

Butler Farm 230 kV Electric Transmission Line and Substation Project
May 11, 2022
Community Meeting – Q&A

- We are now going to open the floor to questions. I do just want to say that pretty much the main question people ask is how does this impact me directly? And the best way for us to answer that is when we look at the boards. So if you have general questions about the project we have our project team here. And just really quickly, if you guys can wave – we have permitting, communications, engineering, planning, and we have our consultants, ERM here as well for the routing team, and we have external affairs here as well. So the one thing I do want to ask that you wait until the microphone comes to you. So if you have a question, you can raise your hand. We have Heather in the back, and she will come to you with the microphone, and then you can ask your question and then our appropriate representative will answer. And so following the Q&A session, then we'll all kind of break out and look at the boards. So let's open the floor to questions you may have.

- Hi, do you project any, with the increase of the electric, interfering with our cellular network? Because you know we don't have the best cellular network around but I've heard transmission lines have a tendency to interfere with those.

- No, you shouldn't have a problem with it. Not at 230 kV.

- Question regarding the routing. You got 'em listed alternative one, two, and three, is that in priority?

- No, it's not in priority. So they're just, yeah, the colors. We do not have a preferred route.

- In any of these back here, is there a picture of what the facility's going to look like, and roads in and out, and that kind of thing? Like how are you all going access?

- Oh, access roads? The access roads are not listed quite yet because we don't know what the preferred route or the approved route will be from the State Corporation Commission. Once we get through that process, then we'll understand how we'll reach that right of way to construct it. So at this point in time, no, but when we do get to that point for construction we most likely will have another open house so that folks understand what to expect through the construction process.

- Do you have a site on the Butler Farm property where this substation will be?

- Yes. Yes, we do.

- Do you have pictures? Will we see that?

- Not yet.

- Again, okay, I think that the next open house that we have in June we'll have more photo simulations and we'll have a rendering of a substation.

- I just have a question concerning purchasing the right of way for all of this.

- [Panel Member] What's the question?

- [Larry] What's your question?

- The right of way, has it been contracted?

- No.

- Nothing?

- Nothing yet. Because we don't know what the route is.

- [Attendee] Okay.

- Larry, do you want to go through the process?

- Well the process is we will contract it out because it's a lot and first we will contact and get with each property owner to get permission to get on their property, Usually it's a form that they would sign. And after we get that, we would have studies done which would be surveying, soil borings, whatever they need to build the line. And then we would have the prop, once we get plats, we'd have the property appraised, and then we will make the property owner an offer to acquire the easement, or the right of way, and then we would negotiate from there after we make an offer with the property owner.

- [Attendee] Do you purchase it out right, or-

- No, it's a right. We don't buy your property. We get an easement from you which is a right to be on your property.

- Okay, well thank you all for coming tonight. We're here till seven or so, so please stick around, check out the boards. And again, we have lots of expertise in the room to help answer any questions. Oh yeah, sure. Heather, front row.

- Thank you. The existing Clover transmission line bisects my farm. So if this were to run parallel with that existing line and underneath it, would that right away be expanded to accommodate that? Or how does that work?

- Yes. So it would expand from 100 to, it would expand from 100 to 120 feet depending on the structure type. We have those examples over here.

- We were told 25 years ago when they were purchasing the easement through our property that additional lines could later be placed underneath there or with that. But I have heard that part of the easement for Dominion for the main transmission line has been sold or at least the rights to it to environmental groups or something. And that might defer your line from, is that true? It might defer your line from being placed under that?

- So there may be some conservation easements that property owners have put subsequently their parcels under conservation easement which would encumber our existing transmission line rights. And so that process would be, we try to respect that conservation land and that's one of the constraints that our routing folks do take into consideration. If it's unavoidable, we'll have to

work with that agency, that conservation holder, let's say it's the Virginia Outdoor Foundation, and request accommodation for an easement through what is now their easement.

- [Farm Owner] So it's still doable?

- We try to respect it, again, but sometimes there's no way around it. But ultimately that agency, like the Virginia Outdoor Foundation, has final say in whether or not that's allowable. So it's an ongoing conversation that we're having with the agency. Sometimes they don't give us an answer until once the state corporation commission approves a route so that they have something to react to which is why we try to engage with them earlier, but we also try to avoid those properties as well since we know that there is reason for putting that land under conservation, either it's environmental or species protected, and so we try to respect that and go around it if we can, even if it's along our existing corridor. We have a couple instances where we're bumping out to accommodate that variation for that reason.

- I wanted ask a question, access roads. Do I understand you get the approved route first and then you go to get the permission for the access road?

- Access is something that's determined after the route has been selected by the SCC and the easements are acquired. Our easements include ingress and egress to the property. And so we try to avoid wetlands, and going by houses, and driveways and use existing farm entrances. We have to get VDOT temporary construction entrances and things of that sort to minimize how much of our access we do on the project. So we put down matting and stone entrances and all these environmental things. And some of these boards over here will show you some of those details. So did I answer your question?

- Yeah, pretty much after, sounds like to me, the route is approved.

- You pretty much have to go along with the access road that you all already want. Am I right?

- The environmental-

- I mean, once the route's approved, then you go and ask like she was asking about permission to the access roads and buying or the right of way payment.

- Right, the easement has the language for that ingress egress. And the environmental folks and construction will visit the project to determine access points. And they will go down the right of way as much as they can until they get, let's say to a river, and then we'll come back out and go around on state roads and come in from another parcel to come down to that same general area. So there's many access points for a project. So they're unknown at this time.

- Are we going to have ATV permission to go on property after you guys are all done with it on the right of way?

- Is your question from a maintenance standpoint will Dominion have access for ATVs or are you saying general public general public?

- [Male Attendee] General public.

- No, sir. It's your land and our easement. Generally speaking, no, unless you allow that on your property. We do know that some folks obviously use those rights of way for that reason, but it's not allowed by our standards, but it's hard to monitor.

- So you don't officially permit it?

- The landowners still get to use their property for many purposes, farming, hunting, driving ATVs, horses, trucks, whatever, tractors, plowing it. We don't allow structures to be built like barns, houses, things like that. So there's an encroachment process that occurs after we get an easement for something that you want to do on there, fences and things like that. That's settled in the field with our encroachment regional person. But as far as is this open to like the public to ride ATVs on? No, sir, that's still your land and we put up with, your permission, involvement that farmers' gates and fences, so that it's still protected even though we cut down trees. So we're not just opening this up for the locals to ATV on your property. Does that answer your question?

- Yeah.

- Okay.

- Okay, I have a question regarding the proposed routes. If they change, what you got about four or five now? If they change, would you have another public hearing to go over that with the public?

- Yes, so we are going to have another in person community meeting in mid to late June. So we will mail out invites for that. So that's why we're having this meeting now and the one last week to hopefully incorporate the community's feedback and see if there are things that we can shift.

- The new load centers, Chase City, Fencely, and Lacrosse, what does that look like? I mean, when you say a load center, for example, in Fencely, is that a quarter acre, half acre? What is that? That's on the presentation that there's a new load center going in to Chase City, a new load center in Fencely. and one in Lacrosse. What's a load center?

- Sure. What's a load center? Sure, I'll take a first crack and then planners can jump in if I get something wrong or a gap. A load center, what we talk about, is a dense area where energy's used. That can be an urban center like a city, or in this case, data centers do use a lot of energy. And so there's three additional sites where data centers are going in in Mecklenburg and their campus which is bought on their parcel, I'm quite sure how large their campus is, but that's drawing enough power needs for us to build these transmission lines. And then the substations are built and then the substations connect broadly to the network that helps feed the community.

- I've got a question about, you were talking about tearing down or cutting down timber, I'd like to know more about that especially since the majority of my property is timber.

- So anytime we're building a new transmission line or even rebuilding an existing transmission line, we have to be able to clear the right of way to be able to access and to be able to get the equipment and build the new lines. Then we have to have a barrier to have clearance to that tree line to make sure that we don't have any clearance violations, any flash over. And we also do cut danger trees which would be trees that are a certain distance away of a certain height that could fall and potentially take out the line.

- Do you pay for that timber?

- Yes, they do pay for the danger trees.

- Yeah, and right of way.

- And right of way, yes.

- So, we'll go through the timber assessment at the time of the project and timbering fees will be in there. Also, if we have time of year where there could be crop damage, we do pay for crop damage as well.

- One of you mentioned 100 foot right of way exists already. Is that on all these existing routes, I mean, proposed routes?

- So we have a handful of existing transmission routes that are various right of way widths. And then the new right of way, depending on what structure is chosen, either is 100 foot wide or 120 foot wide. And if we co-locate with existing transmission lines there could be some overlap where the ultimate expansion could get some efficiencies by using existing rights. So that's what I think Chloe was talking about with existing transmission corridors. And then if we parallel 'em we can overlap and so where we may need only 50 feet or 60 feet more versus the full 100 or 120, we just have to do that evaluation. So I think the best thing to do is just look at the map and we can pick it out so that we can see how far. Generally speaking, we try to stay at least 60 feet away from buildings but obviously if we can be more, we will be more.

- If you have to take out trees in my yard, you take out the stumps too? Re-landscape?

- For normal right of way, the stump is cut off close to the ground as low as possible. But obviously if it's in somebody's yard, I'm sure that the forestry folks would be grinding the stump out. So that's something that when you're negotiating with the real estate folks, which is Larry Tucker's folks here, these are things that you can put in your easement negotiation, such as I want the stump in my front yard ground out, if it was your front yard, or your backyard, et cetera. Now if it's 1000 feet from your house, they're not going to grind that stump out. I mean, that's just a waste of effort and whatnot. So these are things you negotiate. So does that answer your question? Thank you.

- All right, great questions. So we're going end the Q&A session. We'll be here until seven. So feel free to stick around and view the boards and ask any questions. Thank you for coming.