

WOOD'S MILL HOME OWNERS ASSOCIATION

June 22, 2015

Thomas F. Farrell II
Chairman, President and CEO
Dominion Energy
9019 Norwick Road
Richmond, VA 23229

Dear Mr. Farrell:

We are writing to express our concerns about your current plan for routing the Atlantic Coast Pipeline (ACP) through our subdivision, Wood's Mill, located in Nelson County, Virginia.

As we explain in the attached "Statement of Concerns", we believe routing the ACP through Wood's Mill poses unacceptable risks to the property values, safety, water resources, and livelihoods of many Wood's Mill residents. We implore you to re-examine the current proposed pipeline routing and search for alternatives that do not threaten so many important values. Please read our statement and consider our concerns seriously.

More broadly, we believe the overall proposal for the ACP should make use of existing right-of-ways, as indicated by Federal Energy Regulatory Commission regulations. Doing so would greatly reduce environmental, economic and social impacts.

Sincerely,



James Marshall, President
Wood's Mill Property Owners Association
773 Laurel Lane
Lovingston, VA 22949

cc.s:

Dominion Energy Board of Directors

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Dr. Peter Brown
Ms. Helen Dragas
Admiral James O. Ellis
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Dr. Pamela J. Royal
Mr. Robert H. Spilman
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WOOD'S MILL HOME OWNERS ASSOCIATION

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Mr. Norman Bay
Mr. Tony Clark
Ms. Cheryl A. LaFleur
Mr. Phillip D. Moeller
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Sen. Mark Warner
Sen. Tim Kaine
Rep. Robert Hurt
Del. Matt Farris

Nelson Co. Supervisors

Mr. Allen Hale
Mr. Thomas Harvey
Mr. Thomas Bruguiera
Ms. Constance Brennan
Mr. Larry Saunders

Concerned Groups

Ms. Joanna Salidas, Friends of Nelson
Ms. Charlotte Rea, All Pain No Gain
Ms. Nancy Sorrells, Augusta Co. Alliance
Wild Virginia
Jefferson Soil & Water Conservation District-Charlottesville

Media

Richmond Times Dispatch
Roanoke Times
Charlottesville Daily Progress
Staunton News Leader
Waynesboro News Virginian
Nelson County Times
NPR: WMRA, WVTF, RADIO IQ
WAMU-American U. Radio
NBC 29-WVIR TV
WUVA-U VA Radio
WCHV News-Talk 1260-Charlottesville
WINA AM 1070-Charlottesville
WKTR Radio-Charlottesville
WNRN Radio-Charlottesville
WQMZ Radio-Charlottesville

Woods Mill Property Owners Association
Statement of Concerns about Proposed Routing of the Atlantic Coast Pipeline
June 22, 2015

The Wood's Mill Property Owners Association (WMPOA) is vehemently opposed to the current proposed routing of the Atlantic Coast Pipeline (ACP) through our subdivision. Beyond our particular situation, we believe the ACP would harm Nelson County and harm Virginia. If it is to be built at all in Virginia, it should follow existing right of ways. FERC regulations require exploration of the potential for using existing right-of-ways, yet we understand that 94 percent of the land in the current proposal for the ACP is private and 6 percent is public, while 0 percent is on existing right-of-ways.

In this document we first describe Woods Mill and then explain the reasoning behind our belief that this is an inappropriate place for the 42-inch high-pressure natural gas pipeline Dominion/ACP is seeking to build.

Wood's Mill

Wood's Mill is located in Nelson County approximately eight miles north of Lovingston on Highway 29, just east of the juncture of Rte. 29 and Rte. 6 W (see attached map). There are 35 properties in Wood's Mill, 18 of which are developed for residential use. A 300 acre farm adjoins the subdivision; as explained below, the farm contributes greatly to the functioning of our neighborhood. There are approximately three miles of one-lane, two-way private gravel roads, which WMPOA maintains based on road maintenance fees and the voluntary donations and labor of property owners. There is only one point of access into Wood's Mill, the state-maintained Woods Mill Lane (Rte. 786).

Property Values

Woods Mill is a beautiful, pastoral place, featuring the Rockfish River, varied topography, mature hardwood forests, and abundant wildlife. Many of the residents were drawn to Woods Mill by these natural amenities. The proposed pipeline would severely mar the landscape and might harm wildlife habitat. Dominion is proposing to clear the equivalent of an eight-lane highway through the Wood's Mill landscape, with permanent severe impact on our property values, quality of life, and the environment.

There is no question that properties in Wood's Mill would be devalued because of the concerns and issues detailed below. In fact, it is likely that the mere possibility of the pipeline is already lowering the value of our properties. The studies Dominion cites to make the case that pipelines do not hurt property values are simply not credible; two of the studies are based on very limited data and are not generalizable, and the other two were funded by the industry.

Safety Concerns

As now proposed, the ACP would cross our road system (comprising Old Ridge Rd., Laurel Lane, and Meadow Drive) three times. These roads are narrow (10 feet wide for two-way traffic), fragile (some years ago winter logging operations on Old Ridge virtually destroyed the road), and bordered by big trees and utility poles. The roads are wholly unsuitable for the size of construction equipment needed to install a 42" pipeline. During the construction phase, Wood's Mill residents and others needing emergency help would be endangered if construction equipment or degraded road conditions blocked rescue squads from entering. If the pipeline were to become operative, a rupture could put many lives in jeopardy. In addition to questions about road access, we are concerned that any explosion could lead to lethal forest fires, as the Woods Mill forest is unmanaged and has an abundance of dead and down trees that could readily burn. Further, if an explosion and fire happened, it might be very difficult for residents to exit or emergency services to enter, since the subdivision has only one way in or out. Finally, there is little possibility that firemen could get sufficient water from our wells or the river, even if they could get into Woods Mill and get down to the river.

Dominion seeks to assure us that the chances of pipeline leaks and explosions are minimal. We are not assured. We understand that pipelines are the safest way of moving natural gas from source to users, but when explosions do happen they can be catastrophic. According to the US-DOT Pipeline Hazardous Materials Safety Administration, from 1995 to 2014 there were 972 "significant" onshore transmission pipeline incidents in the U.S., causing 40 fatalities, 174 injuries, and over \$1.3 billion (current U.S. dollars) in property damage. Many of these events involved smaller pipelines; the consequences of a rupture and explosion of a 42 inch high-pressure pipeline would be far more serious. Wood's Mill is susceptible to major natural events that could damage a pipeline. In 1969 Hurricane Camille dumped over 25 inches of rain in 5 hours, leading to landslides and flooding that killed 142 people in Nelson County. Wood's Mill was one of the areas most affected by Camille (see attached photo). Although Camille was a highly unusual weather event, even the heavy rainstorms that occur regularly scour and alter the bed of the Rockfish River and increase water flows in our streams and springs that destabilize the soil. In 2013 the 5.8 magnitude earthquake in Central Virginia rocked the properties in Wood's Mill. This was an unusually strong earthquake for Virginia, but earthquakes in our state are not uncommon. According to the Virginia Department of Mines, Minerals and Energy, since 1977 more than 195 earthquakes originated in Virginia, 29 of which were large enough to be detected at the earth's surface. Nelson County adjoins the Central Virginia seismic zone, one of the three primary centers of earthquake activity in the state. As a result of Hurricane Camille and the 2013 earthquake, we are alert to the possibility of natural disasters that could damage the pipeline and cause an explosion. Because Wood's Mill is forested with high fire potential, has very limited road access, and relies on limited and distant volunteer rescue services, we believe a pipeline explosion would lead to significant fatalities, injuries, and property damage.

Water Quality

Wood's Mill is now blessed with high-quality groundwater resources. The properties in Wood's Mill are dependent on wells, and the quality of the water is excellent. Any soil disturbances during pipeline construction as a result of earth moving or blasting could severely degrade our well water's quantity and quality. Well water is essential to the livability of Wood's Mill, and anything that threatens it is extremely concerning to us.

Economic Impact

The 300 acre Woodridge Farm adjoining the Wood's Mill subdivision makes many contributions to our neighborhood. The farm holdings include a rental property and several undeveloped parcels in Wood's Mill, and the owner, therefore, is a member of the WMPOA. He contributes a great deal to the quality of life and functioning of our neighborhood by voluntarily helping with such things as plowing the roads after snow events and maintaining the right-of-way on our road system. It is important to all of us that his farm continues to be successful. In recent years, he has made major investments in his property to maintain and build its viability as a business enterprise. He grows and roasts barley and wheat for the thriving breweries in Nelson County. He is also building a craft beer brewing operation on site that will offer a complete grain to growler experience. His business will join the booming small-scale winery/brewery/cidery/distillery tourism industry in Nelson County. Any degradation of groundwater quantity or quality would endanger this business, a model of the entrepreneurial enterprise so highly valued in our society. In addition to his agricultural activities on the farm, the owner has built a very special rental property for tourists seeking a quiet, nature-oriented retreat; that business, too, could suffer if the pipeline came through our neighborhood.

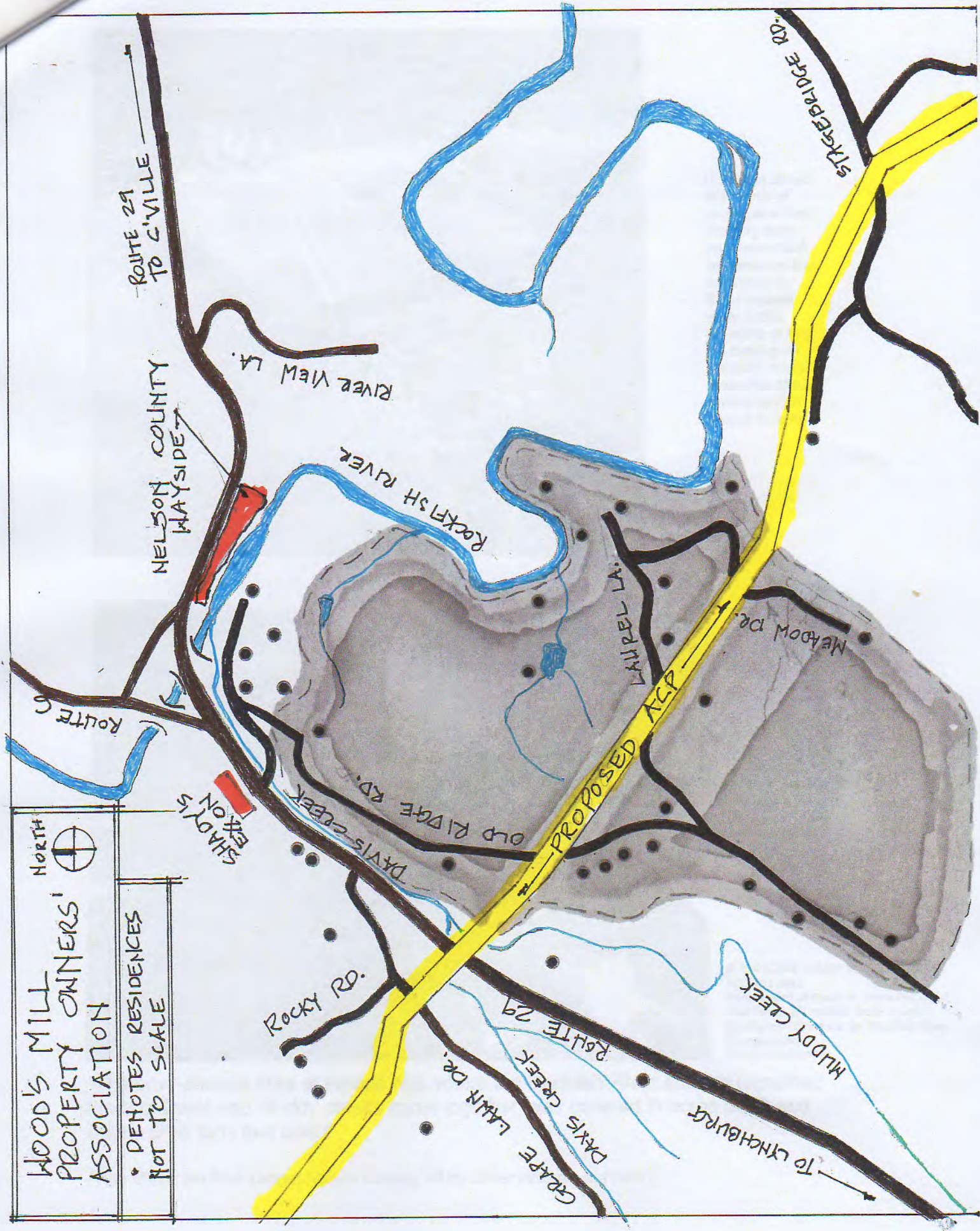
In addition to the farm, a number of Wood's Mill residents have businesses or work from their homes, including two builders, two lawyers, a graphic designer and editor, a travel agent, a business consultant, and a computer-aided-design professional. Any interruptions and delays caused by pipeline construction will hurt these businesses. A number of residents have children who must be taken to and picked up from the school bus that stops on Rte. 29 each day. During pipeline construction, and also during subsequent maintenance work, the parents of these schoolchildren might be forced to miss work because the only road in the neighborhood is temporarily blocked.

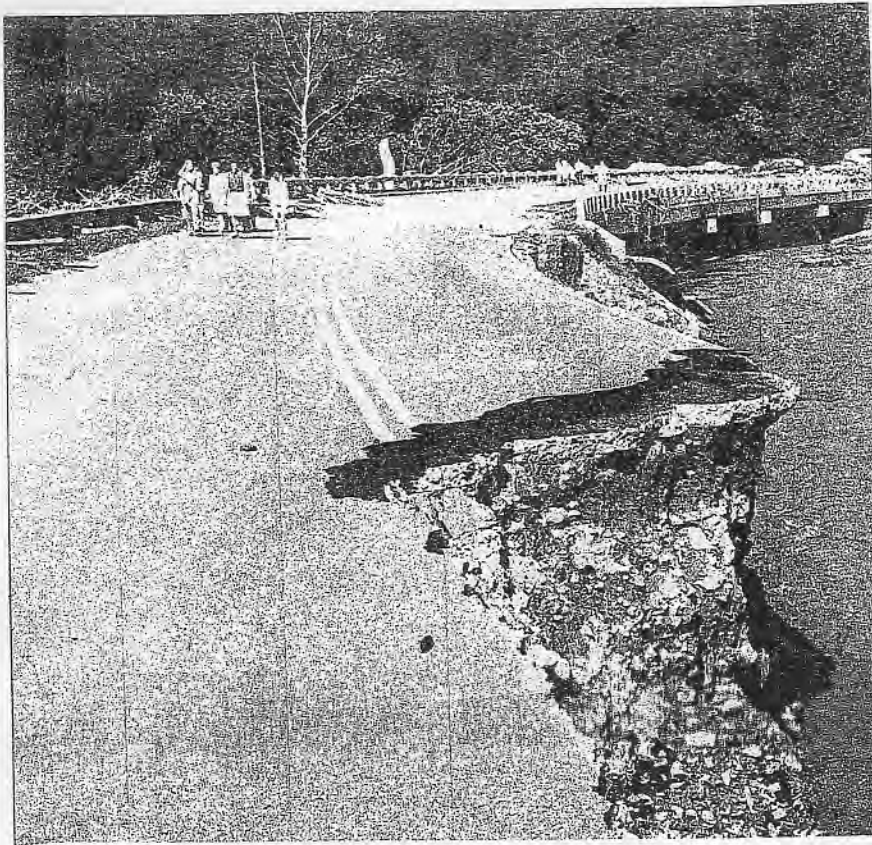
Images: Proposed ACP Route Highlighting Woods Mill Area; Hurricane Camille damage in Woods Mill area

WOOD'S MILL
PROPERTY OWNERS'
ASSOCIATION



• DENOTES RESIDENCES
NOT TO SCALE





U.S. 29 at Woods Mill north of Lovingson had recently been four-laned and was more or less destroyed by flood waters early in the morning of Aug. 20, cutting off the main access route into the central part of Nelson County.



BULLDOZERS CLEAN UP DEBRIS AT WOODS MILL
 Intersection of Route 6 (from the right) and Route 29, where Davis Creek (background) meets the Rockfish River (foreground).
 PHOTO BY TOM GATHRIGHT

"The bowl-shaped area at Woods Mill, where the Rockfish River and the combined flows of Davis and Muddy creeks come together, was covered in acres of silt and debris piled forty feet deep"

From Under the Blue Ledge: Nelson County, VA by Oliver Pollard, Jr. (1997)