaccurate model input data; and
- ✓ Reliance on Dominici Lab methodologies

IV. Expedition Preliminary $PM_{2.5}$ Modeling Results

Preliminary results of $PM_{2.5}$ modeling recently performed by Expedition's technical expert, provided in the table below, indicate the outdoor impacts from the proposed Expedition project, the existing TVGS, and the cumulative impacts from BOTH Expedition and TVGS are/will be well below the NAAQS (<15%). This remains true even when adding the conservatively high monitored background in Albemarle County, which includes impacts from all sources, including motor vehicles. Note that Expedition's results are based upon preliminary maximum emission rates while TVGS's are based upon historical actual emissions (except for the 24-hr $PM_{2.5}$ which are based upon maximum hourly emissions). Actual emissions and, thus, impacts, will be much less.

Scenario	Avg. Period	NAAQS	Model Result[1]	% of NAAQS	Background[2]	Model Result[1,3]	% of NAAQS
TVGS & Expedition Combined	Annual	9	0.60	7%	7.1	7.7	86%
	24-hr	35	5.17	15%	20.9	26.1	75%
Expedition Only	Annual	9	0.60	7%	7.1	7.7	86%
	24-hr	35	5.17	15%	20.9	26.1	75%
TVGS[4] Only	Annual	9	0.02	0%	7.1	7.1	79%
	24-hr	35	0.99	3%	20.9	21.9	63%

[1] $\mu g/m^3$

[2] from monitor at Albermarle Co. High School

[3] including background

[4] based upon historical actual emissions except for 24-hr $PM_{2.5}$ which is based upon max hourly

[16] https://www.linkedin.com/in/benjamin-raske-98859730/

POTESTA
Engineers and Environmental Consultants

MEMORANDUM

15 South Braddock Street, Winchester, VA 22601 P Phone: (540) 450-0180 P Fax: (540) 450-0182

To: Eric Dahl, County Administrator
Fluvanna County, Virginia

From: David Paylor, Vice President of Environment

Date: December 9, 2025

Project No.: 0103-25-0316

Subject: Potential Tenaska Natural Gas Power Generating Facility

I've been asked to give a general overview of the processes the Department of Environmental Quality (DEQ) uses to evaluate applications, ensuring that the public is protected and natural resources are fully preserved for air quality, water quality, and water supply.

Let me start by outlining the public health basis that underlies air quality permits in Virginia. The Environmental Protection Agency (EPA) establishes National Ambient Air Quality Standards (NAAQS). These standards are pollutant air concentrations that will be protective of sensitive members of the public, with ambient air concentrations well below the associated standards. This provides for the conservative protection of citizens with a margin of safety and leaves room, wherever possible, for future business operations. NAAQS are established for six criteria pollutants: ozone, nitrogen oxides, and particulates (which can be significant contributors to asthma in some concentrations), as well as sulfur dioxide, carbon monoxide, and lead. The epidemiological data are reviewed every five years by a Science Advisory Committee comprising academics and health professionals to update NAAQS as necessary to continue protecting the public. Over the years, the EPA has tightened standards to ensure they are protective of even the most sensitive members of the public. EPA also establishes standards for a wide range of Hazardous Air Pollutants (HAPS), which are potentially toxic substances with the same goal and using a similar process.

DEQ conducts consistent monitoring and modelling of ambient air quality throughout the state, and Virginia currently complies with all NAAQS. This has represented a steady increase in regulatory emissions requirements over the last 30 years, along with tightening air quality standards, providing considerable improvement.

DEQ air regulations are designed to ensure that existing and proposed stationary sources of air emissions operate in a way that keeps air quality below the Air Quality Standards. In areas of the state where ambient air concentrations are closer to the NAAQS, smaller proposed emissions levels may require closer inspection, additional restrictions, and a robust permit issuance process. Again, the programs are structured to keep ambient air concentrations in a range that is fully protective of sensitive members of the public. Modelling to evaluate impact includes other existing sources to ensure that potential cumulative impact is assessed and concentrations are evaluated to be at or

below standards at the property fence line. Modelling assumes maximum generation at all times to ensure that the projections are conservative. Best Available Control Technologies (BACT) and other pollution reduction technologies are required at the outset, irrespective of modelling results, often resulting in concentrations lower than modelling might suggest. In addition, once a permit is issued, it will include testing and reporting requirements to DEQ, and the agency will routinely inspect to ensure compliance.

In summary, my experience is that national and state regulatory programs can be trusted to protect the public from ambient air quality concerns in Virginia. The fact that Virginia now meets the NAAQS is testimony to that fact. Virginia hasn't always, and has had to make significant progress in some parts of the state, principally related to cars and trucks rather than stationary, permitted sources. That is not to say that there aren't some localized air quality issues that can crop up, but in general, DEQ's regulatory process has shown that it can be relied upon to protect the public from air quality concerns.

Likewise, regarding water quality requirements for discharges to state streams and rivers, the EPA has several research laboratories around the country that determine which contaminant concentrations will be fully protective of aquatic vertebrates and invertebrates. These laboratories conduct experiments on a wide variety of organisms, even the most sensitive, by exposing them to a range of concentrations of a vast array of chemicals in use today. These tests determine concentrations of those chemicals that will not affect survival, growth, or reproduction. Based on these results, and adding a significant safety factor, the EPA develops Water Quality Standards and Criteria that will allow aquatic life to thrive in a stream.

Permits for water discharges to state waters in Virginia (Virginia Pollutant Discharge Elimination System – VPDES permits) are based on these standards and criteria developed by EPA. The permits include discharge limits for oxygen-depleting compounds (Biological Oxygen Demand), pH, suspended and dissolved solids, and any potential toxic substances. Permits will establish maximum concentrations of these potential substances in the water discharge stream itself that will ensure that standards and criteria are met in the receiving stream. Routine testing of effluent discharges is required to confirm compliance with all requirements, and these test results are submitted to DEQ regularly. DEQ reviews those results, and exceedances will result in agency follow-up, including potential enforcement and corrective action. Beyond that, routine site inspections are part of DEQ's compliance program to ensure that all conditions are being met.

Regarding surface water withdrawals from non-tidal streams and rivers, DEQ requires a permit for any consumptive withdrawal that exceeds 10,000 gallons on any day during a month. The agency has data on existing withdrawals upstream and downstream of the proposal. This includes permitted and grandfathered withdrawals and is generally based on the maximum possible withdrawal at each location. This allows an assessment of the volume of water passing through the site, accounting for hydrologic variation with weather conditions. DEQ will also establish the minimum water flow required at all times to support the existing aquatic life in the stream. Finally, any permitted water withdrawal will be aimed at conserving water for future downstream withdrawal needs.

Once an air or water permit is drafted based on the received application, the draft will be available to the public for review and comment for at least 30 days. Comments from the public will be evaluated to determine whether changes to the permit are warranted. Additionally, a public hearing can be requested, and if there is public concern, the agency will generally hold one. The Director or designee will then be briefed on all comments, both written and oral, to make final decisions about the content of the permit and its potential issuance.

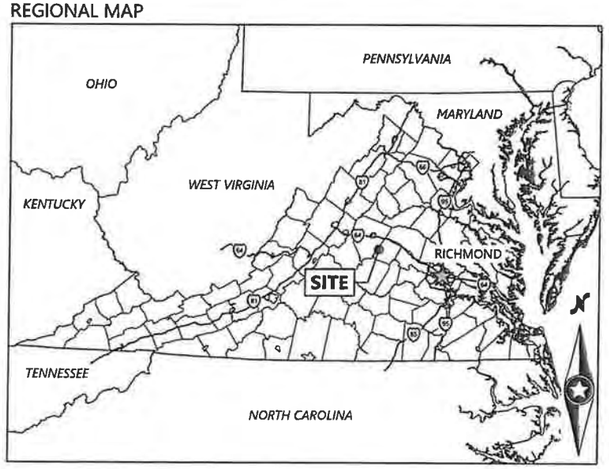
Tenaska has an operating generation facility in Scottsville, and I was asked to review the facility's operating compliance to date. As mentioned above, water discharge reports are submitted to DEQ routinely, and DEQ tells me there have been no Notices of Violation required within the last 5 years, which is their most readily available information. The agency also conducts air compliance inspections to determine the compliance of facility operations. Inspections were conducted in June 2023 and July 2025, and both found the facility in compliance with all air requirements.

Expedition Natural Gas Power Plant Project

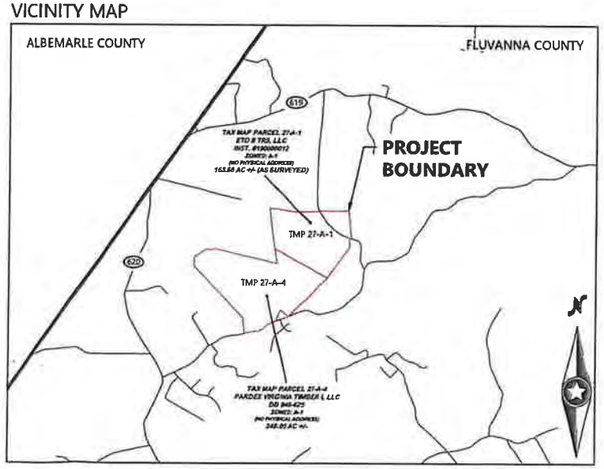
Fluvanna County, Virginia

Site Entrance Traffic Control Plans

REGIONAL MAP



VICINITY MAP



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
TCP 100	COVER
TCP 200	GENERAL NOTES
TCP 210	PROJECT OVERVIEW
TCP 301	TRAFFIC CONTROL PLAN BRANCH ROAD ENTRANCE
TCP 302	
TCP 303	

CONTACT INFORMATION			
	COMPANY	CONTACT	PHONE
PROJECT MANAGER	TENASKA	BLAIR DEBBAN	913-957-0660
WESTWOOD PROJECT MANAGER	WESTWOOD PROFESSIONAL SERVICES, INC	MITCHELL OTT	608-821-6603
WESTWOOD CIVIL ENGINEER	WESTWOOD PROFESSIONAL SERVICES, INC	BENJAMIN MCCOY	720-586-8105

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Westwood Professional Services, Inc.

PREPARED FOR:

TENASKA®

14302 FNB parkway
Omaha, NE 68154

REVISIONS:

#	DATE	COMMENT
A	07/02/2025	EXPEDITION NATURAL GAS POWER PLANT TRAFFIC CONTROL PLANS
B	07/10/2025	REVISED PER CLIENT COMMENTS

Expedition Generating Facility
Fluvanna County, Virginia

COVER

DATE: 7/10/2025
SHEET: TCP 100
REV: B

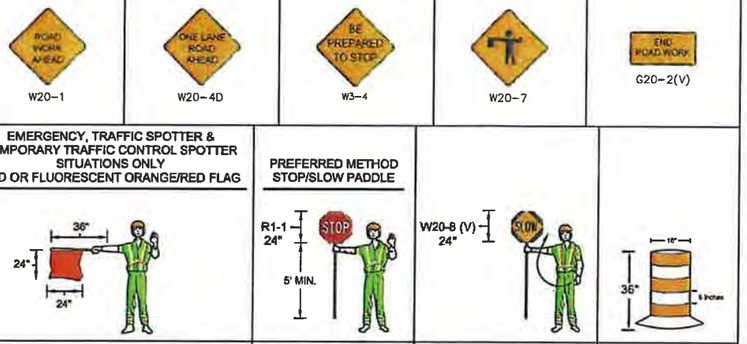
LEGEND:

- BUFFER ZONE
- WORK AREA
- BARREL
- FLAGGER
- SIGN STAND
- EXISTING ROAD
- DIRECTION OF TRAVELED WAY

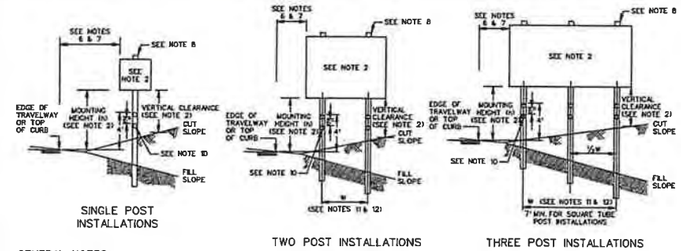
NOTES:

1. ALL EXISTING SIGNS ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. SIGNS ARE TO BE INSTALLED WITHIN R/W OR EASEMENT.
3. THE LOCATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND MAY NOT BE ACCURATE. AT LEAST 72 HOURS PRIOR TO BEGINNING SIGNING WORK. THE CONTRACTOR SHALL CONTACT "MISS UTILITY OF VIRGINIA" AT 1-800-552-7001 IN ORDER TO DETERMINE THE EXTENT AND LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS. IF THE CONTRACTOR PERCEIVES A CONFLICT BETWEEN UTILITIES AND THE PROPOSED TRAFFIC SIGNING EQUIPMENT. THE CONTRACTOR SHALL NOTIFY WESTWOOD IMMEDIATELY SO THAT THE CONFLICT MAY BE REVIEWED.
4. ALL BARRICADES AND SIGN LOCATION ON THIS PLAN ARE APPROXIMATE AND MAY BE ADJUSTED TO FIT FIELD CONDITIONS. THE SIGNS SHALL BE INSTALLED SO AS NOT TO OBSCURE THE VIEW OF OTHER TRAFFIC CONTROL DEVICES
5. CONTRACTOR AND BARRICADE COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE APPROVED TRAFFIC CONTROL PLAN.
6. CONTRACTOR AND BARRICADE COMPANY SHALL NOTIFY WESTWOOD IMMEDIATELY IF FIELD OR OTHER CONDITIONS PROHIBIT OR IN ANY WAY LIMIT THE PROPER INSTALLATION AND/OR MAINTENANCE OF THE APPROVED TRAFFIC CONTROL PLAN.
7. CONTRACTOR AND BARRICADE COMPANY SHALL NOTIFY WESTWOOD IMMEDIATELY IF THEY IDENTIFY ANY NON-STANDARD OR NON-COMPLIANT ELEMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.
8. FLAGGERS REQUIRED DURING CONSTRUCTION OF IMPROVEMENTS WITHIN THE EASEMENT. FLAGGERS NOT REQUIRED WHEN WORK IS NOT OCCURRING.

VIRGINIA WORK AREA PROTECTION MANUAL WARNING SIGNS



VDOT ROAD AND BRIDGE STANDARDS - TEMPORARY SIGNS



GENERAL NOTES:

1. WSP STANDARDS SHALL ONLY BE USED FOR TEMPORARY SIGN INSTALLATIONS THAT WILL BE IN PLACE FOR A MAXIMUM OF 36 MONTHS.
2. FOR ALL SIGNS EXCEPT STREET NAME SIGNS:
   A. MINIMUM MOUNTING HEIGHT (h) SHALL BE 7 FEET FOR TEMPORARY SIGNS AND 6 FEET FOR SECONDARY SIGNS (SEE NOTE 4).
   B. MAXIMUM MOUNTING HEIGHT (h) FOR THE BOTTOM-MOST SIGN(S) SHALL BE 8 FEET, EXCEPT WHEN NECESSARY TO ACHIEVE MINIMUM VERTICAL CLEARANCE BENEATH SIGN AS PER NOTE 2C.
   C. MINIMUM VERTICAL CLEARANCE (DISTANCE BETWEEN BOTTOM OF SIGN AND FINISHED GRADE BENEATH THE SIGN) SHALL BE 7 FEET FOR ANY PORTION OF THE SIGN WITHIN THE CLEAR ZONE. THIS MINIMUM VERTICAL CLEARANCE MAY BE REDUCED TO 5 FEET FOR EITHER OF THE FOLLOWING CONDITIONS:
      - WHEN SIGNS OR PORTIONS OF SIGNS ARE LOCATED MORE THAN 10 FEET UP A CUT SLOPE GREATER THAN 3:1; OR
      - WHEN THE SIGN IS LOCATED AT LEAST THE MINIMUM DISTANCE BEHIND CURB, BARRIER, OR GUARDRAIL AS PER NOTES 6 AND 7.
3. MOUNTING HEIGHT (h) FOR STREET NAME SIGNS SHALL BE BETWEEN 8'-6" AND 9'-0".
4. A SECONDARY SIGN IS CONSIDERED TO BE A SIGN MOUNTED BELOW ANOTHER SIGN, EXCEPT A ROUTE MARKING ASSEMBLY (CONSISTING OF A ROUTE MARKER WITH AN AUXILIARY PLATE) IS CONSIDERED TO BE A SINGLE SIGN. A SECONDARY SIGN SHALL NOT BE MOUNTED LOWER THAN 7 FEET ABOVE A PEDESTRIAN SIDEWALK OR PATHWAY IF IT WILL PROJECT MORE THAN 4" INTO THE PEDESTRIAN FACILITY.
5. FOR SIGNS LOCATED IN AREAS WHERE PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR OR ON-STREET PARKING IS PERMITTED, THE HEIGHT (h) FROM THE LOWEST PORTION OF THE SIGN TO THE FINISHED SURFACE SHALL HAVE A CLEARANCE OF 7 FEET.
6. THE LATERAL CLEARANCE TO THE SIGN EDGE SHALL BE A MINIMUM OF 2 FEET FROM THE FACE OF CURB OR 4 FEET FROM FACE OF PERMANENT CONCRETE BARRIER, IF PRESENT. THE EDGE OF SIGN SHALL BE OUTSIDE THE DEFLECTION ZONE FOR TRAFFIC BARRIER SERVICE.
7. UNLESS OTHERWISE APPROVED BY THE ENGINEER, SIGNS PLACED BEHIND GUARDRAIL SHALL BE LOCATED SUCH THAT THE NEAR SIDE EDGE OF THE SIGN PANEL IS OUTSIDE OF THE GUARDRAIL DEFLECTION DISTANCE.
8. THE TOP OF THE SIGN POST MAY EXTEND NO MORE THAN 2 FEET ABOVE THE TOP OF THE SIGN.
9. THE SIGN POST SHALL BE PLUMB AT INSTALLATION AND SHALL NOT LEAN OR TWIST DURING USE. IN THE EVENT THE POST LEANS OR TWISTS OUT OF POSITION THE CONTRACTOR SHALL TAKE IMMEDIATE CORRECTIVE ACTION.
10. ID-3 TYPE 2 DELINEATORS SHALL BE PLACED ON ALL POSTS DURING ALL TIMES THAT THE SIGN IS COVERED. THE COLOR OF THE ID-3 DELINEATORS SHALL MATCH THE COLOR OF THE ADJACENT EDGE LINE MARKING.

WOOD POST NOTES:

11. MINIMUM SPACING (CENTER TO CENTER) BETWEEN TWO 4" x 4" WOOD POSTS SHALL BE 3 FEET. MINIMUM SPACING (CENTER TO CENTER) BETWEEN TWO WOOD POSTS OF ANY OTHER SIZE SHALL BE 8 FEET.

SQUARE TUBE POST NOTES:

12. W = (0.6)(3) X (SIGN WIDTH)

Westwood

Phone (720) 531-8350 | Toll Free (888) 937-5150
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Westwood Professional Services, Inc.

PREPARED FOR:

TENASKA®

14302 FNB parkway
Omaha, NE 68154

REVISIONS:

#	DATE	COMMENT
A	07/02/2025	EXPEDITION NATURAL GAS POWER PLANT TRAFFIC CONTROL PLANS
B	07/10/2025	REV PER CLIENT COMMENTS

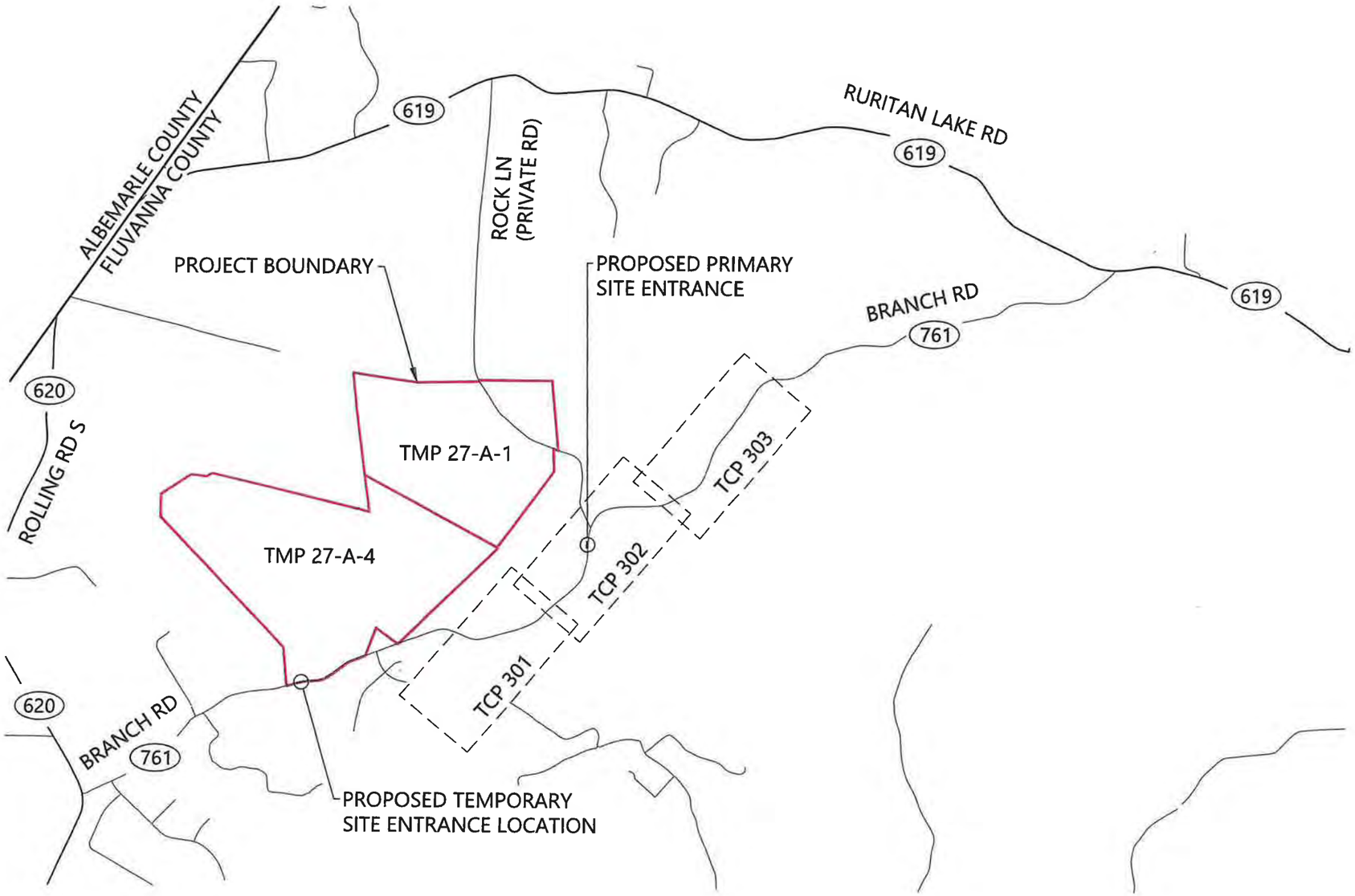
Expedition Generating Facility

Fluvanna County, Virginia

GENERAL NOTES

DATE: 7/10/2025

SHEET: TCP 200 REV: B



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A	07/02/2025	EXPEDITION NATURAL GAS POWER PLANT TRAFFIC CONTROL PLANS
B	07/10/2025	REV PER CLIENT COMMENTS

0' 1000' 2000' 3000'

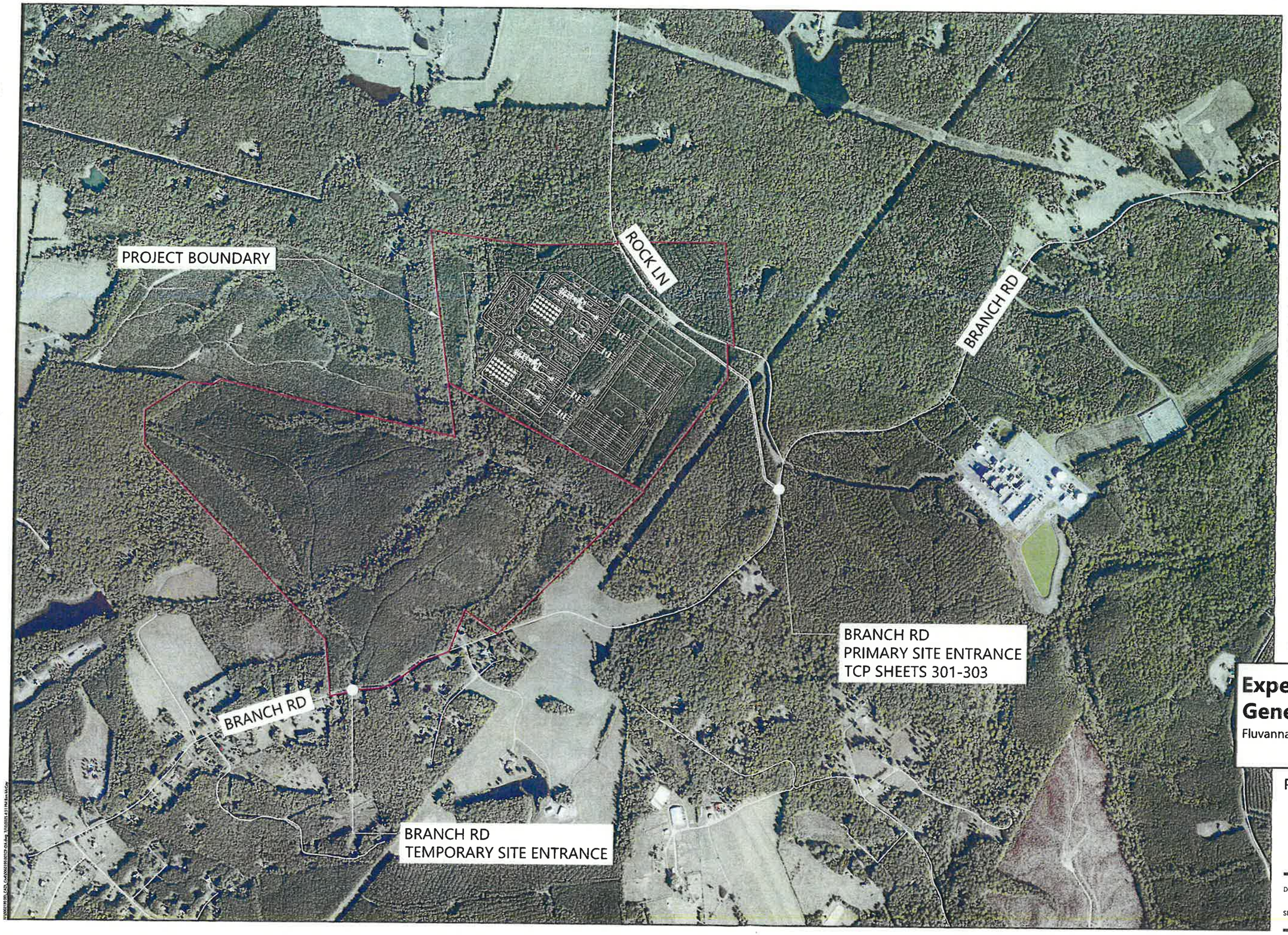
Expedition Generating Facility

Fluvanna County, Virginia

KEY MAP

DATE: 7/10/2025

SHEET: TCP 220 REV: B



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REVISIONS:

#	DATE	COMMENT
A	07/02/2025	EXPEDITION NATURAL GAS POWER PLANT TRAFFIC CONTROL PLANS
B	07/10/2025	REV PER CLIENT COMMENTS

N

0' 500' 1000' 1500'

Expedition Generating Facility

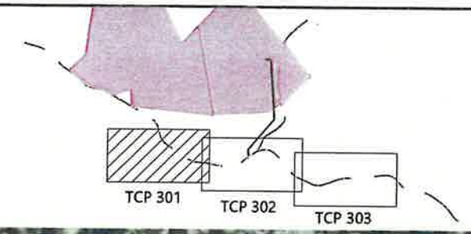
Fluvanna County, Virginia

PROJECT OVERVIEW

DATE: 7/10/2025

SHEET: TCP 210 REV: B

KEY MAP:



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B	07/10/2025	REV. PER CLIENT COMMENTS

LEGEND:

- BUFFER ZONE
- WORK AREA
- BARREL
- FLAGGER
- SIGN STAND
- EXISTING ROAD
- DIRECTION OF TRAVELED WAY

0' 100' 200' 300'

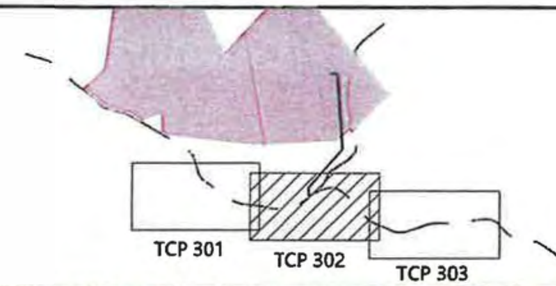
Expedition Generating Facility

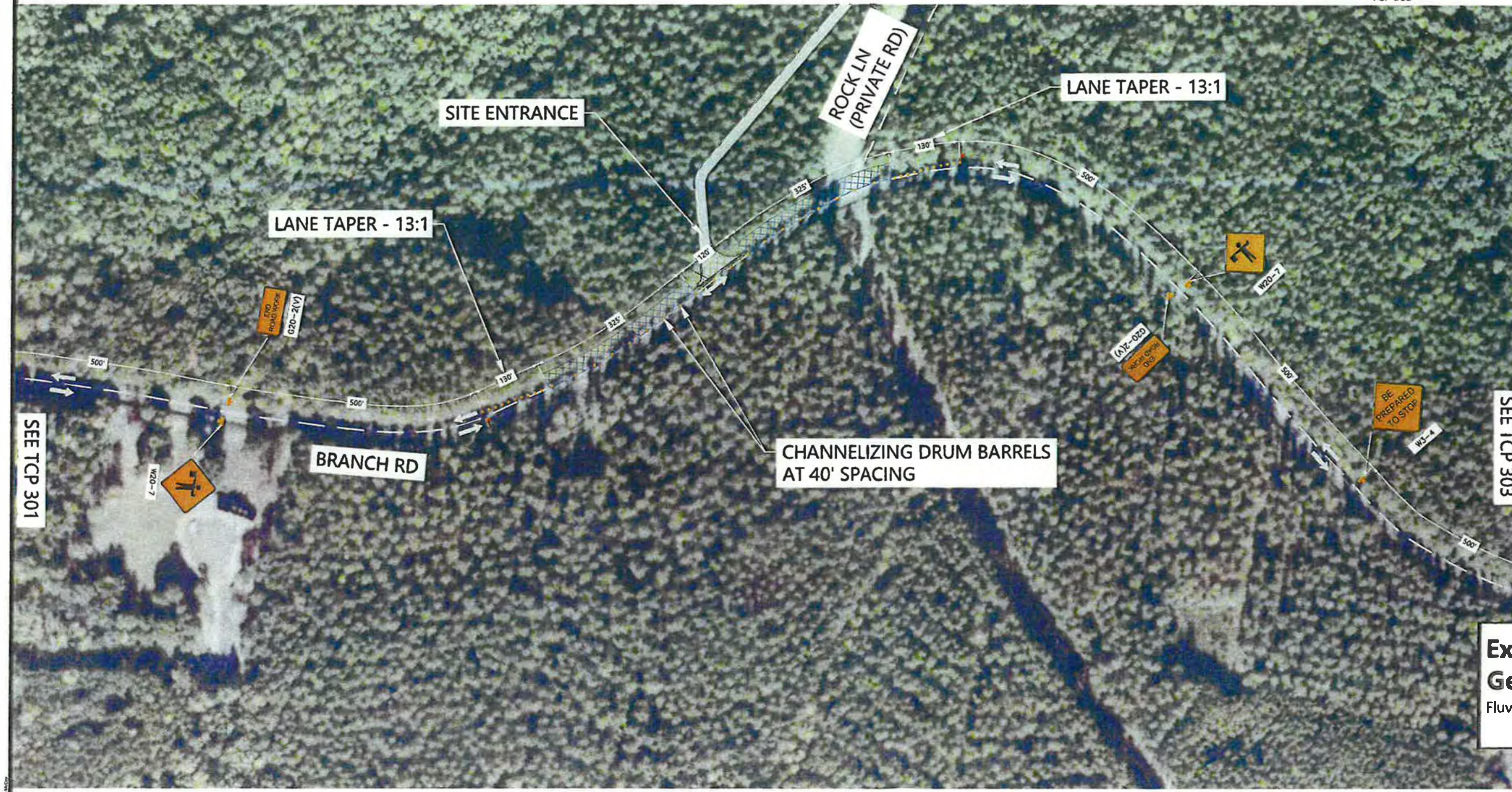
Fluvanna County, Virginia

TRAFFIC CONTROL PLAN - BRANCH RD ENTRANCE

DATE: 7/10/2025

SHEET: TCP 301 REV: B





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Omaha, NE 68154

REVISIONS:

#	DATE	COMMENT
A	[illegible]	EXPEDITION NATURAL GAS POWER PLANT TRAFFIC CONTROL PLANS
B	07/10/2025	REV. PER CLIENT COMMENTS

LEGEND:

- BUFFER ZONE
- WORK AREA
- BARREL
- FLAGGER
- SIGN STAND
- EXISTING ROAD DIRECTION OF TRAVELED WAY

0' 100' 200' 300'

Expedition Generating Facility

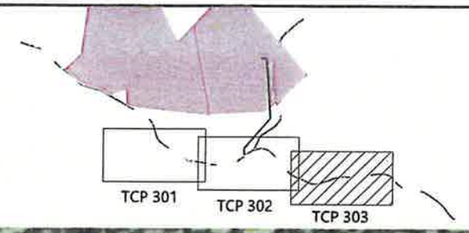
Fluvanna County, Virginia

TRAFFIC CONTROL PLAN - BRANCH RD ENTRANCE

DATE: 7/10/2025

SHEET: TCP 302 REV: B

KEY MAP:



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- BUFFER ZONE
- WORK AREA
- BARREL
- FLAGGER
- SIGN STAND
- EXISTING ROAD
- DIRECTION OF TRAVELED WAY

0' 100' 200' 300'

Expedition Generating Facility

Fluvanna County, Virginia

TRAFFIC CONTROL PLAN - BRANCH RD ENTRANCE

DATE: 7/10/2025

SHEET: TCP 303

REV: B

COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
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Fax (434) 591-1911
www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: SA 25:01 Tenaska Project Expedition
Request for Section 15.2-2232 Review
Date: January 13, 2026

From: Todd Fortune
District: Cunningham Election District

General Information: This Section 15.2-2232 request is to be considered by the Planning Commission on Tuesday, January 13, 2026 at 7:00 pm at the Carysbrook Performing Arts Center, 8880 James Madison Highway, Fork Union, Virginia 23055. The Commission held a public hearing on this request at its October 7, 2025 meeting and initially deferred the request until the November 18, 2025 meeting. At the November 18 meeting, the Commission further deferred the request until the January 13, 2026 meeting.

Applicant: Expedition Generation Holdings, LLC

Owner: Tenaska Power Generation, LLC, Pardee Virginia Timber 1 LLC

Requested Action: **SA 25:01 Substantial Accord Review and Determination for Expedition Generation Holdings per Virginia Code Section 15.2-2232** – A request to review the proposed Tenaska Project Expedition to determine whether the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County's Comprehensive Plan per Section 15.2-2232 of the Code of Virginia. The proposed project is located on two parcels – Tax Map 27-A-1 (165 acres) and Tax Map 27-A-4 (249.05 acres) – totaling approximately 414.05 acres and located along Branch Road (Route 761) and Rock Lane. Tax Map 27-A-1 is located in the Rural Residential Planning Area, and Tax Map 27-A-4 is located within the Rural Preservation Planning Area. Both parcels are located within the Cunningham Election District.

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Vacant

Planning Area: Rural Residential (Tax Map 27-A-1)

Rural Preservation (Tax Map 27-A-4)

Adjacent Land Use: The surrounding parcels are zoned A-1, Agricultural, General. Tenaska owns two parcels directly east of the subject parcels, one of which is used for an existing generating station. The other is vacant. Other surrounding properties are either vacant or used for residential dwellings.

Zoning History: None.

Summary:

The Applicant has requested that the Planning Commission review this proposed electric generation facility as a "public utility facility" under Code of Virginia Section 15.2-2232(A), to determine whether the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County's Comprehensive Plan. This review is related to a separate request for a Special Use Permit (SUP) submitted by the applicant to construct a gas-fired electric generating station. Subject to the Planning Commission's 2232 decision, the Planning Commission will separately review and consider the merits of the associated SUP Application.

Code of Virginia Section 15.2-2232 requires that the Planning Commission review all proposed developments that include a "public utility facility" prior to the construction or authorization of such facility. The purpose of the Planning Commission's review is to determine whether the general or approximate location, character, and extent of the proposed public utility facility is substantially in accord with the Fluvanna County Comprehensive Plan or part thereof. The Planning Commission must advise the Board of Supervisors of its determination. Failure of the Commission to act within 60 days of a submission, unless the time is extended by the Board of Supervisors, shall be deemed approval. If the decision is appealed by the Applicant, the Board of Supervisors may overrule the action of the Planning Commission.

The applicant is proposing a natural gas-fired power plant with a production capacity of up to 1,540 MW. The SUP request covers two parcels totaling approximately 414.05 acres – Tax Map 27-A-1 (owned by Tenaska) and Tax Map 27-A-4 (owned by Pardee Virginia Timber; Tenaska has an option to purchase from the current owner). The parcels are zoned A-1, Agricultural, General. The proposed use qualifies as "Utility, major" under the County Code, which requires a SUP in A-1. The proposed facility would be constructed and operated on Tax Map 27-A-1. Tax Map 27-A-4 would be used as a laydown area for construction. After construction, the applicant plans to restore Tax Map 27-A-4 to a natural area. The project site is adjacent to the existing Tenaska facility, accessed from Branch Road. Water use for power generation at the facility would be from surface waters. The only groundwater use at the facility would be for employees to use the bathroom and running water for uses like washing hands and dishes.

Adjacent and Surrounding Uses:

All of the surrounding parcels are zoned A-1, Agricultural, General. Existing uses are a combination of vacant land and residential dwellings. Tenaska owns two parcels directly east of

the project site. One parcel is vacant, the other is used for an existing generation station, also owned by Tenaska.

Comprehensive Plan:

In 2024, Fluvanna County went through a "quick update" of its Comprehensive Plan. The 2015 Comprehensive Plan was re-adopted with changes made to select sections, to keep the County in compliance with Code of Virginia requirements. As such, the following recommendations from the Plan should be considered:

- The Comprehensive Plan stresses the need to preserve open spaces and the County's rural character.
    - Conservation easements are stressed as an important tool for land preservation and conservation in Chapter 1, Chapter 2, Chapter 6, and Implementation Goals and Strategies.
    - Rural Preservation is identified as a desire of the County in Chapter 2, Chapter 5, and Implementation Goals and Strategies.
    - Implementation Goals and Strategies also include strategies to preserve the natural environment. They include protecting farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space; and continuing to promote land-use taxation, conservation easements, ag-forestal districts, and other programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.
- The Comprehensive Plan, in Chapter 5, cites preservation of open space as "an important value in Fluvanna County."
- Chapter 5 also notes that Fluvanna County's vision is to see at least one-third of its tax revenue come from the business sector. One of the goals cited in Section 5 of the Plan is to diversify and strengthen the County's tax base.

As set forth by the Code of Virginia, the question before the Planning Commission with this 2232 application is:

> **Whether the general location or approximate location, character, and extent of the proposed solar energy facility is substantially in accord with the Comprehensive Plan or part thereof.**

Analysis:

Staff has analyzed the proposed Project, and criteria from the County's Comprehensive Plan. Staff comments relative to these criteria are as follows:

> **Strategy: Promote energy efficiency in developments and throughout the community including the use of solar, geothermal, wind, and other decentralized energy technologies and support renewable energy generation by allowing such uses in the zoning ordinance.**

The Comprehensive Plan says little about energy generation other than the strategy stated above. That been said, this project uses natural gas as its generation source. **As such, this project does not meet that strategy.**

Goal: To preserve and enhance Fluvanna's unique identity and rural character.

This proposal seeks to use about 50 acres out of a total of approximately 414.05 acres at the project site for the planned facility, with the rest being preserved as forested/open space. Additionally, related to this project, the applicant seeks to acquire two additional parcels south of the project site totaling approximately 354.82 acres and place conservation easements on those parcels. Those parcels, in turn, could be used as natural and recreational areas. **This project meets this goal as it would preserve more than 700 acres in the Rural Residential and Rural Preservation Planning Areas**.

Goal: To protect rural areas through economic development.
Goal: To diversify and strengthen the County's tax base.

The Plan cites preservation of open space as "an important value." It also cites the need to diversify the County's tax base and provide a better balance in tax revenues so that at least one-third of revenues come from the business sector. **This project would contribute to meeting these goals.** According to 2023 data from the Fluvanna County Commissioner of Revenue, Tenaska contributed 4.18 percent of the County's tax base from the existing facility. It should be expected that the addition of a second facility would make an additional contribution to the County's tax base.

To the question of whether the location is in accord with the Comprehensive Plan, staff have not been able to find anything in the Plan that addresses the location of energy generation facilities. That having been said, the proposed use is a *major utility* under the Fluvanna County Code. This use is allowed by-right in I-2 but requires a SUP in A-1, B-1, B-C, I-1, MHP, R-1, R-3, and S-1 zoned districts. It is important to keep in mind that this request is for a SUP as the parcels in question are zoned A-1.

Recommendation:

Staff has evaluated the proposed Project in the context of the adopted 2024 Comprehensive Plan, including all relevant goals, policies, and evaluation criteria for utility-scale solar facilities. **Based on this analysis, staff finds that the Project *partially* aligns with the County's goals and objectives per the Comprehensive Plan for the following key reasons:**

- The Project would further the County's goals to preserve open space. The project, when completed, would use only 50 acres of an approximately 414.05-acre site. Additionally, the two parcels the Applicant propose to acquire south of the project site would be placed into conservation easements – preserving additional open space.
- The Project would allow the County to diversify its tax base and increase the portion of the County's revenue steam that comes from the business sector, which could provide an

opportunity to reduce the burden on real estate and personal property taxes for supporting local revenues.

Accordingly, staff finds that the proposed facility is substantially in accord with the Fluvanna County Comprehensive Plan, or "part thereof."

Options for the Planning Commission

To reiterate, the Code of Virginia, Section 15.2-2232 (B) states:

"The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, ***unless the time is extended by the governing body***, shall be deemed approval."

The Planning Commission held a public hearing on this request at its regular meeting on October 7, 2025 and voted to defer this request until the November 18, 2025 meeting. Subsequently, at its regular meeting on November 5, 2025, the Board of Supervisors approved a resolution requesting the Planning Commission further defer this matter until January 13, 2026 to align the date of the decision with the recommendations for ZTA 25:09 and SUP 25:04. In response, at its November 18 meeting, the Commission further deferred this request until January 13, 2026.

Any determination by the Planning Commission regarding substantial accord must include written reasons for such determination. Consequently, the Commission has the following options:

- Determine that the application ***IS*** substantially in accord with the Comprehensive Plan with written reasons for its decision.
- Determine that the application ***IS NOT*** substantially in accord with the Comprehensive Plan with written reasons for its decision.
- Option 3, to defer, *is no longer available* since the Board has not further extended the time period for the Commission to act on this request. Therefore, a determination will need to be made at this meeting.

Suggested Motions:

Option 1 – I move that the proposed Tenaska Project Expedition election generation station, as described in the related Special Use Permit application, be found to be substantially in accord with the Fluvanna County Comprehensive Plan for the following reasons:

Option 2 – I move that the proposed Tenaska Project Expedition election generation station, as described in the related Special Use Permit application, be found NOT to be substantially in accord with the Fluvanna County Comprehensive Plan or parts thereof for the following reasons:

FLUVANNA COUNTY
PLANNING COMMISSION

2026 BYLAWS AND RULES OF PRACTICE & PROCEDURES

Adopted
XXXX X, 202X

TABLE OF CONTENTS

Fluvanna County Planning Commission
BYLAWS AND RULES OF PRACTICE AND PROCEDURES
~~Adopted: April 8, 2025~~

I. CREATION. The Fluvanna County Planning Commission, hereinafter called the "Commission", is an appointed body provided by the Code of Virginia, Section 15.2-2210, or as amended. The Commission consists of five (5) members, one (1) appointed from each election district and one (1) representative of the Board of Supervisors. The Board of Supervisors representative does not vote by directive of the Board of Supervisors.

II. PRINCIPAL ADDRESS. 132 Main Street, Palmyra, Virginia 22963; Mailing Address:~~ Post Office~~P.O. Box 540, Palmyra, Virginia 22963.

III. RULES

A. These Bylaws and Rules of Practice and Procedures ("Rules") are adopted and shall apply to the Planning Commission of Fluvanna County. These Rules are intended to expedite transaction of the business of the Commission in an orderly fashion. The Bylaws and Rules are deemed to be procedural only. The failure strictly to observe application of the Rules shall not affect the jurisdiction of the Commission or invalidate any action taken at a meeting that is otherwise held in conformity with law.

B. All meetings and business shall be conducted in accordance with these Rules, Robert's Rules of Order Newly Revised (12th Edition), and the law of Virginia. In the event of conflict, the law of Virginia shall govern. A decision of the Chair with respect to the interpretation, applicability, or enforcement of these Rules may be overruled by a majority vote of the members present and voting.

C. Except as otherwise provided by law, any rule of the Commission may be suspended temporarily, upon approval of the majority of the Commission members present and voting. The temporary suspension shall apply only to the matter under immediate consideration and, in no case, shall it extend beyond an adjournment.

D. No rule of the Commission shall be adopted or amended except by majority vote of the Commission.

IV. CONSTRUCTION. As used in these Rules, the masculine shall include the feminine and the singular the plural unless otherwise specified herein. The word "shall" is mandatory and not discretionary; the word "may" is permissive and discretionary. The word "approve" shall be considered to be followed by the words "or disapprove".

V. DEFINITIONS. As used in these Rules, the following terms are defined:

A. Action of Record. An action taken or decision made by the Commission recorded in the Minutes of the Meetings. Except as otherwise required by law, an Action of Record may take the following forms:

1. Motions and seconds with the recorded votes of the members.

2. Consensus agreement of the Commission without vote by the Commission.

3. Directive of the Chair in the exercise of that office during the conduct of an official meeting of the Commission.

B. Commission. The Fluvanna County Planning Commission.

C. County Code. The Code of Fluvanna County.

D. Directive. An exercise of discretionary authority granted to the Chair from the Commission empowering the Chair as follows:

1. To enforce the protocols of these Rules for the conduct of business and discourse before the Commission to ensure proper decorum, civility, fairness, and order.

2. To cause the removal of any person or persons without charge of civil or criminal offense for misconduct, disruption, or disturbance of a meeting of the Planning Commission consistent with adopted policies and procedures of the Commission.

3. To charge any person or persons with civil or criminal offenses pursuant to federal, state, or local laws for the misconduct, disruption, or disturbance of a meeting of the Commission.

E. Item of Business. A matter to be presented before the Commission at an official meeting, specified on the Meeting Agenda or modification thereof, and which may be subject to an Action of Record.

F. Meeting or Official Meeting. Any Annual Organizational, Regular, or Special Meeting of the Planning Commission. The following terms may also be used to further define and specify purposes for meetings. Meetings as defined herein are not exclusive of each other and may be concurrently conducted.

1. Joint Meeting: A Joint Meeting may be conducted simultaneously with one or more public bodies for the purpose of review, inquiry, and discussion of matters of mutual interest or in the interest of expedient disposition of public business matters. Action of record may be taken at said meeting, and a quorum of both the Commission and other body(ies) is required to Call to Order and conduct a Joint Special Meeting.

23. Public Hearing: A public hearing shall be conducted at said meeting and the Commission may take Action of Record on such matters as may arise from the Public Hearing. A quorum of the Commission is required to Call to Order and conduct a Public Hearing.

34. Recessed Meeting: A meeting conducted at a date, place and time set by the Planning Commission as a continuation of a previously held meeting. A Recessed Meeting shall be scheduled no later than the date of the next Regular Meeting.

45. Rescheduled Meeting: A Rescheduled Meeting shall be for the purpose of conducting a meeting of the Commission where, by virtue of necessity or at the discretion of the Commission, the originally scheduled meeting cannot be conducted on its prescribed date or time or at its prescribed location pursuant to these Rules. Action of Record may be taken on any Item of Business presented at a Rescheduled Meeting, and a quorum of the Planning Commission is required to Call to Order and conduct a Rescheduled Meeting.

56. Work Session Meeting: A Work Session Meeting shall be for the purpose of in-depth review, inquiry, and discussion of specified Items of Business where Action of Record may be taken by the Commission. A quorum of the Commission is required to Call to Order and conduct said meeting. Work Session Meetings may also be called and scheduled for the purposes of presentations to the Planning Commission for educational and informational purposes.

G. Primary Motion. The first motion presented following informal discussion of any Item of Business at a Commission meeting.

H. Substitute Motion. A motion presented succeeding and in lieu of a primary motion on any Item of Business at a Commission meeting.

I. Virginia Code. The 1950 Code of Virginia, as amended.

~~III~~VI. COMMISSION CHAIR~~.~~

A. At the first regular meeting of the year, the Commission selects one of its members to serve as Chair. The Chair is a voting member and serves for one (1) year, or until his successor shall be elected and qualify as such.

B. The Chair, when present, shall preside at all meetings of the Commission and shall take the Chair at the hour appointed for every Commission meeting and shall immediately call the members to order and, except in the absence of a quorum, shall proceed with the business of the Commission in the manner prescribed by these Rules. The Chair shall preserve order and decorum and shall decide all questions of order.

~~A.~~C. Upon the death, resignation, or other permanent disability of the Chair to fulfill the duties of his office, the Commission shall elect a new Chair at its next regularly scheduled meeting or as soon thereafter as possible.

~~IV~~VII. COMMISSION VICE CHAIR~~.~~

A. At the first regular meeting of the year, the Commission selects one of its members to serve as Vice Chair. The Vice Chair is a voting member and serves for one (1) year, or until his successor shall be elected and qualify as such.

~~A.~~B. In the absence, or inability to act, of the Chair, the Vice Chair shall have and exercise all the powers and duties of the Chair.

VIII. COMMISSION MEMBERS

A. Notification of Absence. If any Commission member is unable to attend a meeting, all reasonable effort shall be made to notify the Chair and the Director of Planning as soon as possible to ensure there are sufficient members present and voting to consider all agenda items. The Director of Planning shall continue an agenda item if there will not be a sufficient number of Commission members present and voting at the meeting to approve the item.

B. Conflicts of Interest. At such times a Commission member may find himself with a conflict of interest as set forth in the Code of Virginia, Section 2.2-3100 et seq., the Commission member shall state the nature of the conflict of interest prior to an issue being heard and shall remove himself from the meeting. The member shall not vote or in any manner act on behalf of the Commission with respect to the issue for which a conflict has been declared, until such time as the issue has been decided. The member shall not attend any portion of a closed meeting authorized by the Virginia Freedom of Information Act when the issue is discussed; and will not discuss the issue with other governmental officers or employees in their official capacity at any time.

C. By resolution adopted by the Fluvanna County Board of Supervisors on April 19, 1995, the Board of Supervisors requires all Fluvanna County Planning Commission members to attend at least one or more of the training courses provided by the Virginia Cooperative Extension, the Virginia Department of Housing and Community Development, the Virginia Citizens Planning Association, or Virginia Tech's Public Service Program within two years of their appointment.

IX~~V~~. DIRECTOR OF PLANNING. The Director of Planning shall be Clerk to the Commission and his or her general duty is set forth in the Code of Virginia, Section 15.2-2217. He or she shall maintain an office at the same address as the Commission. The Director of Planning, or a designated representative, shall attend each meeting of the Commission and shall provide such information to the Commission as necessary to assist Commission members in their deliberations and decision making.

~~VI~~X. **COUNTY ATTORNEY.** The County Attorney shall perform the duties set forth in Code Section 15.2-1542. The County Attorney or designated representative shall attend each meeting of the Commission and shall serve as adviser to the Commission on issues of law relating to the Commission's business. The County Attorney assists the Commission in analyzing the facts; provides advice and action in legal matters and represents the Commission in civil actions.

~~VII~~XI. **PARLIAMENTARY PROCEDURE.** The County Attorney or designated representative shall serve as the Parliamentarian for the purpose of interpreting these Bylaws and Rules of Practice and Procedures and Robert's Rules of Order as may be directed by the Chair, or as required as a result of a point of order raised by any one or more Commission members. If the County Attorney or designated representative is unavailable, the Director of Planning shall serve as the Parliamentarian.

~~VIII~~XII. **QUORUM FOR THE EXERCISE OF COMMISSION BUSINESS.** A majority of the C~~c~~ommission shall constitute a quorum in order to conduct Commission business. A vote of the majority of those present is necessary to take action on an issue.

XIII. MEETINGS

A. Regular Meeting Schedule

1. Meetings are held on the first Tuesday after the first Wednesday of the month at 7:00 p.m. in the Morris Room of the County Administration Building, located at 132 Main Street, Palmyra, VA 22963, unless another location is announced.

2. Meetings will adjourn/recess no later than 11:00 p.m.

3. The Commission, at its pleasure, may continue its meeting beyond the normal adjournment/recess time, by majority vote of the Commission members present and voting.

4. Meetings shall start at the appointed time, and if the Chair is not present, the Vice Chair shall preside.

5. If neither the Chair nor the Vice Chair is present, the Director of Planning shall call the meeting to order and preside for the election of a temporary Chair.

B. Work Sessions Schedule. When needed, Work Sessions are held each month at 6:00 pm, prior to the 7:00 pm Regular Meeting, in the Morris Room of the County Administration Building, located at 132 Main Street, Palmyra, VA 22963, unless another location is announced. Other days/times may be scheduled by majority consent of the Commission.

C. Closed Meetings

1. Closed Meetings will be held as needed, but may only be convened in conformance with Section 2.2-3711 of the Code of Virginia (1950), as amended.

2. No resolution, ordinance, rule, contract, regulation, or motion agreed to in a Closed Meeting shall become effective until the Commission reconvenes in an Open Session and takes a vote of the membership on such resolution, ordinance, rule, contract, regulation, or motion which shall have its substance reasonably identified in the open meeting.

3. At the conclusion of a Closed Meeting, the Commission shall reconvene in Open Session immediately thereafter and shall take a roll call vote certifying that to the best of each member's knowledge:

a. Only public business matters lawfully exempted from Open Session requirements were discussed; and

b. Only public business matters identified in the motion convening the Closed Meeting were heard, discussed or considered.

Any member who believes that there was a departure from the above requirements shall so state prior to the vote, indicating the substance of the departure that, in his judgment, has taken place.

4. The failure of the certification to receive the affirmative vote of a majority of the members present and voting during the Closed Meeting shall not affect the validity or confidentiality of the Closed Meeting with respect to matters considered therein in compliance with the Freedom of Information Act.

5. The Commission may permit non-members to attend a Closed Meeting if their presence will reasonably aid the Commission in its consideration of an issue. Except as otherwise directed by the Commission, the County Attorney or designated representative and the Director of Planning shall attend all Closed Meetings.

D. Special Meetings. The Commission may hold Special Meetings as it deems necessary, at such times and places as it finds convenient, and may adjourn such special meetings from time to time as it finds convenient and necessary. Special Meetings shall be called and scheduled per § 15.2-2214.

XIV. AGENDA ITEM SUBMISSION

A. All agenda items are due to the Director of Planning for the Commission by COB Tuesday the week before the Commission meeting, with the exception of presentations which are due by COB Monday the week of the meeting.

B. Any person making a written or electronic presentation or demonstrating a matter by way of a picture, slides, or a similar document for inclusion in the record of the hearing shall provide

the Director of Planning a copy of such item three (3) days prior to the meeting at which such person wishes to make a presentation.

C. Copy all files into the "Library/03-Planning/04- Planning Commission" folder (if you do not have access to the county's shared drive, email the materials to planning@fluvannacounty.org).

D. Items can be in any file format (e.g., doc, docx, pdf, ppt, pptx, xls, xlsx)

E. NO paper copies of requested Agenda Items are required.

XV. AGENDA PREPARATION

A. The Director of Planning shall prepare the agenda for meetings.

B. The Director of Planning may at his discretion, and individual Commission members may by request to the Director of Planning, place matters of business on the Agenda according to the schedule in paragraph XIV(~~-~~A) above for discussion, information and/or action by the Commission as are germane to the affairs and interests of the Commission and County. However, this does not prevent the Director of Planning or Commission members, at their discretion, from having items included which are received after the regular cutoff date.

C~~D~~. The Director of Planning shall allocate time to items on the agenda to suit the convenience of the Commission.

D~~E~~. If the Director of Planning considers a requested agenda item not appropriate for consideration by the Commission, he shall inform the Commission for a decision. This does not prevent retaining the item on the agenda by majority consent of the Commission.

F. The Director of Planning shall submit the draft agenda to the Chair on the ~~Thursday~~Wednesday in the week before a regularly scheduled meeting for the Chair's review and approval. Agendas for special or other meetings may have the preparation and approval timeline modified to accommodate the available timeframe.

G. Issues for which actions will be required shall normally have all materials in the Agenda package for advance study.

H. The Commission Agenda and related materials shall be received by each member of the Commission and the County Attorney not later than the ~~Friday~~Thursday before the scheduled regular meeting. The Director of Planning may request an adjustment to the delivery schedule due to special circumstances.

I. The Director of Planning shall prepare extra copies of the Agenda and shall make the same available to the public and the press in the Office of the County Administrator, the Public Library, and on the County website. The Director of Planning shall also have at least one hard copy available at each regular meeting.

XVI. ORDER OF BUSINESS. The Order of Business shall be as follows unless the Director of Planning in drawing up the Agenda shall find good cause to change it:

1 – Call to Order
2 – Pledge of Allegiance and Moment of Silence
3 – Adoption of Meeting Agenda
4 – Director of Planning's Report
5 – Approval of Minutes
6 – Public Comments #1
7 – Public Hearing
8 – Resolutions
9 – Presentations
10 – Unfinished Business
12 – New Business
13 – Public Comments #2
14 – Closed Meeting (as needed)
15 – Adjourn

XVII. CONDUCT OF BUSINESS

A. Basic Principles: The following principles should be observed at all times in the transaction of public business before the Commission.

1. Only one subject may claim the attention of the Commission at one time.

2. Each item presented for consideration is entitled to full and free discussion.

3. Every member has rights equal to every other member except as to procedural matters within the competence of the Chair.

4. The will of the majority must be carried out, and the rights of the minority must be preserved.

5. The personality and desires of each member should be merged into the larger unit of the Fluvanna Planning Commission.

B. The Commission shall adopt an agenda for each meeting by recorded vote of a majority of the Commission members present and voting. The adoption of the agenda shall be the first item for action following the Call to Order, Pledge of Allegiance, and Moment of Silence.

C. Items shall be heard in order of the Agenda, except as the Commission decides when adopting the Agenda and that the Commission may vote to call up any matter at any time.

D. Except as provided in subsection F. of this Section XIX, the Commission shall take no Action of Record on any matter that is not on the Meeting Agenda unless a modification to the Meeting Agenda is requested at the time of Approval of the Agenda. Modification of the Meeting Agenda requires a majority vote of Commission members present and voting.

E. The Commission shall consider all items on the Agenda before taking any other items, unless an unlisted item is brought by majority consent of the Commission members present and voting.

F. Items not on the Agenda shall be heard as the final items of the Commission's business, time permitting, or shall be carried over to the next regular meeting or a special meeting as determined by majority consent of the Commission.

G. Exhibits before the Commission shall become the property of the Commission and shall be filed with the Director of Planning and shall be deemed a part of the record of the meeting at which submitted.

H. Citizens shall not speak at a meeting until they are recognized. Citizens shall request recognition by addressing "Mr. Chair" or "Madam Chair" (as appropriate), stating their name, their address, and awaiting acknowledgment by the Chair. The Chair may permit a dialogue without individual recognition between members of the Commission or between a member and a citizen if such dialogue is orderly and contributes to the expeditious conduct of business.

I. Should it be desired by the Chair, any member, or by the Director of Planning, the member making a resolution shall reduce the same to writing and deliver it to the Director of Planning's Office. The Director of Planning shall take down verbal resolutions as accurately as possible to reflect the intent of the Commission.

J. Prior to initiating a public hearing, the Chair shall recount, either verbatim or by reference, the rules under which the hearing shall be operated, but the Commission may amend the rules during the hearing by giving notice of the change to those gathered (e.g., a change to the time limitation for individual speakers).

K. At the beginning of the public hearing, the Chair shall call upon the Director of Planning or the other staff member handling the matter at hand to present a description of the issue placed before the hearing, or the Chair may do so himself.

L. Subject to revocation or extension by the majority of the Commission assembled, the Chair may in all matters establish a maximum time for consideration of any matter, and/or limit the amount of time available to each speaker, including Commission members, on a matter and/or limit the number of times each speaker may address the Commission on a matter. Regardless, every Commission member is entitled to speak on every matter before the Commission and the call for the question shall not be entertained until all members who wish to exercise this right shall have done so at least once.

M. All members or citizens shall limit their comments before and to the Commission. The Chair may prohibit questions from citizens until a speaker has finished his presentation.

N. The Planning Commission has set forth the following rules for time limits for various agenda items or comments from the public, unless modified by majority consent of the Commission:

1. Individual presentations placed on the Commission's agenda shall be limited to ten (10) minutes in duration.

2. Individual presentations listed under the agenda item "Public Comments" shall be limited to five (5) minutes in duration.

3. Statements from the public during the "Public Hearing" on individual agenda items shall be limited to five (5) minutes.

4. Complete presentations on Commission action items shall be limited to not more than ten (10) minutes.

O. Once a notice for Public Hearing has been advertised (regardless of the nature), the Public Hearing will be conducted, unless the Commission formally defers the matter to a future meeting. The postponement or cancellation of a public hearing shall be as follows:

1. Any public hearing scheduled for a Commission meeting that has been publicly advertised shall not be postponed based on a request from a non-County government entity or person absent extreme mitigating circumstances. The Chair, with concurrence of the Director of Planning, will determine when such circumstances exist. If mitigating circumstances exist, the petitioner will bear any cost incurred by the County in providing public notification of the change and for the cost of advertising the new date of the hearing.

2. The Chair, with the concurrence of the Director of Planning shall have the authority to postpone a public hearing based on the weather or other extraordinary circumstances.

3. In all cases, County staff will ensure all Commission members are provided timely notification of schedule changes. Further, staff will ensure the public and general news media

are notified of changes to schedules which have been announced in public. The public hearing shall be rescheduled, if appropriate, and advertised as required by law.

XVIII. ORDER AND DECORUM[NP1]

A. It shall be the duty of the Chair to maintain order and decorum at meetings. The Chair shall speak to points of order in preference to all other members.

B. In maintaining decorum and propriety of conduct, the Chair shall not be challenged and no debate shall be allowed until after the Chair declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order, the regular business may be suspended by majority vote of the Commission members present and voting.

C. All comments by members of the public during any Public Hearing must be germane to the purpose of that Public Hearing. All comments by members of the public during any Public Comment period must be germane to the services or policies of the County. When providing comments, members of the public are not permitted to campaign for public office and shall not promote private businesses or address pending litigation.

D. No member or citizen shall be allowed to use of any profane, vulgar, obscene, abusive, defamatory, disruptive, or threatening speech, and doing so may result in removal from the meeting. No member or citizen shall use language of a personal nature which insults or demeans any person or which, when directed at a public official or County staff, is not related to his or her official duties.

E. All speakers shall be respectful of other opinions and viewpoints expressed at the meeting, and the audience shall not make audible expressions of support (i.e. applause) or of opposition (i.e. booing) during meetings.

F. Speakers should strive to avoid repetitive comments. Simple statements of endorsement of previous speakers are appropriate.

G. Speakers should address all comments to the Planning Commission and not the audience.

H. The Chair shall be the judge of all breaches of order and decorum; however, the Commission may by majority vote of the Commission members present and voting opt to overrule the judgement of the Chair. When any person engages in such breaches, the Chair may order that person to stand silent, to be removed from the building, or to be removed from County property.

XIX. MOTIONS

A. Motions by Commission members shall require a second.

Exceptions. The following do not require a second:

- To Raise a Question of Privilege
- Questions of Order
- Objection to the Consideration of a Question
- Call up Motion to Reconsider
- Nominations
- Leave to Withdraw a Motion
- Inquiries of any kind

B. Motions shall not be formally discussed prior to being duly seconded.

C. After a motion is properly made and seconded, the Chair shall restate the motion and open the floor to discussion.

D. The Chair shall routinely refrain from making or seconding motions in order to fairly and impartially preside over the Commission deliberations and discussion. In any case, the Chair shall not make or second a motion without first temporarily surrendering the chair to the Vice Chair, if present and willing to temporarily accept the gavel, or to another member present and willing to temporarily accept the gavel. In such event, he should not resume the chair until the motion is decided.

E. A maker of a motion may not speak against his motion.

F. The Chair shall call for and cause the vote to be recorded after the motion is properly made before the Commission, has been seconded, and has been duly discussed. Any member believing a motion has been duly discussed may move or call for the previous question. Such motion shall not be debatable. However, if any member objects, the Chair shall call for a vote on the motion calling for the previous question. If that motion carries, the Chair shall proceed to call for the vote on the motion before the Commission. If the motion calling for the previous question is defeated, the debate on the main motion shall continue.

G. A substitute motion may be made by any member to any motion properly on the floor. Once seconded, the substitute motion shall take precedence and all debate or action on the existing motion shall cease until the substitute motion is decided. Debate on a substitute motion is permissible. If the substitute motion is passed by a majority vote of the members then present and voting, the original motion is supplanted by the substitute motion. A second substitute motion can be made only after the first substitute motion is decided by vote of the Commission.

H. When a motion is made and then cannot obtain a second, the motion will die for lack of a second and does not require a vote. However, in the event that a motion which is not seconded is nevertheless voted on by the Commission and passes by a majority of the members present and voting, the failure of a second shall not invalidate the adoption of such motion.

I. Defeated Motions

1. Same Meeting: A defeated motion can be brought back for consideration at the same meeting if the members present agree to do so by a majority vote. Only a member who voted on the prevailing side may make the motion to reconsider the issue. The rule restricting renewal of a motion in the same session does not apply to a motion that died for lack of a second.

2. Subsequent Meeting: Except as otherwise provided by law, a defeated motion that is still applicable can be re-introduced at a subsequent meeting as new business (under the normal process for new business).

XX. VOTING

A. All Actions of Record must be approved by vote unless there is unanimous consent.

B. When the question is called and there is no dispute, the Chair shall call for the vote.

C. Whenever any member wishes to abstain from voting on any question, he shall so state and, if because of a conflict, shall indicate in accordance with the Virginia Conflict of Interests Act, Virginia Code § 2.2-3100 et seq., and his abstention shall be announced by the Chair and recorded by the Director of Planning.

D. The Chair's vote on all issues before the Commission shall be recorded with the prevailing side, unless the Chair clearly votes otherwise.

E. The Director of Planning shall record the name of each member voting and how he voted.

F. A tie vote fails. The Commission does not designate a tiebreaker.

G. Except as otherwise provided by law, motions shall be carried by a majority of the members present and voting in the affirmative.

XXI. RECORDING OF MEETINGS. The Clerk of the Commission or another person acting in that capacity shall electronically record each regular meeting. These recordings are the property of Fluvanna County and are public records as provided by the Virginia Freedom of Information Act. Interested persons may listen to the recordings on the County website or may obtain copies of the recording by making appropriate arrangements with the Director of Planning's office. Costs will be borne by the person making the request.

XXII. AD HOC COMMITTEES. There will be no standing committees. Ad hoc committees will be appointed by the Chair, as needed. Constitutional Officers may be appointed to committees.

~~**IX. PUBLIC SESSIONS.**~~

A. Except as otherwise directed the regular public meeting of the Commission shall be held on the 1st Tuesday after the 1st Wednesday of the month at 7:00 p.m. The meetings shall generally be held in the Morris Room, of the County Administration Building, located at 132 Main Street, Palmyra, VA 22963.

B. A special meeting may be held at the call of the Chair or by the application of three members given to the Director of Planning. There shall be at least seventy-two (72) hours written notice for a special meeting.

X. PUBLIC HEARINGS

B. Once a notice for Public Hearing has been advertised, the Public Hearing will be conducted, unless the Planning Commission formally defers the matter to a future meeting. The postponement or cancellation of a public hearing shall be as follows:

1. The Chair, with concurrence of the Planning Director, shall have the authority to postpone a public hearing based on the weather or other extraordinary circumstances. The public hearing shall be rescheduled, if appropriate, and advertised as required by law.

2. Any public hearing that has been publicly advertised shall not be postponed based on a request from a non-County government entity or person absent extreme mitigating circumstances. The Chair, with concurrence of the Planning Director, will determine when such circumstances exist. If mitigating circumstances exist, the petitioner will bear any cost incurred by the County in providing public notification of the change and for the cost of advertising the new date of the hearing.

3. In all cases, County staff will ensure all Planning Commission members are provided timely notification of schedule changes. Further, staff will ensure the public and general news media are notified of changes to schedules which have been announced in public.

4.

5. **XI. MEETING AND ATTENDANCE.**

6.

7. A. All meetings and business shall be conducted in accordance with these Rules, Robert's Rules of Order Newly Revised, 12th Edition, and the law of Virginia. In the event of conflict, the law of Virginia shall govern.

8.

9. B. Meetings will be held on the 1st Tuesday after the 1st Wednesday of the month. If the meeting date falls on a holiday, a new meeting date will be scheduled by the Chair. Meetings shall start at the appointed time, and if the Chair is not present, the Vice Chair shall preside. If neither the Chair nor the Vice Chair

~~is present, the Director of Planning shall call the meeting to order and preside for the election of a Temporary Chair.~~

~~10.~~

~~C. Any person making a written or electronic presentation or demonstrating a matter by way of a picture, slides or a similar document for inclusion in the record of the hearing shall provide the Director of Planning a copy of such item three (3) days prior to the meeting at which such person wishes to make a presentation.~~

~~12.~~

~~D. The Director of Planning shall list all items requested on the agenda. If, in the opinion of the Director of Planning, an agenda item is not appropriate for consideration by the Commission, he shall inform the Chair, and if the Chair is in agreement, the Commission shall first discuss whether to entertain the agenda item.~~

~~14.~~

~~E. The Director of Planning and Chair shall allocate time to items on the agenda, as is necessary, for appropriate consideration by the Commission.~~

~~16.~~

~~F. The Commission shall consider all items docketed on the agenda before taking any other items unless an undocketed item is brought by consent of the Commission.~~

~~18.~~

~~G. Time permitting, items not on the agenda shall be heard as the final items of the Commission's business. If time does not, in the opinion of the Chair, permit hearing items on the agenda, they shall be carried over to the next regular or special meeting.~~

~~20.~~

~~H. The Chair's vote on all issues before the Commission shall be recorded as being given with the prevailing side, unless the Chair clearly votes otherwise.~~

~~22.~~

~~I. Meetings shall be adjourned no later than 11:00 pm unless continued by unanimous vote of the Commission members.~~

XXIII~~XII~~. POLICY FOR REMOTE PARTICIPATION OF MEMBERS OF THE FLUVANNA COUNTY PLANNING COMMISSION AT MEETINGS OF THE COMMISSION

A. AUTHORITY AND SCOPE

1. This policy shall govern participation by an individual member of the Planning Commission of Fluvanna County, Virginia, by electronic communication means in public meetings of the Planning Commission of Fluvanna County, Virginia, and any closed session of the Commission held in accordance with applicable law, from and after the date of adoption of this policy.

2. This policy is adopted pursuant to the authorization of Va. Code § 2.2-3708.3 and is to be strictly construed in conformance with the Virginia Freedom of Information Act (VFOIA), Va. Code § 2.2-3700 et seq.

3. Any reference to a specific provision of federal, state, or local law referenced in this policy shall mean such provision of law, as amended from time to time, or as set forth in any successor provision dealing with substantially the same subject.

B. DEFINITIONS

1. "Caregiver" means a caregiver as defined by Va. Code § 2.2-3701.

2. "Member" means any member of the Planning Commission.

3. "Remote participation" means participation by an individual member of the Commission by electronic communication means in a public meeting where a quorum of the Commission is physically assembled, as defined by Va. Code § 2.2-3701. For purposes of determining whether a quorum is physically assembled, an individual member who is a person with a disability as defined in Va. Code § 51.5-40.1 or is a caregiver as defined in Va. Code § 2.2-3701 and uses remote participation counts toward the quorum as if the individual was physically present.

4. "Meeting" means a meeting as defined by Va. Code § 2.2-3701.

5. "Notify" or "notifies," for purposes of this policy, means verbal or written notice that is reasonable under the circumstances, with written notice, such as by email or letter, being the preferred means of notice. Notwithstanding the foregoing, notice does not include text messages or communications via social media.

6. "VFOIA" means the Virginia Freedom of Information Act, Va. Code § 2.2-3700, et seq.

C. MANDATORY REQUIREMENTS

Regardless of the reasons why the member is participating in a meeting from a remote location by electronic communication means, the following conditions must be met for the member to participate remotely:

1. A quorum of the Commission must be physically assembled at the primary or central meeting location; and

2. Arrangements have been made for the voice of the remotely participating member to be heard by all persons at the primary or central meeting location. If at any point during the meeting the voice of the remotely participating member is no longer able to be heard by all

persons at the meeting location, the remotely participating member shall no longer be permitted to participate remotely.

3. For purposes of determining whether a quorum is physically assembled, an individual member who is a person with a disability as defined in Va. Code § 51.5-40.1 or is a caregiver and uses remote participation counts toward the quorum as if the individual was physically present.

D. PROCESS TO REQUEST REMOTE PARTICIPATION

1. On or before the day of the meeting, and at any point before the meeting begins, the requesting member must notify the Commission Chair (or the Vice-Chair if the requesting member is the Chair) that such member is physically unable to attend a meeting due to (i) a temporary or permanent disability or other medical condition that prevents the member's physical attendance, (ii) a family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance, or the member is a caregiver who must provide care for a person with a disability at the time the public meeting is being held thereby preventing the member's physical attendance, (iii) such member's principal residence location more than 60 miles from the meeting location, or (iv) a personal matter and identifies with specificity the nature of the personal matter.

2. If the requesting member is unable physically to attend the meeting due to a personal matter, the requesting member must state with specificity the nature of the personal matter and that such matter renders the requesting member unable physically to attend. Remote participation due to a personal matter is limited each calendar year to two meetings or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater. There is no limit to the number of times that a member may participate remotely for the other authorized purposes listed in (i) - (iii) above.

3. The requesting member is not obligated to provide independent verification regarding the reason for such member's nonattendance, including the temporary or permanent disability or other medical condition or the family member's medical condition that prevents the member's physical attendance at the meeting.

4. The Chair (or the Vice-Chair if the requesting member is the Chair) shall promptly notify the requesting member whether the request is in conformance with this policy, and therefore approved or disapproved.

E. PROCESS TO CONFIRM APPROVAL OR DISAPPROVAL OF PARTICIPATION FROM A REMOTE LOCATION

When a quorum of the Commission has assembled for the meeting, the Commission shall vote to determine whether:

1. The Chair's decision to approve or disapprove the requesting member's request to participate from a remote location was in conformance with this policy; and

2. The voice of the remotely participating member can be heard by all persons at the primary or central meeting location.

F. RECORDING IN MINUTES

1. If the member is allowed to participate remotely due to a temporary or permanent disability or other medical condition, a family member's medical condition that requires the member to provide care to the family member, or the member is a caregiver who must provide care for a person with a disability, or because the member's principal residence is located more than 60 miles from the meeting location the Commission shall record in its minutes (1) the foregoing circumstance due to which the member is participating remotely; (2) the Commission's approval of the member's remote participation; and (3) a general description of the remote location from which the member participated.

2. If the member is allowed to participate remotely due to a personal matter, the Commission shall record in its minutes (1) the specific nature of such personal matter that renders the requesting member unable to attend stated by the requesting member; (2) how many times the member has attended remotely due to a personal matter; (3) the Commission's approval of the member's remote participation; and (4) a general description of the remote location from which the member participated.

3. If a member's request to participate remotely is disapproved, the disapproval, including the grounds upon which the requested participation violates this policy or VFOIA, shall be recorded in the minutes with specificity.

G. CLOSED SESSION

If the Commission goes into closed session, the member may continue to participate remotely in the closed session, and shall ensure that no third party is able to hear or otherwise observe the closed meeting.

H. STRICT AND UNIFORM APPLICATION OF THIS POLICY

This Policy shall be applied strictly and uniformly, without exception, to the entire membership, and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting. Unless independently received by County staff, the Chair (or Vice-Chair) shall provide County staff with copies of the member's written request to participate remotely and the written response, as applicable, if the request or response is in writing, to be retained by County staff for a period of one year, or other such time required by records retention laws, regulations, and policies.

I. MEETINGS HELD THROUGH ELECTRONIC COMMUNICATION MEANS DURING DECLARED STATES OF EMERGENCY

1. In addition to the foregoing, pursuant to the Code of Virginia Section 2.2-3708.2(A)(2) the Planning Commission may meet by electronic communication means without a quorum of the public body physically assembled at one location when the Governor has declared a state of emergency in accordance with the Code of Virginia Section 44-146.17, or Fluvanna County has declared a local state of emergency pursuant to Code of Virginia Section 44-146.21, provided that (i) the catastrophic nature of the declared emergency makes it impracticable or unsafe to assemble a quorum in a single location and (ii) the purpose of the meeting is to address the emergency provide for the continuity of operations of the Commission or the discharge of its lawful purposes, duties, and responsibilities. The Planning Commission when convening a meeting in accordance with this subdivision (I) shall:

a. Give public notice using the best available method given the nature of the emergency, which notice shall be given contemporaneously with the notice provided to members of the Planning Commission conducting the meeting;

b. Make arrangements for public access to such meeting through electronic communication means;

c. Provide the public with the opportunity to comment at those meetings of the Commission when public comment is customarily received;

d. Otherwise comply with the provisions of the Code of VFOIA; and

e. State in its minutes the nature of the emergency, the fact that the meeting was held by electronic communication means, and the type of electronic communication means by which the meeting was held.

J. Nothing in this Section XXIV shall be construed to prohibit the use of interactive audio or -video means to expand public participation.

XXIV. RULES

A. The bylaws may be suspended at anytime by a majority vote of the Commission.

B. The bylaws may be amended by a majority vote of the Commission, but only at the regular meeting next held after the proposed amendment has been announced at a regular meeting.

~~J.~~

~~**XIII. CONDUCT OF BUSINESS**~~

A. When the question is called and there is no dispute, the Chair shall call for the vote.

B. Whenever any member wishes to abstain from voting on any question, he or she shall so state and, if because of a conflict, shall indicate in accordance with the Virginia Conflict of Interests Act, Virginia Code § 2.2-3100 et seq., or as amended, and his or her abstention shall be announced by the Chair and recorded by the Clerk.

C. Exhibits or electronic slides before the Commission shall become the property of the Commission and shall be filed with the Director of Planning.

D. Citizens shall not speak at a meeting until they are recognized by the Chair. Citizens shall request recognition by addressing the Chair and then await acknowledgement. At his or her discretion, the Chair may permit a dialogue without individual recognition between members of the Commission or between a member and a citizen if such dialogue is orderly and contributes to the expedition of the business. Such discussion will be discouraged.

E. Prior to opening a meeting at which one or more public hearings will be held, the Chair shall recount the rules under which the hearing shall be operated, but he or she may amend the rules during the hearing by giving notice of the change to the Commission.

F. At the beginning of the public hearing, the Chair shall call upon the Director of Planning or the Chair of the committee handling the matter at hand or shall recount a description of the issue placed before the hearing.

G. Subject to revocation or extension by the majority of the commission assembled, the Chair may in all matters establish a maximum time for consideration of the matter, and/or limit the amount of time available to each speaker on a matter and/or limit the number of times each speaker may address the Commission on a matter. Notwithstanding the foregoing statement, every Commission member shall be entitled to make a statement on every matter before the Commission and the call for the question shall not be entertained until all members who wish to exercise this right shall have done so.

H. All members or citizens shall limit their comments before the Commission. The Chair has the option of requiring speakers to sign up before being authorized to address the Planning Commission.

I. The Commission has set forth the following rules for presentation time limits:

1. Individual presentations placed on the Commission's agenda shall be limited to ten (10) minutes in duration.

2. Individual presentations listed under the agenda item "Public Comments" shall be limited to five (5) minutes in duration.

3. Statements from the public during the "Public Hearing" on individual agenda items shall be limited to five (5) minutes.

4. Complete presentations on Commission action items shall be limited to not more than ten (10) minutes.

5. The above limitations may be extended only by majority consent of the Commission.

XIV. ORDER

A. It shall be the duty of the Chair to maintain order and decorum at meetings. The Chair shall speak to points of order in preference to all other members.

B. In maintaining decorum and propriety of conduct, the Chair shall not be challenged and no debate shall be allowed until after the Chair declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order, the regular business may be suspended by vote of the Commission to discuss the matter.

C. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches.

D. When a person engages in such a breach, the Chair may:

1. Order the person to stand silent,

2. Order the person's removal from the building, or,

3. Order the person removed from the County Property.

XV. COMMITTEES. There will be no standing committees. Ad hoc committees will be appointed by the Chair, as needed. Constitutional Officers may be appointed to committees.

XVI. RULES

A. The bylaws may be suspended at anytime by a majority vote of the Commission.

B. The bylaws may be amended by a majority vote of the Commission, but only at the regular meeting next held after the proposed amendment has been announced at a regular meeting.

~~**XVII. RECORD OF THE MEETING.** The Clerk of the Commission or another person acting in the capacity shall electronically record each regular meeting. Recordings are the property of Fluvanna County. A stenographic record shall not be admissible as evidence of what transpired at a meeting, unless the person taking the record has been sworn prior to making the record.~~

~~Audio recordings are available on the county website at www.fluvannacounty.org/meetings~~