
Atlantic Coast Pipeline

Nelson County Board of Supervisors

January 12, 2016

Many communities across Virginia host natural gas pipelines



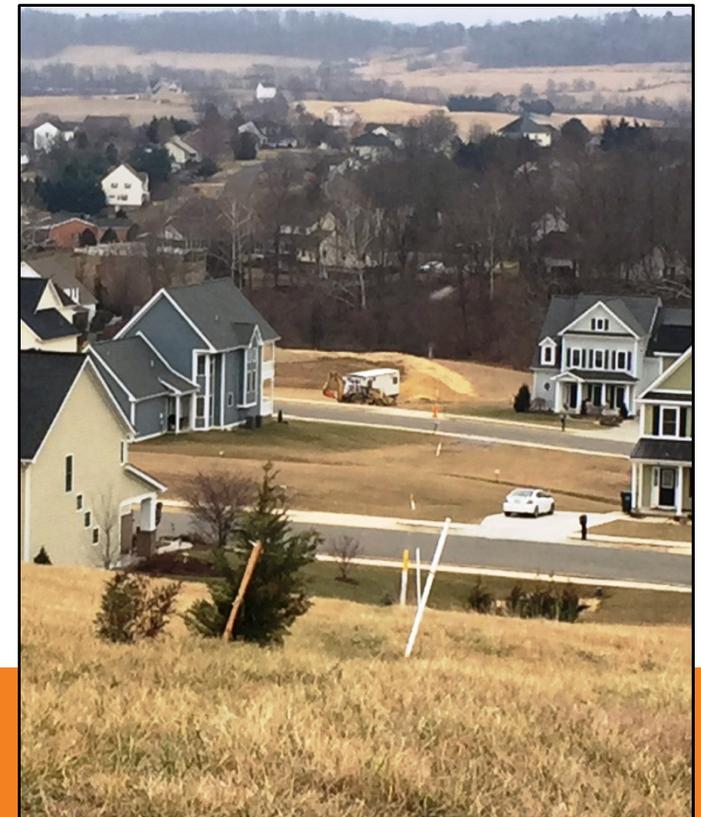
Maintaining the community's rural character

Augusta County



Without interfering with residential and commercial development

Augusta County



Or discouraging tourism

White Hall Vineyard, Albemarle County



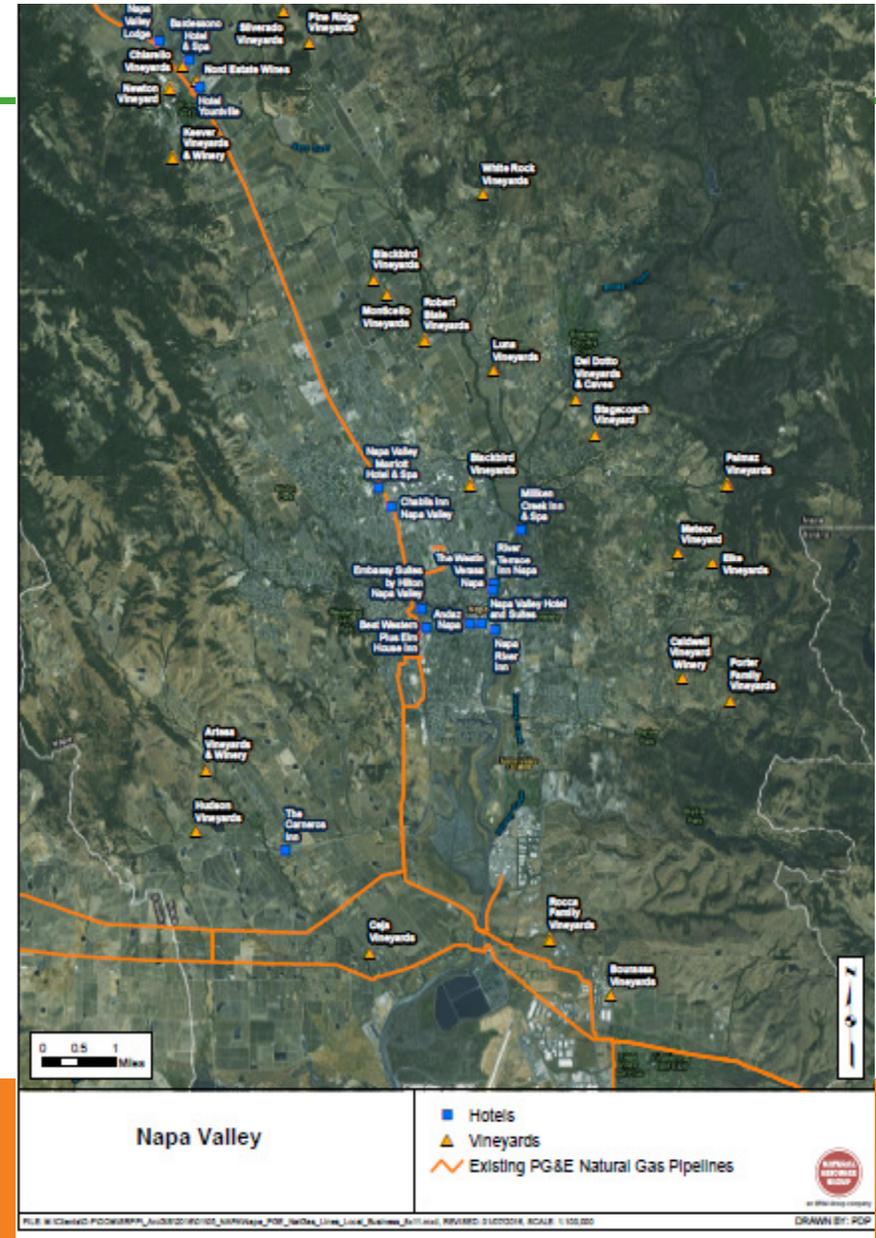
- ❑ Part of the Monticello Wine Trail
- ❑ Producer of award-winning wines for more than 20 years



Atlantic
Coast
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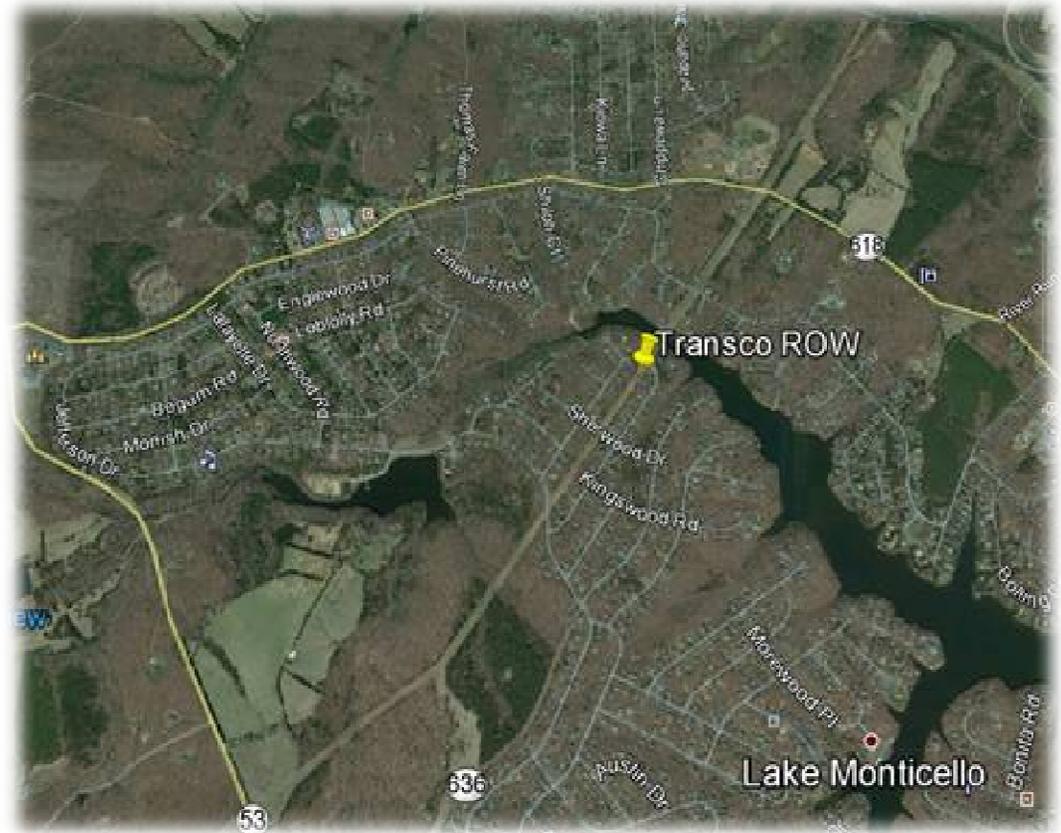
California's premier wine country hosts natural gas pipelines

- ❑ 280 miles through thriving tourism areas
- ❑ Napa County generates \$1.5 billion each year in tourism
- ❑ Sonoma produces nearly \$1 billion annually in agricultural products



42-inch Transco crosses neighboring counties, and Lake Monticello community

- ❑ Buckingham, Fluvanna, Orange, Culpeper, Fauquier, Prince Williams Counties
 - Crosses I-64, a major east/west corridor
- ❑ Lake Monticello is home to some 10,000 residents



Significant economic benefits across Virginia from energy savings and local tax revenue

Construction:

- ❑ Economic activity: \$1.4 billion total
- ❑ Jobs: 8,800
- ❑ Local tax revenue: \$2.4 million annually

Operations:

- ❑ Energy cost savings: \$243 million annually
- ❑ Economic activity: \$37.8 million annually
- ❑ Jobs: 1,300
- ❑ Local tax revenue: \$10.4 million annually

* Analysis provided by ICF International, Chmura Economics & Analysis, and Dominion Resources.

Local Tax Benefits

In 2022, the full value of the project will be reflected in tax payments:

Virginia counties + Suffolk and Chesapeake:

- ❑ Estimated 2022 property tax payments of \$10.4 million

Nelson County:

- ❑ Estimated 2022 property tax payments of \$1.25 million

Property Values and Mortgages

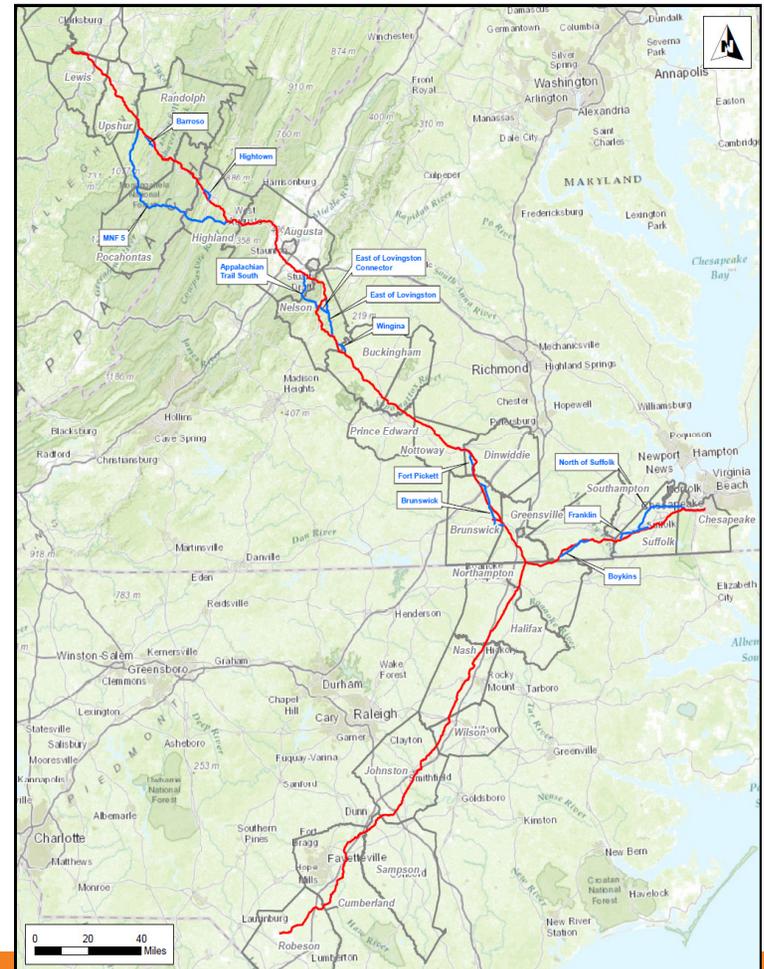
Well-documented reviews show no negative impact on property values.*

- ❑ Multiple FERC Reports* -- as recently as October 2014:
 - Diskin et. al., 2011 (Arizona)
 - PGP Valuation, Inc., 2008 (Palomar Gas Transmission)
 - Ecowest, 2008 (Oregon LNG Project)
 - Hansen et. al., 2006 (Washington State)

- ❑ Because property values would not be affected:
 - Appraisal values would not be affected
 - Ability to obtain a mortgage would not be affected

Atlantic Coast Pipeline

- ❑ FERC filing in September 2015
- ❑ More than 3,000 miles of potential routes have been explored to find the current 564- mile path
- ❑ 30 major route adjustments proposed in response to feedback



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Current Route
Route Alternative

Atlantic Coast Pipeline
Location of Route Alternatives



Regulatory Process and Expected Timeline

	Activity	Timing
✓	Survey/route planning	May 2014 – Ongoing
✓	Hosted Open Houses	September 2014
✓	FERC Pre-Filing Request	October 2014
✓	Prepare & Submit draft Resource Reports	Fall 2014 – Spring 2015
✓	Hosted Open Houses	January & March 2015
✓	FERC held Scoping Meetings	March 2015
✓	Respond to Comments submitted during Scoping	May 2015
✓	File FERC Application	September 2015
	FERC draft Environmental Impact Statement (EIS) FERC Comment Period/Host public meetings on draft EIS	Winter 2016
	FERC Final EIS	Spring 2016
	FERC Certificate	Summer 2016
	Construction	2016-2018
	In-service	Late 2018

FERC = Federal Energy Regulatory Commission, the lead agency responsible for environmental review and approval of the project.

Thank You

