

South Hill 230 kV Electric Transmission Line and Substation Project
June 6, 2022
Community Meeting – Q&A

- We'll go ahead and get started. Looks like we have a few questions.
- [Attendee] Okay, did you not say you were going to put a substation in?
- So yes, for the Northern route, there would be the Unity Substation, and then in South Hill, La Crosse area, there are those three substations.
- Okay.
- Correct.
- How loud are they going to be?
- Sure, so substations can make a small hum.
- [Attendee] Small hum?
- But we do, whatever the ordinance is, we are maintained to that ordinance of the locality.
- Are you putting in any walls around it to keep that small hum from keeping people from sleeping around that area?
- For the new substation, that would be the Unity Substation up in Lunenburg, that would have a Level One security wall. So yes, it would have a wall. The other three would have a normal 12-foot fence.
- [Attendee] How about the one in South Hill?
- That would have a 12-foot fence.
- Because, you know there's some crazy thing I did in my past, because I worked with laboratory animals at Merck Sharp pharmaceutical. I become AAALAC certified in animal husbandry and slow, slow vibration harmonics screws up your four-legged animal, your four-legged family members, and your goats, and your cows, and everything else. And this is why I'm concerned of all these noises. And it shortens the lives of pets as well. So, I don't know where you're saying, might put some walls up or I think the whole thing should be compiled into one. The reason why I'm saying this, I fought Delmarva Power put up a substation. Right off of a lazy lake, was a development down there. Those people walked around like zombies for eight months because they couldn't get sleep. And then they found out, through going to the governor of Delaware,

he made them come and do the specs and they were supposed to put those soundproof walls up. Be yes, it was a little bit more money, they didn't do it. And we had to fight them. So, this is why I'm asking you this, because I really, I don't trust any municipalities right up front, I'll tell you right now. Because of this. And believe me, I've been planning commission, I was on maintenance board, I was on a small, I was on the founder of the Crime Watch and I was also on the environmental board back in Pennsylvania Union Township. I spent 40 years going to school board meetings. So, I've been at meetings. That's why I said, I don't think you need this for my voice, but there's a lot here that I don't think. Like these maps, if you're a bird, you can be fine. There's nothing showing anybody's property there. I mean, and the map that you send at home, there was no route numbers on, there's practically no route numbers on those things. So, I mean, it is all guess work and it's like, are you shoving it to us right off the bat or what?

- Appreciate that, so thank you. So, a few things, just the substations will be co-located on the commercial properties, the three of them. We also need to go through the localities to get those substations permitted. So, there's going to be another opportunity to talk specifically about the substations as well as in meetings like this. And then of course with the routing, as we move along the design process, we will have more specific photo simulations, but we wanted to have this meeting first so that we understood where the routes may change before we got to that little of detail to show the photo sims. But the next meeting that we will have, will have those photos sims.

- And is this the electric actually going to be used right in our area?

- Yes, so the electric grid is for the benefit of everybody. And so, these lines have brought utility.

- Because crazy enough, what the people couldn't sleep up in Delaware was actually coming down to Virginia. It was Sussex County, Delaware, right off you actually was coming down in Virginia, so.

- [Panel Member] Thank you.

- Thank you, I own property next to the property that the Unity Substation is proposed to be built on. Can you tell me if I need to worry about any type of radiation or emissions or anything of that nature?

- No, ma'am out of substations, the EMF emissions are very low, you don't need to worry.

- [Attendee] Thank you.

- Do you have any estimates of the investment you're going to be making for these two scenarios in our county at this time?

- Well for the three projects, I think what we talked to the, with the board supervisors earlier in February is that this is a significant investment in South Hill or Southside Virginia, both in South Hill and on the Chase City side, in the upwards of over a hundred million dollars. With each one we're still working on the cost assessments but if you pull them all together and the substations, it's a significant investment in Southside, Virginia.

- [Attendee] Thank you.

- Okay, so it looks like you have solutions and alternate routes for Eastern Northern, but for this substation interconnection route looks like you might have a couple options, but that substation interconnection route that is an essential to the part of your plan, is that what I'm understanding? Like there's, I mean, there's really no negotiation on that or what's the, I mean the others have alternate route one, alternate route two, these just kind of are there, so.

- Yes, for the substation interconnections, we need to interconnect the three substations. So those are options for us to interconnect those three substations.

- Gotcha.

- Well, yes, there's two options to interconnect them.

- Well, it looks like on one in there's. Yeah, but okay two different substation, I'm with you.

- Yeah.

- Okay, I'm looking at this map and I see in La Crosse, it's three substation interconnected. So why do La Crosse need three?

- So, the question for those that may not have heard that, why do we need three substations and three interconnects between the substations? So, the reason being is that the energy demand from customer requests require three substations. There's I guess, three different data center campuses going in that area and each one is requiring due to reliability and that mandatory federal criteria that we have to adhere to, three substations which will then all work together along with the new transmission line. So, each substation has, what Roxana was talking about is transformers which brings the transmission voltage down to being delivered to homes and businesses and Dominion Energy is able to use those substations in its operational flexibility schemes so that it can tie in distribution circuits to aid in the reliability and the redundancy for homes and businesses. So, it's not going to be solely dedicated to those customers, it's for the benefit of everybody in the area. So, the way that the substation works and there's engineers here, so I'll do my best and you can fill in the gaps, but the high voltage transmission lines come into the substation and the substation does a few things. One, it reduces the voltage so that it can be deliver, the power can be delivered to homes and businesses, but it also has protection there so that the lines are

protected, and the energy can be flexibly moved around based on different contingencies that our operators are looking at. So, it both is both a protection as well as transformation to get that voltage down so it can be used for businesses and homes.

- If I already have power lines on my property, what you're doing is putting new power lines and making them wider, am I correct? Is that what we're doing?

- So, after this, we can go look at where you live and look at how the routes will co-locate with your property. But yes, if it's, if we're co-locating with an existing transmission line, we would be widening the right of way and adding more lines, more structures.

- So, my property may not be affected.

- It may not be, yes.

- It may not be.

- And we're looking at multiple routes.

- [Attendee] Okay, you have a substation going on Ray Road,

- Okay

- That's where I live at. Is that the South Hill substation, which one is that one on Ray Road?

- [Panel Member] I don't know off the top of my head, I could go look at it.

- Yeah. We can look at that afterwards and.

- Can you talk about your environmental review process and where in the status of it and one specific question is how wide is your study carder for each of these routes?

- Yeah, so originally within kind of the routing study or the routing phase of it, and Matt you can definitely add to this, up front we're looking at high level, any available data that we have JS, NBI, teeny species, threatened endangered species, waterways, cultural resource, environmental justice, tribal, and all of those get factored into how and where we route. And then from there, we kind of narrow down the quarters to try to reduce the impact on that. And then ultimately as we kind of go through this process and start to narrow down even more, then we'll start to kind of navigate and minimize where we can.

- But you have a study carder width that you're looking at for each of these routes, I was interested in how wide that carder is.

- Well, so, and you can add to this again, but we're looking very big picture at this point, looking at the entire area, that's kind of considered our project area.

- The right of way width though is 120 foot wide for the two circuits. And then the state corporation commission will do an environmental review through the DEQ, as well as any subsequent permits that we need through the Army Corps or VMRC, or Whatnot. But those are the permits that we'll get reviewed through the process.

- Yeah, I understand that but specifically, how wide is your study carder for each of these routes? I understand the right of way will be 120 feet wide, but are you looking at a wider carder that the route could be adjusted within?

- Yes. So, we started with a study area which encompassed the entire area for this project. And from there we acquired data for the entire study area so we could see where we had large pockets of potential issues. And then from there we're able to kind of make paths through those areas and come up with the routes that we have identified for today.

- [Attendee] Okay, still haven't answered my question. I guess I'll let it go.

- [Attendee] How much wiggle room is in these lines on the map?

- Oh gotcha. Oh, so a lot of, so there is wiggle room. So again, the environmental reviews haven't begun because we're still in the preliminary stages of the routing. So, if things change coming out of this meeting, we'll have an opportunity to look at the data, come back to you all, to show you the changes. And then we'll go through the number crunching to see what the impacts are and how those can be limited. So right now we, each route is 120 foot wide. If we hear something that we need to change it, Matt and team will go back and change it and then we'll run the data based off of this iterative process.

- How much, it's two poles, right?

- [Panel Member] Yes.

- [Panel Member] Yes.

- How much space is between the two poles?

- So, sorry, 60 feet in between the two poles with the arms facing in.

- Arms facing in.

- Yes.

- [Attendee] So then 60 in, is it 160 feet or 120 feet?

- So, when we have two circuits, two poles in the right of way, we will be pursuing 120 feet for ultimate build out like Roxana showed with the three poles, which would be finished in 2028. That would be the 160 feet.

- [Attendee] Oh, gotcha.

- So, in the areas that we could be, where we would be having the three poles, we would be pursuing the 160 feet now and then would come back later to build the last line.

- [Attendee] Okay, so there's 60 feet in between the original two poles.

- Yes.

- [Attendee] And then like 30 feet.

- It's about 30, correct. And that is the three poles was just in the, in between the interconnects.

- Do you know when you might start doing this third pole, how long?

- We would prob, it would be targeted to finish in 2028.

- So only three more, okay.

- So probably starting 2027.

- Also are you, is the main reason for this project because of all the energy that all the Microsoft plants are going to require?

- Yes.

- Doesn't really have anything to do with residential, or does it?

- It is a customer driven data center, yes.

- Okay, that was my question.

- [Attendee] What's your deadline as far as the route you will be taken, the definite route?

- Sure, so like the timeline that Roxana said, we're trying to move through the summer months to file late summer. Of course, if we hear more changes that have to occur, that timeline there's have some wiggle room to it. It's really based on whether or not we feel

we've accommodated all the information that we've gotten and can make changes off of that. So right now the schedule is sort of through this summer and filing in late summer.

- Yes, I was wondering what the timeline might be as far as a person evaluating the property devaluation. And is that going to be held before it's submitted to the SCC?

- So no, the appraisal process will not be before the SCC process. So once the SCC approves a specific option, then we will understand what real estate is involved in that, and then we'll be reaching out to you for permission to enter the property, to do surveying and other appraisal activities.

- So, what happened when you don't want you to come over your property on your personal property. What would happen if you don't want Dominion Energy on your property?

- Okay, so that's excellent question. So, chapter 25 of the Virginia Code allows Virginia Dominion Energy as a regulated utility to access the property for survey and other activities provided we give you 30 day's notice.

- But the, if a line is determined through the state corporation commission process to cross your property, we really want to work with you on a real estate transaction that is accommodating to you and the company. So that's ultimately, from a right of entry standpoint, Josh is correct. But we ultimately want to work with each property owner based on the appraisal and that negotiation for the right of way.

- What have we got to fight for that line to come across and they've already said the line's come across that? Tell me that.

- Sure. So right now, that's exactly why we're here. Again, like Roxana said, there's nothing set in stone other than we have a need for the project, which will have to verify and prove through the state corporation commission. But our hope is that we find a way to balance impacts through this public process. If it doesn't turn out to your liking, there's still an opportunity to get in front of the state corporation commission to voice your concerns.

- But now those substation lines that are on there, those are set in stone at this point?

- [Panel Member] The three substations are.

- The lines, the locations and the interconnects.

- Oh no, the lines are not, no. The substations themselves, that has been determined.

- Just to clear up your question about the interconnects when you asked earlier. Just because it looks like a circle on the map and that they're interconnected that way, it doesn't mean that they're going to be connected just like that, how it's shown. We have

routes where two of the lines might follow the same line. So, we do have options there. It just kind of looks like one line circling it, but, and we can explain that, we can talk about that later.

- One on one.

- Yes.

- Who would we need to talk with one on one?

- [Panel Member] Me or Matt who's hiding back here.

- I'd had to, I'm just kidding.

- That'll be great, thank you. Can you flip back to the second slide? I think it was a third slide that you started with. It looks from this and please correct me, I'm sure I'm wrong. But what you're telling me is you have a tremendous need for power from over towards Chase City. Same thing back towards Clarksville, back in the South Hill area. John H Kerr Dam, and what they produce in electricity, I assume you're saying is not able to run enough to produce enough electricity. So, what you're going to do is be transferring electricity from other areas to get it over here, basically to Microsoft, is that correct?

- So, if just, if I understand, so the generation that we have on this system, so our gas generation units, coal, soon to be offshore, wind, solar, all contributes to the energy use across the grid. So, we have plenty of generation. But our planners have determined the best ways to interject the new transmission lines from the sources over here.

- [Attendee] So where are the sources then? I guess would be a question.

- So just to add to what Greg said, we currently have only one set of 115 KV lines that's coming out of Kerr Dam towards the boarding area. And we already have sufficient load on that to overload those lines. So, in order to serve extra load, we need to build additional infrastructure for that. And that's why we have all these different options.

- Okay. But what I'm saying is you're bringing electricity from Lynchburg, west, or somewhere like that. If you go across the Lunenburg County line, whatever y'all call that the north of north, I guess you're calling that.

- Yeah, so on the transmission like all the generation are connected. So, we are looking at the closest route just to solve the power there.

- And I assume that saves you a lot of money from having to create just a new power plant in this area to take care of those plants. Is that what you're saying? Because it appears.

- That's kind of the purpose of the substation is you don't necessarily need a new power plant to get more power. When they talked about the transformers and raise, lowering voltage, those transformers also kind of give the lines their energy to kind of get what they need, do what they need to do, and then push the power out again. So just because we're not building a power station, that's kind of why we're building the substations and then the transmission lines facilitate moving the power.

- But you could do it with another power station.

- Yes, that's a whole another animal. Yeah, in a different department.

- So then my follow up question, and my final question is if I read this right and understand this correctly, this power has nothing to do with Lunenburg County or with the Mecklenburg County residence whatsoever. It's all about commercial and all about business. And yet y'all are going to spend the least money possible to take people's land through the eminent domain. You are not going to negotiate the right and the purchase of the property prior to getting approval from the SCC, which all seems backwards to me. It would appear to me that you would determine your right based on people that were willing to sell you at a certain price rather than turn around. And the little guy, which is 90% of the people in this room right here that own these farms and these properties are the ones that don't commit well, because you're not going to pay them anything for the land, for the right of ways to amount to anything. And it's going to devalue their property when you come through it. So, you take 120 to 160 foot right a way through a 200 or a hundred-acre farm. The devaluation of the property on both sides of that right of way is unbelievable with what you're doing. So big businesses taking value from individuals. And I don't think that's proper, especially if they're not going to arrive. I mean, if you would tell me Microsoft was going to see to it I had internet at the house, great. But I have no internet and I can't buy internet. I can't get internet. If I had grade age school children, I'd had to transport them to my office in Cambridge every day so they could study. So, I see no benefit to this, to most of the people in this room. I see the benefit to Dominion Energy. I see the benefit to Microsoft and to punish the locality, the local people who have worked themselves to death to earn a living, in this manner just seems reckless to me, it would appear to me you would select the rights you want to do or select your top two rights, go to the landowners and say, okay can we get y'all in a room, here's what we need of your property. What are you willing to sell it to us for? And then if you end up where you end up and you've got everything established, great, you're not going to get any pushback. But the way y'all are doing this you're going to get pushback every step of the way. And then I guess my other follow up question is how many times has SCC turned you down once you submitted to the right?

- Sure, appreciate that. So just can't disagree with everything you just said. But the State Corporation Commission has jurisdiction over the code that says we must reasonably minimize impacts. And they determine what that means. We give them a lot of evidence and data to back up whatever it is our proposed route will be, but they may choose a different route because they see it differently than what our proposal is.

- [Attendee] So how many times-

- So, from a need perspective, we justify the need, but in the last five years there's probably, I don't know, a half a dozen times where the state corporation commission chose different route than our proposed route.

- And also, to add on to that and back to your generation question, just because the generation facility is closer to you, doesn't actually mean that is your sole source of power. So, our generation sources are all mixed together and they all come together and it's on a need basis. So, you might be fed a little bit from up north and not even know that yet. So having a new generation plan wouldn't, doesn't mean that wouldn't be the answer to this question either. And then from your point about negotiating with the landowners, we do negotiate. It is not, this is the price, take it or leave it. It is a negotiation process. So, I would suggest looking up any depreciation value and using that as negotiation, if that's the point in the process that we are at. And lastly, we do want your feedback. We do want the people in the room to tell us, hey, could you shift here? We do want to know who's more willing to work with us than who's not and we do take that into consideration when we do have a preferred route with the SCC.

- Young lady over here mentioned the, what in the mailers has been referred to as the La Crosse South Hill substation currently on under construction on Country Club Road. It's not shown as part of this project. So, what's been the purpose for that? They cleared about 12 to 15 acres of land over there and doesn't really seem to have any impact on this project whatsoever. So, where's the benefit in that? Thank you.

- The La Crosse substation project right now is being built as bridging power for the data center campuses. Currently, there's not enough distribution power in the area to actually power those campuses. And so, La Crosse is being built and then it will be a 115 to 12, five KV station. So that 12 five will feed those three data center campuses until this project can be built.

- Just looking at the project and the proposed lines that go around Lawrenceville, they're like three different ones. What are your determining factors when you look at that and say, okay, well we're going to decide on this one. What comes into play and why would you leave an existing line and drop down and create a new one?

- Sure, I'll take your first or your second question first. The reason we had to drop down was because there are homes, businesses, and other facilities that are built close proximity to the line. That line actually goes through the Brunswick Landfill. So that's one of the major concerns that we had to route around for that line. When we do have to deviate, what we're looking at is, I think the gentleman up here, environmental constraints, homes, those kinds of things, wetlands, water bodies, cultural sites. We're looking at all those things when we start trying to identify routes and sorry, it feels like I'm getting louder. So yeah, we're looking, we're going to at all those constraints to try to find a corridor that works to get through those areas.

- But if you're diverting because of the landfill, then you're dealing with just one person. Whereas if you come down here, you going to deal with multiple people, right?

- So, the landfill is on the Eastern side. If we were to be able to go through the landfill, there's still multiple homes in the Lawrenceville area that we would be adjacent to.

- And if we don't want y'all crossing, do you think we going to give y'all easement to come across our property for anything else with Dominion? No, we will not. That's going to be cut and dry.

- Okay, the power lines that you're saying may not be used, will they be pulled up or they be left there.

- So, all the electricity facilities that are currently in the area have a need and a benefit to everybody and so will these new lines.

- [Attendee] Oh, so they are staying?

- So, we have to understand though that there are drivers to projects, as Roxana said in this case, it's the economic development that is occurring in Mecklenburg through the data center industry that is a driver of new infrastructure, but that infrastructure will benefit the broader community for distribution reliability, back feeds, redundancy, contingency planning. So, the grade works for the benefit of all of us. Nothing is sole sourced.

- So, the little bit that I know, it sounds as if over the past, about 10 years, we've added about a little around a thousand megawatts worth of power that these data centers are pulling. What is going in here? Where's its capacity? Is this going to be able to maintain the escalation of power that these buildings are pulling? Or is it going to be around two come 10 more years down the road?

- Yeah, so the three dots you see, that's what the current load centers are. And this project solutions are proposing the solutions for these three load centers there. And right now, I think it should be around, around Chase City we have like 300 megawatts and around La Crosse we have 400 and around. So, it's around total of thousand megawatts, for these three load centers. And that's what the plan is right now.

- So, what's to come, is there. Got a wild feeling this is not going to be the last round. And each one of these buildings can be easily destructed and reconstructed with twice as much power pull.

- So that's the plan right now. We don't have any additional load information. So, when it comes we'll again, engaged with the people.

- So, that's why Roxana showed and was forthcoming around the two options for the Northern and Eastern. We do have load projections that will necessitate those both lines eventually. So, we'll have to prove both the needs when they come around. But again, maintaining reliability standards. That's why eventually the Northern solution and Eastern solution will have to be built. We have that, at least we have that much runway sort of similar in the Chase City area. We have some runway as to future load growth, but Mecklenburg has been very successful in courting data centers. In other jurisdictions we've seen that, that usually continues. And so, we do build for the future, but it really just depends on siding where that low growth is happening. Is it near a transmission line? Does that transmission line have capacity or reliability for it? So, it's an ongoing iterative process. The grid is always changing along with new energy needs of the community.

- Folks, if you're worried about yourself, have a sound study done now at your property at your dwelling and you have a baseline then. And if they put this thing in and it hums over so much DB gain, then you have another one done and say, hey listen, you messed up my life. You took my livelihood away for my property. But one thing that I love sitting outside and hearing birds and everything else, not a hum from a substation. Have a sound study done now. I don't know whether a tower will help you do that. I don't know. Mr. Carl, are you still in here? Where? Oh, back there, I'm sorry. Would the tower of South Hill help people get a sound study done? Okay, because I know union township up Pennsylvania helped me get a town study done. They wanted to put five racetracks in my backyard, and I fought that, we paid \$160,000 to fight that and we won off of big war, trash load up there Mascaro. But that's what yet we did there. We had a sound study done so if that would ever go in back there and we had this messed up our lives, we had something to fight him in the court law. So please get a sound study done at your property as soon as possible.

- Thank you, so we are going to go ahead and look at the maps again before we all stand up. I do want to thank you for coming. We do appreciate your input. Again good, bad or neutral, we want to hear your feedback. So, I highly recommend signing up for GeoVoice on our project website. You can participate in the routing process firsthand. Thank you for coming. When everyone stands, we are going to have some Dominion members take away some chairs, 'cause we know there's a lot of people here. So just want to make you aware. Thank you and have a good night.