

A Visual Representation of the Impacts to the Rockfish Valley from the Proposed Atlantic Coast Pipeline



Standing in the Rockfish Valley on land registered as an historic farm that was cultivated over 250 years, one looks west to see a beautiful swath that sweeps down from Fortunes Ridge to Horizons Village. This view, down the east side of the Blue Ridge from Fortunes Point to Horizons Village, is one of the most important panoramic views in Virginia and sets the scene for all of the economic engines in this area. This panorama contains Horizons conserved land and the acreage of Elk Hill, which is in conservation with an easement held by Virginia Outdoor Foundation. Additionally, State Route 151, which runs down the middle of the Valley, is a Scenic Byway as is Beech Grove Rd and the Blue Ridge Parkway is a National Scenic Byway.

The creation of this document is a collaboration between Sarah Collins and Peter Agelasto

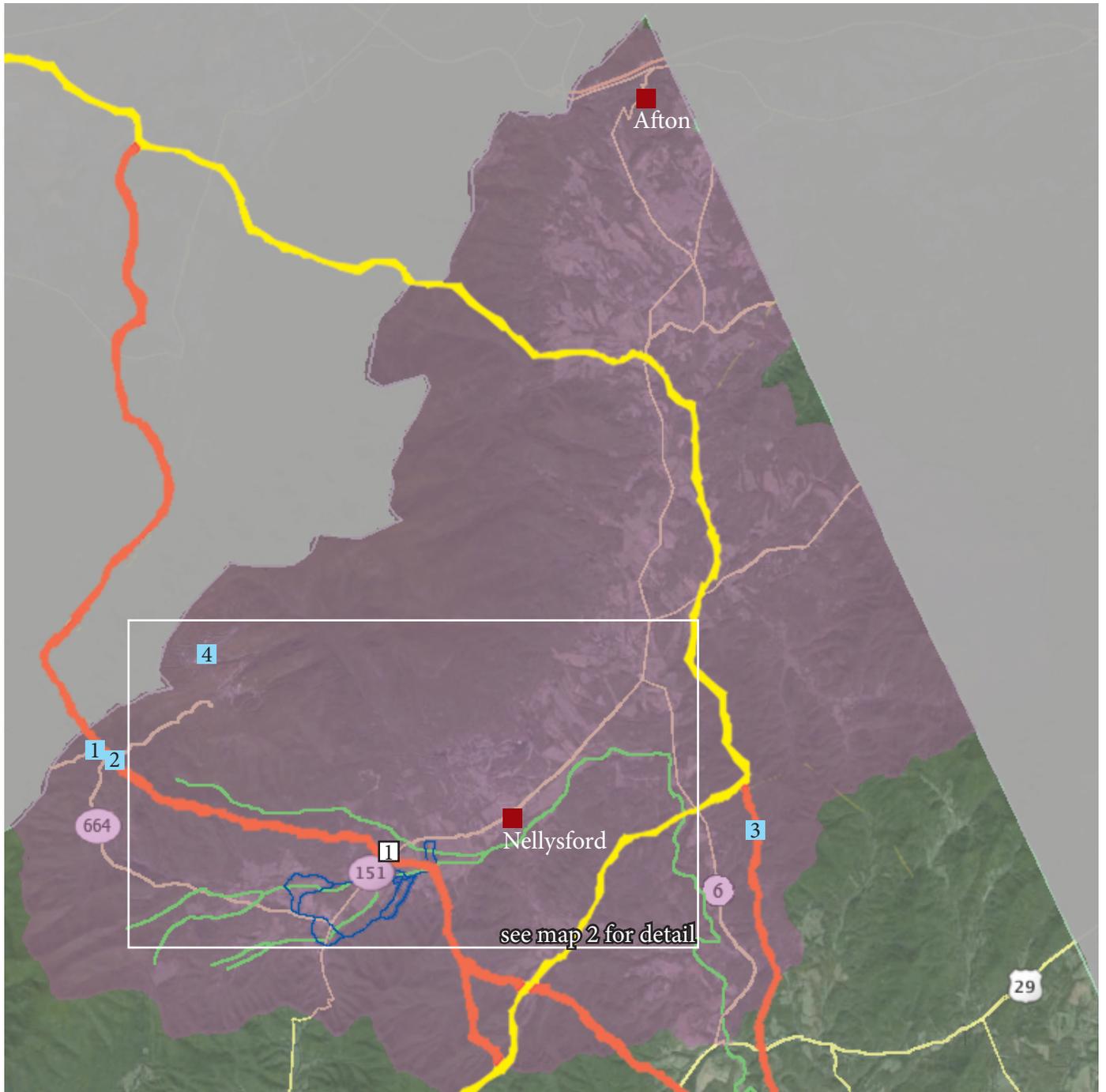
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Atlantic Coast Pipeline through Northern Nelson County, Virginia



Community Resources Map 1

- | | |
|--|--------------------------------------|
| ■ Towns along ACP Routes | 1 Fenton Property, future Fenton Inn |
| ■ ACP Primary Route | 2 Wintergreen Gatehouse |
| ■ ACP Alternative Routes | 3 Zawatsky property |
| ■ Upper Rockfish River Watershed | 4 Wintergreen Resort |
| ■ South Rockfish River and tributary streams | □ Historic Spruce Creek Bridge |
| ■ State Roads in ACP Area | |
| ■ Rockfish Valley Trail | |

Atlantic Coast Pipeline Alternative Route in the South Rockfish Area



Community Resources Map 2

- | | |
|---|---|
|  ACP Primary Route |  Wintergreen Resort |
|  ACP Alternative Routes |  Schwiesow Home |
|  State Roads in ACP Area |  Horizons Village |
|  South Rockfish Valley Rural Historic District |  Averitt Commercial Property |
|  Goodwin Mill Site |  Devils Backbone Brewery |
|  River Bluff (<i>Registered Historic Landmark</i>) |  Bold Rock Cider |
|  Elk Hill (<i>Registered Historic Landmark</i>) |  Fuhrman Home |
|  Wintergreen Village: Wintergreen Church, Rockfish Valley Foundation Natural History Center/Historic Wintergreen Country Store (<i>Registered Historic Landmark</i>) |  Leverone Home |
|  Harris Mill and Archaeology Site |  Averitt Home |
|  Elk Hill Baptist Church | |
|  Glenthorne | |
|  Wintergreen House | |

At the heart of the Rockfish Valley is the Rockfish River; the surrounding hills are filled with the creeks and streams that are the tributaries of the River. The Rockfish flows into the James River upstream of Scottsville, Virginia and the James River is one of the major tributaries of the Chesapeake Bay. The Rockfish River watershed will be strongly impacted by numerous crossings and increased sedimentation from the construction process. Specifically, the Reid's Gap Alternative Route of the ACP will include crossings of the South Fork of the Rockfish River and a number of the river's tributaries including Reids Creek and Spruce Creek; it will also include impacts to the floodplains of these waterbodies.

These potentially impacted streams—Spruce Creek, Reids Creek, South Fork of the Rockfish River—are all cared for by the Rockfish Valley Foundation as part of the Adopt-A-Stream program through the Virginia Department of Conservation and Recreation (DCR). Additionally, because of the recent updates from the Virginia Department of Environmental Quality (DEQ) regarding the Total Maximum Daily Loads (TMDLs) for the Chesapeake Bay, the DEQ has undertaken TMDL studies and has begun to generate plans for the Rockfish River.

Spruce Creek Park is currently the only public park in Nelson County. The Rockfish Valley Foundation has proposed as an additional amenity to the park: the Spruce Creek Children's Nature Trail. The Foundation is seeking funding to build out the trail and has support from other community organizations and grant makers. The ACP Alternative Route would cross Spruce Creek just down-stream of the planned nature trail.

There are established trail systems that originate in the Spruce Creek area. Portions of these trails are listed as Virginia Department of Game and Inland Fisheries trails, including unique birding trails in an area that is widely known as a major location for warbler and raptor migration viewing. Bird clubs regularly walk trails in this area and one trail is registered and interactive with eBird. Included in the area trails are the Nelson Scenic Loop, a 50-mile auto and bike loop tour around the county, that starts at Spruce Creek Park Visitor Center and goes south on State Route 151 from that point. Additionally, the Rockfish Valley Trail is a small network of trails that has one start point at Spruce Creek Park and another start point where a trail crosses Rt. 151. The network totals 6 miles of trails for hikers and birdwatchers.

The geology of the Rockfish Valley is unique and will potentially be impacted by the construction of the Atlantic Coast Pipeline. About 355 million years ago, during the formation of the Appalachian Mountains—which include the Blue Ridge Mountains—billion year-old granites and granite-like rocks were crushed, as if in a vise, in a one or two mile wide zone running roughly from Charlottesville to Lynchburg. That area of compression and resulting shortening became the "Rockfish Valley high-strain zone". When compressive stress is applied to a body of rock deep in the crust, shortening may occur without folding and faulting of the rocks.

Slowly the Appalachian Mountains were eroded down to a gently rolling topography. As they were later resurrected by uplift, tough resistant rock formed mountains and softer and broken rock, valleys. Where the rock was weakened by faulting and fragmentation from crushing pressure, streams would often flow. The Rockfish River runs in one of these fault zones. The weathering of these mountains may typically be gradual, grain by grain, as a result of physical and chemical processes. Often it can occasionally be catastrophic as was the case in 1969 when Hurricane Camille struck. It has been estimated that 50% of denudation or wearing down of the mountains may occur in these frightening events that may occur every two or three thousand years at any one location. Hundreds of debris flows or landslides occurred in this part of Nelson County. Everything from the underlying rock upwards, soil, water, rocks, vegetation, slid down the mountainsides at speeds of up to 40 miles per hour destroying everything in its path. More than one hundred people lost their lives in the tragic event. The construction of a large pipeline across these mountains is likely to cause destabilization of the slopes in the construction zone and will increase the risk of another natural disaster similar to what happened in 1969.

Throughout the South Rockfish Valley, there are a number of historic and cultural resources, a number of these sites would be directly or indirectly effected by the construction of the Atlantic Coast Pipeline. A set of 106 properties

has received approval from the Virginia Department of Historic Resources (VA DHR) as a historic district and research of the properties is currently underway. The South Rockfish Rural Historic District is in the final steps of recognition as a historic district. Several of the properties are already registered as historic properties; these places and their viewsheds will be impacted by the Southern Alternative Route for the ACP. Research is underway for the 106 identified historic properties. A grant request to support the final application has just been filed by the County of Nelson. The county has offered to match up to \$5000 of grant funds awarded by the VA Dept of Historic Resources to complete the recognition of the district.

Included in the list of historic properties is: Elk Hill, Wintergreen Country Store—now re-purposed as the Natural History Center—Glenthorne, Wintergreen, River Bluff, and Elk Hill Baptist Church. Both Glenthorne and Elk Hill also have conservation easements on the properties. Elk Hill Baptist Church is a historic African American church and it only approximately 50 feet from the pipeline corridor. It also appears that the ACP crosses Spruce Creek exactly at a historic bridge on State Route 151. The bridge was constructed in 1936; post-Hurricane Camille, it is still standing. A steel 42 inch pipe under Spruce Creek would both redirect the channel and ground water but also change the supply for agriculture and business down stream. In the same area is a historic mill race that is part of a National Historic Resource listing.

Camille hallowed ground exists within the corridor on Bold Rock field and Rockfish River trail head; 2 lives were lost and the bodies found in the Bold Rock field. There is an historic marker at the Rockfish River Trail head parking. This is the area where the kite festival took place on April 12 and 2000 people attended.

The Rockfish Valley Foundation (www.rockfishvalley.org) headquarters building impacted by the construction of the ACP. The Rockfish Valley Foundation Natural History Center is a prime affiliate of VA Museum of Natural History (VMNH); the Center hosts thousands of visitors and is an important community resource. Rockfish Valley Foundation information center is currently under construction at Wintergreen Country Store and would be impacted. An additional piece of the Rockfish Valley Foundation grounds that would be impacted is the Kite Festival Grounds. In 2015, the 2nd annual festival was held in early April when 2000 participated; in 2014, 1400 people attended. Contact Joe Keiper, executive director and staff for information on natural history impact.

A small private airport immediately adjoins proposed line. Edgewood, a residential subdivision, is directly in the path of the ACP and several of the houses in the area would be directly impacted to the degree that they would no longer be useable.

Wintergreen Community Archeology site – identified by VA Archeology Society in early 1980s, recently studied by Rivanna Archeology for 2016 project, first phase proposal. April '11, UVA students thru Madison House helped to clean and prepare the site. This site includes the commercial structures between Glenthorne Loop and the Spruce Creek Bridge at RT 151. There is evidence that the trace also connects with the Goodwin Mill and its waterway to the west about 200 yards. The pipeline alternative would destroy that. It consists of remaining foundation walls of early nineteenth century brick mill. There is also mostly undisturbed a mill trace connecting the historic pond to the mill and then descending toward the Harris Mill trace. All these served the agriculture economy centered around the Wintergreen Village. The archeology project is the most significant project in Nelson County at this time. Carole Nash an archeology professor at JMU has just contacted the foundation and offered to assist.

ACKNOWLEDGEMENT we wish to recognize and thank the many property owners along the Alternate Route for their efforts including photography, FERC comment papers, meetings and volumes of emails out of which the story of the very negative impact of the pipeline thru the Rockfish Valley and Nelson County was put together. We wish to thank Craig Cooper, vice chairman of the Rockfish Valley Foundation for his compilation of environmental issues and resources and installation of pipeline education exhibit at the Rockfish Valley Foundation Natural History Center. Please feel free to use any part of this presentation but give acknowledgement to the Rockfish Valley Foundation and the South Rockfish Valley community.

ATTACHMENT
to
FEDERAL ENERGY REGULATORY COMMISSION, PUBLIC SCOPING MEETING
For ATLANTIC COAST PIPELINE, LLC, DOCKET NO. PF15-6-000
NELSON COUNTY, VA
MARCH 18, 2015

ROCKFISH VALLEY FOUNDATION COMMENTS by R. CRAIG COOPER, Vice President & Trustee

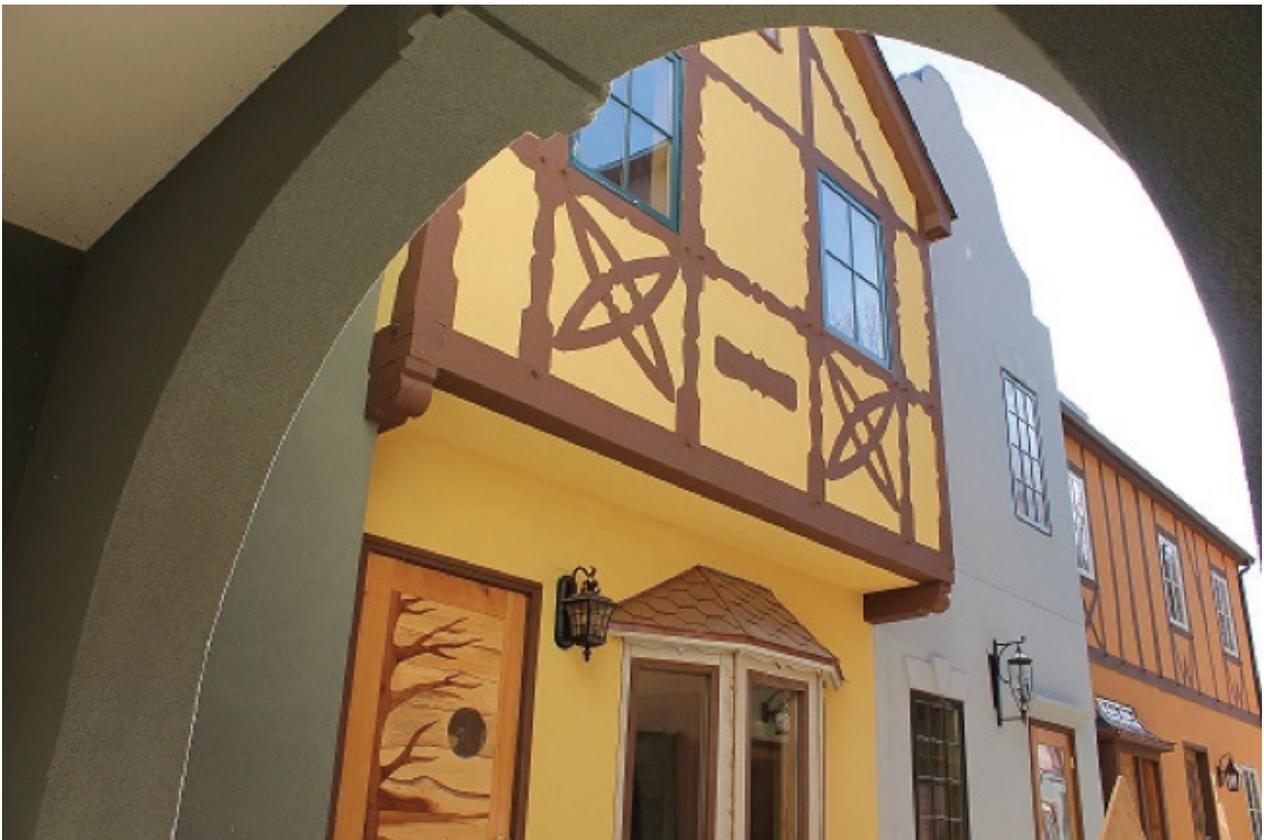
ENVIRONMENTAL, HISTORICAL & CULTURAL RESOURCE INFORMATION SOURCES (partial list)
FOR NELSON COUNTY, VA

Resource Documents (partial list) prepared by the Rockfish Valley Foundation: These documents are held by RVF and/or various other Parties in Nelson County. The following documents have been identified as those containing factual material essential for any Environmental Impact Study, cultural or historical study of Nelson County:

1. Rockfish Valley Watershed Improvement Plan, 2012. (plan to reduce bacteria and sediment in the Rockfish River and its tributaries) (27 pgs) Va Dept. of Environmental Quality, 2012 , and Va Dept. of Conservation and Recreation and VA Tech. This is planning tool which should be considered in planning any major construction project. Lists organizations that should be consulted in any planning effort. Draft copy held by RVF . .
2. VMI Environment Virginia 2005, Water Supply Planning, Navigating the Merging Streams of Water Law, by James N. Christman & Andrea W. Wortzel (11 pgs) held by Environment Virginia at VMI , Lexington, VA. Copy held by RVF.
3. Rockfish River Watershed TMDL Implementation Plan, 2012, available from VA DEQ, prepared by The Stakeholders of the Rockfish River Watershed, draft copy held by RVF.
4. Geology of the Rockfish Valley, Nelson County, VA, done in 2011, display boards and trail guide for RVF Geology Trail prepared by (about 2012) by geology professors from James Madison University, available at RVF.
5. Geology History of the Rockfish Valley, 2011, same source as #4 above.
6. 1986 Thesis “A Morphometric Study of Slope Stability Controls in Central Virginia” by Judith Peatross (highlights impact of Hurricane Camille on steep slopes in Nelson County and future risks), copy on loan to Friends of Nelson, www.friendsofnelson.com.
7. A Sensitive Soils Map of Nelson County by Nick Evans, copy held by RVF.
8. A History of Southern Rockfish Families and Old Houses, 1999 by Catherine Coleman Seaman. Copies held by the Nelson County Library and likely the Nelson County Historical Society.
9. A History of Northern Rockfish Valley, Nelson County, VA, 1998 by Catherine Coleman Seaman copies held same as #5
10. Friends of Rockfish Watershed (FORW), www.forwatershed.org. a dormant organization who’s web site remains active and has relevant documents online including:
 - a. Nelson County Greenway Corridor proposals included in Nelson County 2001 Comprehensive Plan.
 - b. Soil Survey of Nelson County, Virginia, 1992 conditions, done by Natural Resources Conservation Service under the U.S. Department of Agriculture (252 pgs).
 - c. North Fork of the Rockfish River Study, July 29, 2010,
 - d. A Water Quality Study on the North Fork, South Fork, Rockfish River and Taylor Creek in Nelson County, VA,
 - e. Nelson County Geographic Data Maps,

- f. Other planning and watershed status information including:
 - i. Rockfish Valley Watershed Improvement Plan,
 - ii. Rockfish River TMDL Bacteria Update, 6/22/2011,
 - iii. Taylor Creek Sediment Stressor, 6/22/2011
- 11. Green Infrastructure Strategies in Nelson County, December 16, 2010, by University of Virginia School of Architecture, Karen Firehock and Green Infra Structure Center, Inc. Electronic copy held by RVF. Green Infrastructure Center: <http://www.gicinc.org/resourcesonlinelit.htm>
- 12. Green Infrastructure Study, Sep. 30, 2009, prepared by Thomas Jefferson Planning Commission for 5 County area including Nelson County. Electronic copy held by RVF.
- 13. Nelson County Comprehensive Plan 2009
- 14. Virginia Conservation Lands Needs Assessment (VCLNA): The VCLNA is a comprehensive green infrastructure planning tool developed by the Department of Conservation & Recreation. There are a total of six GIS (Geographic Information System) models, including the Virginia Natural Landscape Assessment and the Forest Economics Model. http://www.dcr.virginia.gov/natural_heritage/vclna.shtml
- 15. Nelson County Board of Economic Development. "November 2010 Report" <http://nelsoncounty.com/cvb/2010/11/18/november-2010-report/>.
- 16. Rockfish Valley Corridor Water and Sewer Study, February 8, 2002, prepared for Nelson County Service Authority and County of Nelson, VA, by Draper Aden Associates.

(1) Fenton Home, Future Fenton Inn



FENTON INN
29 Shelton Laurel Trail,
Roseland, VA 22967
Parcel number 19 3 2A
Dominion parcel 08-001-B005

Kimberly D. Bose, Secretary
Federal Energy Regulatory Commission
888 First Street, NE, room 1A
Washington DC, 20426

REFERENCE: Atlantic Coast Pipeline
FERC DOCKET NUMBER: PF 15-6-000, PF 15-5-000
South Appalachian Alternative Route in Nelson County, VA

We would like to comment on negative impacts that our business will incur if Atlantic Coast Pipeline will be built near Fenton Inn (luxury boutique hotel) at South Appalachian Alternative Route in Nelson county, VA. Our hotel is located in prime real estate, just half a mile from Blue Ridge Parkway that alone attracts 6 million tourists each year and 0.3 miles from Wintergreen Ski Resort. It is a quiet mountainous place with unspoiled views of Blue Ridge Mountains.

See Appendix A for Entire Fenton Inn Letter



(2) Wintergreen Gatehouse



Dear Members of FERC,

Thank you for considering my comments regarding the ACP in Nelson and Augusta Counties VA.

I'm the Chief of Wintergreen Volunteer Fire Department, a position I have held since 2002. Already you're no doubt assuming my issues with ACP concern Public Safety. Of course there are safety concerns, but they aren't primary for me. Specifically I have concerns about the environment along the Blue Ridge Parkway and the Appalachian Trail. I feel my perspective may be somewhat unique....

For over a decade I have been lobbying for an emergency egress to the Parkway for the Wintergreen community. Wintergreen carries the designation by the Virginia Department of Forestry as the most "at risk" community for wildfire in the entire Commonwealth of VA. As a resort community, our census peaks in the valleys. During the winter, we consistently have over 10,000 guests in our community. There is only one road in and out. This road is 2 miles long, steep, and full of tight turns. The back of our property comes within 150 yards of the Parkway. We have proposed a gravel egress road which would be covered with mulch, secured by a cable, and only opened during times of dire threat to life. Two small trees stand in the path which we proposed. A few years ago, our request had the endorsement of the Fire Chief of the Virginia Department of Forestry, Augusta and Nelson County Administrators, a Virginia Senator, the Governor, and a US Congressman. Our delegation was invited to Capitol Hill where we categorically denied permission to proceed by the Superintendent of the National Park Service. This denial met the very strong objection of then Congressman Goode. The environmental concerns trump public safety concerns. At least that is what we were told.

Two years ago I requested permission to add a small antenna to an existing cell tower to enhance 911 dispatching within our community. The request was administratively rejected by a bureaucrat in North Carolina who didn't even visit the site. My antenna could have been seen from the Parkway, and therefore it was strictly prohibited.

Last year a Park Ranger threatened to arrest my Assistant Chief after he drove over a sapling with our Fire Department ATV.

Through "Operant Conditioning" I have come to realize that the Parkway is so unique and its ecosystem so fragile that enforcing its environmental polices is really more important than potential threats to human life. You see, to bend any of the rules would undermine all of the rules. To allow any type of egress easement would require an act of Congress. This is what we were told on Capitol Hill, therefore it must be true.

Today, there is still no emergency egress. There is still no antenna. Yet, a utility easement of mammoth size is seriously being considered. I'm really having a difficult time reconciling any of this with anything I have been told by the Department of Interior over the past decade relative to their "Congressional Charge" to protect the Blue Ridge Parkway and the land which it passes through. If the rules are essentially waived for Dominion Resources, why then would any corporation and/or citizen take the environmental protections rules seriously. Either these rules are serious, and based upon sound science, or they aren't. What statement is FERC comfortable making? The ripple-affect from the ruling on the ACP has the potential to be as damaging as the pipeline itself.

To close on a note of public safety:

I mentioned our community has only one way out. Ironically, the alternate route of the pipeline which crosses the Parkway at Route 664 will block our existing exit in the event of a pipeline explosion. The chances are super remote, and even I will acknowledge this. Nonetheless, why would any agency which has the power to alter the route and/or existence of the pipeline endorse placing thousands of citizens at risk? Even if a pipeline explosion in our area didn't cause injury or fire risks, just having our only route out blocked for the hours which it takes for gas to clear the rupture site is a severe hazard. We transport 500+ patients via ambulance from our property each year.

This is not rocket science.

Thank you sincerely,

Curtis Sheets, MPA

Chief of Wintergreen Volunteer Fire Department

[2] Goodwin Mill Site





(3) Zawatsky Property



(4) Wintergreen Resort



88 Wintergreen Drive
Wintergreen Resort, VA
22967-2162
Tel. 434 325 8531
Fax 434 325 1464

Wintergreen Property Owners Association

Russell B. Otis
Executive Director

Kimberly D. Bose, Secretary

April 17, 2015

Federal Energy Regulatory Commission

Re: Atlantic Coast Pipeline

888 First Street NE, Room 1A

Docket #PF15-6-000

Washington, DC 20426

Dear Ms. Bose,

I am writing on behalf of the Wintergreen Property Owners Association Inc. in Wintergreen, Virginia 22967.

Our comments are in reference to Docket #PF15-6-000 and specifically as this matter relates to landowner tract (s): 08-001-B006, 08-001-B007, Parcel Number (s) 19A 1A, 19A 1B in Nelson County, Virginia.

The Wintergreen Community consists of over 11,000 acres including over 3,600 individual residences, a four-season resort and approximately 6,000 acres of dedicated open space, including 1,400 acres which are protected by a conservation easement.

For the past 40 years Wintergreen has endeavored to establish and maintain its reputation as environmentally sensitive, utilizing strong themes of conservation and preservation in its covenants and restrictions and its community policy.

The covenants and restrictions bind the entire Wintergreen Community, being recorded in both Nelson and Augusta Counties. They demonstrate the level of commitment to quality and to the environment that makes Wintergreen a unique and special place.

see Appendix B for Entire Wintergreen Property Owners Association Letter

(5) Schwiesow Home

Re: FERC Docket Numbers PF 15-5-000 (Supply Header Project)
and PF 15-6-000 (Atlantic Coast Pipeline Project)

Request for Co-Location Analysis
Pursuant to 18 CFR Section 380.15

Ladies and Gentlemen:

We are “affected landowners” on the Appalachian Trail South Alternate, and we have received a “survey letter” from you. Specifically, we are:

1. David R. Schwiesow and Nancy L. Schwiesow - Our property consists of Parcel Number 19 2 3, Nelson County, Virginia, Landowner Tract 08-001-B011.
2. Jonathan M. Ansell and Pamela Farnham Ansell - Our property consists of Parcel Number 19 2 4, Nelson County, Virginia, Landowner Tract 08-001-B012.

As you know, 18 CFR Section 380.15 sets forth your legal obligations with respect to “Siting and Maintenance Requirements” for the Atlantic Coast Pipeline (the “Pipeline”). Subsection d(1) provides that, in evaluating “Pipeline and electric transmission facilities construction,” “The use, widening, or extension of existing rights-of-way must be considered in locating proposed facilities.” Consistent with its legal obligations, Dominion has publicly stated, including in an FAQ, that their first preference is “to co-locate [the Atlantic Coast Pipeline] with existing rights of way where possible, but oftentimes it is not feasible.” Similarly, Chet Wade, VP Corporate Communications of Dominion, has stated that, “Our first choice is always a right of way - whether it’s a Dominion right of way, or some other utility right of way, along a major highway if possible.”

We are confident that Dominion has spent hundreds, if not thousands of hours evaluating the Appalachian Trail South Alternate, the Current Route and the other Route Alternatives that it has proposed for Nelson County. Dominion has provided no public information, however, with respect to its evaluation of “co-location” alternatives that would affect the route of the Pipeline through Nelson County, or possibly make it unnecessary to route the Pipeline through Nelson County at all.

In order to properly comment on whether the Pipeline should be co-located with existing rights of way, whether within or outside Nelson County, we request the following information from Dominion:

1. Identify all co-location routes that Dominion has evaluated, whether within or outside Nelson County, where the Pipeline potentially could be located.
2. Provide us with your full analysis of each co-location route that you have identified in response to Request 1 above, including both the pros and cons of each co-location route.
3. Identify all co-location routes that Dominion has not evaluated, whether within or outside Nelson County, where the Pipeline potentially could be located. Provide a detailed explanation as to why you did not evaluate those co-location routes.

Time is of the essence. We request your response immediately since we are in the scoping period for FERC, and we have received written notification from FERC that it “will prepare an environmental impact statement (EIS) that will discuss the environmental impacts of . . . the Atlantic Coast Pipeline Project” and that the environmental impacts “will be used by the Commission in its decision-making process to determine whether the projects are in the public convenience and necessity.” FERC indicates that “the scoping period will close on April 28, 2015.” With respect to these environmental impact issues, your detailed responses with respect to your evaluation of “co-location” alternatives will be critical to our comments to FERC on both of Dominion’s proposed routes over the Blue Ridge Parkway and on Dominion’s alternative routes through the remainder of Nelson County. In the absence of prompt and full responses to this request, it will be impossible for us and other interested citizens to respond to FERC’s request for input by April 28, 2015.

We are forwarding this letter to FERC to be included in the official docket. Please place your responses in the official record for FERC in Atlantic Coast Pipeline Project Docket Numbers PF 15-5-000 (Supply Header Project) and PF 15-6-000 (Atlantic Coast Pipeline Project).



(6) Horizons Village



(7) Averitt Commercial Property



Plan Explorations
Spruce Creek
Nelson County, VA

NELSON
BYRD
WOLTZ
LANDSCAPE
ARCHITECTS

RICHARD G. AVERITT IV

ORIGINAL

April 9, 2015

FILED
SECRETARY OF THE
COMMISSION

2015 APR 20 A 11: 42

FEDERAL ENERGY
REGULATORY COMMISSION

Kimberly D. Bose, Secretary
Federal Energy Regulatory Commission
888 First Street NE, Room 1A
Washington, DC 20426

RE: Atlantic Coast Pipeline, Docket #PF15-6-000

Ms. Bose,

My name is Richard Averitt. I first bought land in Nelson County in 2003 and I am writing you to advocate for a responsible pipeline route that considers the true economic impact of the project and the sanctity of personal property rights. To illustrate my points, I will share with you two personal examples.

On the Economics

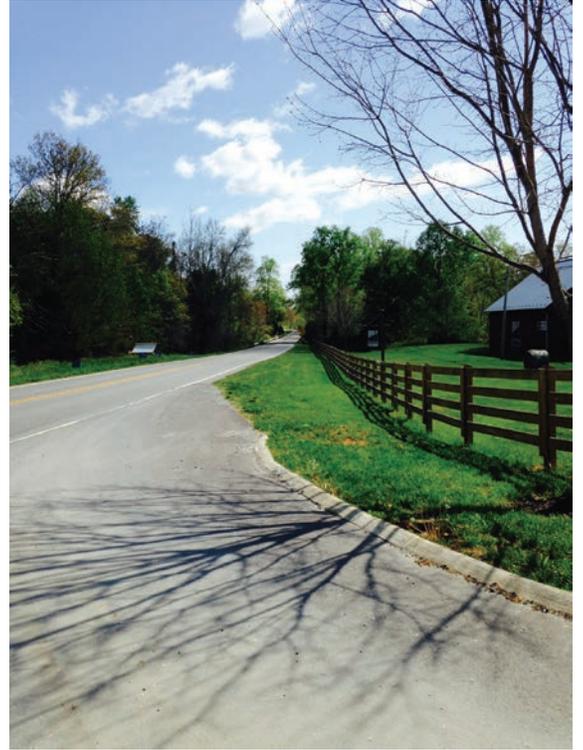
In the fall of 2013, my father and I purchased two parcels of land across from Bold Rock Cidery in Nelson County. We bought this land with the explicit purpose of developing a stunning boutique eco-resort focused on the natural beauty of the Rockfish Valley and the delightful Virginia-Made craft beers, wines, ciders, foods and handmade goods. This project is a pure celebration of Virginia and designed to be a top destination on the East Coast.

We began developing the plan in April of last year and hired a world-class landscape design firm. Our preliminary site-plan and estimate predict a **\$35M investment** to achieve our vision and, when finished, we would provide at least **50 full-time and 50 or more part-time jobs**. This project would generate between **\$15-\$30M in annual taxable revenue** for Nelson County. The Appalachian South Alternate Route cuts right through the heart of this project and destroys any opportunity to develop this land in a meaningful way.

No matter how you calculate the economic benefits of the ACP to Nelson County, they pale in comparison with even a modest version of this development alone and I am only one entrepreneur in the area. There are a dozen more like me and other small business owners investing in their own ideas and opportunities to serve the exploding tourism market and our local economy.

see Appendix C for Entire Averitt Letter and Coments

(9) Bold Rock Cidery



(10) Fuhrman Home, (11) Leverone Home, (12) Averitt Home



(11) Leverone Home

170 Graywinds Ln.
Nellysford, VA 22958

3/27/2015

Ms. Kimberly Bose, Secretary
Federal Energy Regulatory Commission (FERC)
888 1st St., NE
Washington, DC 20426

Reference: Docket # PF15-6

Dear Ms. Bose,

For the record we want it to be known that the Leverone family, residing at 170 Graywinds Drive in Nelson county Virginia, is ardently opposed to Dominion Power's proposed gas pipeline.

First and foremost, we were dismayed and angered to learn that Dominion offered dinner to anyone willing to speak for their pipeline at the recent FERC meeting. They succeeded in attracting a handful of folks from outside our area, and somehow were able to escort them to the front of a line of many hundreds of actual locals who had been waiting hours to speak. The media was there, and with their short attention span stayed only for the first speakers, who of course all spoke in support of the pipeline. At some point the meeting was cut short, denying hundreds of actual locals their right to speak. We were also incensed to learn that Dominion employees were caught displaying 'Pro Pipeline' propaganda on bed sheets outside the FERC meeting, in a poor attempt to look like locals who were in support. It didn't work. This is a small town and we know who lives here. Collectively, Dominion's pre-meeting actions gave FERC and the media a skewed and false sense of how the people who live here really feel.

At the moment, we have a surplus of fossil fuel. It's why gas prices are \$2/gallon. We don't need more fossil fuel and we don't need another pipeline. The burning of fossil fuel is destroying our planet - not opinion, but fact - and it is backward thinking to deny science and continue with the status quo of the past with regard to energy. As a college professor of Physics and Engineering, I feel I have a thorough understanding of science. The reality is, power companies must become forward thinking and begin spending their money, time and effort in pursuit of clean alternatives, if we intend to leave our children with a hospitable place to live. My best suggestion is for Dominion to consider transitioning away from large point source fossil fueled power plants to investing in and installing a vast array of micro plants on rooftops using solar, which would greatly reduce our need for fossil fuel and make our power needs less vulnerable to disruption.

see Appendix C for entire letter from Paul Leverone and additional letters from other members of the Leverone Family

Appendix A

Fenton Inn Letter

FENTON INN

29 Shelton Laurel Trail,
Roseland, VA 22967
Parcel number 19 3 2A
Dominion parcel 08-001-B005

Kimberly D. Bose, Secretary
Federal Energy Regulatory Commission
888 First Street, NE, room 1A
Washington DC, 20426

REFERENCE: Atlantic Coast Pipeline
FERC DOCKET NUMBER: PF 15-6-000, PF 15-5-000
South Appalachian Alternative Route in Nelson County, VA

March 30, 2015

We would like to comment on negative impacts that our business will incur if Atlantic Coast Pipeline will be built near Fenton Inn (luxury boutique hotel) at South Appalachian Alternative Route in Nelson county, VA. Our hotel is located in prime real estate, just half a mile from Blue Ridge Parkway that alone attracts 6 million tourists each year and 0.3 miles from Wintergreen Ski Resort. It is a quiet mountainous place with unspoiled views of Blue Ridge Mountains.

Pictures of FENTON INN





Dominion and its subsidiaries **failed to notify our business** about Alternate Route crossing our property. They assigned number to our parcel (08-001-B005), but decided that it is not important to let us know! Never less we submitted certified letter of denial to survey of our business property.

Now I will specify what sections I want to cover:

Section 1- Damages to our Business.

Section 2- Damages to immediate area around our hotel.

- a) Raven's Roost Overlook at Blue Ridge Parkway.
- b) Sherando Lake.
- c) Wintergreen Ski Resort.

Section 1.

Damages to Fenton Inn.

ECONOMIC DAMAGES.

Our eco-friendly hotel will incur **colossal financial loss** both during and after construction of the pipeline.

During construction of the pipeline:

Loss of income for more than 1 year. Our business property is on/near the site of Horizontal Drilling under Blue Ridge Parkway. Dominion plans to drill for at least one full year for 6 days a week. We will experience high level of constant noise from drilling and construction trucks coming and leaving the site. We are concerned about **vibrations** that can compromise foundation of our 10,000 sq ft custom made building. It is located on the same mountain piece as drilling and is very close to entrance/exit hole. Our guests will not be able to enjoy quite mountain eco-friendly retreat and we will lose about \$200,000 that year because we will have to stay closed entire time. In the early stages of the business it is highly damaging to not be able to stay open!

Our **personal house** is in a close distance to horizontal drilling site as well and our family will experience same level of constant noise for a year. We will not be able to live at our home and will have to rent another house for entire year. It will be expensive and inconvenient!

Route 664 is the only route for us and tourists that is available at this location. It is a narrow road and to have constant heavy-duty construction trucks coming and leaving will be very disruptive to our lives and tourist experience.

After construction:

Between our hotel and route 664 we have a belt of trees that protect our building from the road noise as well as keeping us private. If ACP pipeline will be build we will have **permanent loss of our trees!**

We will have helicopters spraying easement with herbicides, making it impossible to address “eco-friendliness” to our guests.

Permanent “danger” cones will make our front yard as a **dirty industrial site** and not a mountainous clean resort.

We will be losing income for many years to come due to losing our uniqueness as “eco-friendly resort with crystal clean water and unobstructed views of **untouched mountains**”. Our image will be ruined forever. We will be losing at least 10% of projected income for 50 years (pipeline lifetime).

If we will choose to sell the business our **land value** will be at least \$500,000 less than it is now- without the pipeline.

We have invested in alternative septic system that is far greater than the size of the current building is.

We plan to build several high end cabins right near the Horizontal Drilling site. That means that we will not be able to build these cabins and we will be losing around \$90,000 each year for the lifetime of the pipeline.

Business insurance will more than likely be raised substantially. I will count 25% more than we pay now. That would make it \$70,000 for the duration of pipeline life.

That makes our total **loss during and after construction** of the pipeline being at least **\$ 6,270,000**

Nelson county and state of VA will **lose \$ 627,000 in taxes.**

If we will not be able to build cabins – we will not employ any construction crews and will not buy materials from local businesses. That will make **loss to local economy.**

Without cabins we will not employ extra full-time employees to take care of them. That will make **loss of jobs for local economy.**

WATER USE AND QUALITY.

Our business fully relies on one well that yields both high quality and high quantity of water. If Dominion start working in putting pipeline and making tunnel for one year there is a high chance that our **well will be contaminated** and also **direction and rate of flow can be changed and compromised.**

As such we demand Dominion to pay for third-party (our choice) testing company to perform quality and quantity tests on our water before, once a month during and once per 3 month after construction complete for the duration of at least 10 years.

If damages will be found to our well, Dominion will have to deliver enough water of high quality to run ALL of our Hotel’s needs. Plus pay for inconvenience.

Our **personal house** also rely on a **well water** . There is a high risk of contamination of our only source of water.

South Appalachian Alternative route will have horizontal drilling exit located on the narrow strip of land between our hotel and Wintergreen resort that has 2 parallel streams , multiple springs and a wetlands.

If one year of construction will be performed at this location entire water system will be destroyed. It will **change water drainage patterns and area hydrology.** We are at the headwater of South Fork Rockfish River.

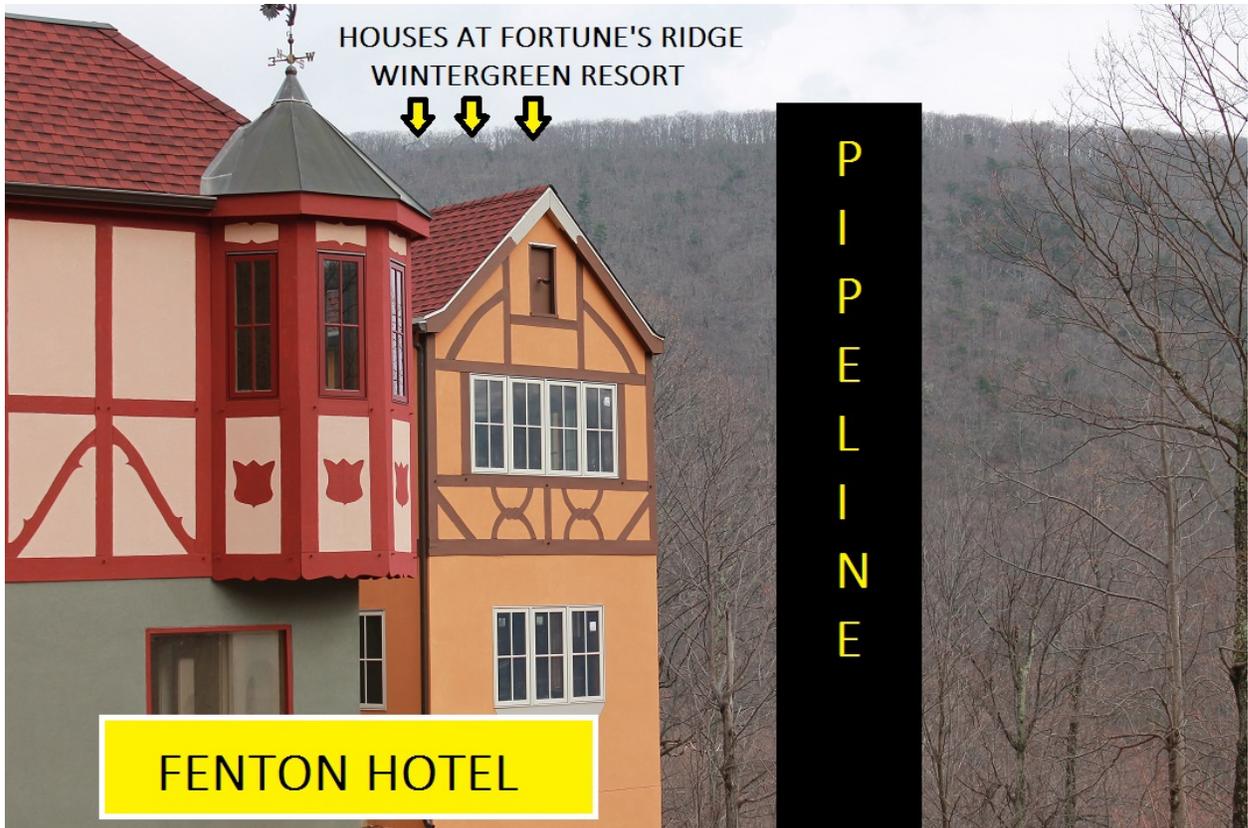


During rainfall we experience high volume of water rushing from the route 664 down to our property. Placing the pipeline at location with constant water rushing everywhere will make it a dangerous place, **subject to erosion.**

Route 664 at our location is on steep fill-dirt and prone to **sinkholes.**

RECREATION AND AESTHETICS.

This is a view of Wintergreen Mountain from our hotel. Please note that pipeline will be accommodated in a **very steep terrain** and there will be danger of **mudslide** and possible damage to the pipeline itself. There are many high-end houses right on the top of Wintergreen mountain.



Route 664 is the only route for us and tourists that is available at this location . It is a narrow road and to have **constant heavy-duty construction trucks** coming and leaving will be very **disruptive to our lives and tourist experience.**

SAFETY.

We feel that our personal safety and safety of our hotel guests will be compromised:

- 1- We have all of our water demands met by Well. It will be highly possible that our only source of water will be contaminated!
- 2- Pipeline will be anywhere from 50 to 300 feet away from our custom made building and the blast radius is over 3000 feet. We feel it is too close.
- 3- Our business will be near entry/exit hole of the horizontal drilling site and if pipeline leaks inside the tunnel- gas will leak from the hole as well and will make it a real danger of explosion.
- 4- The only full time professional fire and rescue for entire county located inside Wintergreen Resort . Between Fenton Inn and Wintergreen resort we have route 664 and **pipeline crosses this road twice, elimination any way to evacuate from Wintergreen!** There are two problems here:

One- in a case of forest fire (Wintergreen rated 5 of 5 points of possibility of fire) the only exit to thousands of residents and tourists from the mountain will be compromised. Putting their lives in danger. They do not have any other way out!



Second- if fire rescue squad can not leave Wintergreen because of construction delays or explosion- then lives of entire Nelson county are in danger, because this is THE ONLY FULL TIME PROFESSIONAL FIRE RESQUE for miles. They will not be able to help people in timely manner.

SECTION 2.

DAMAGES TO RECREATIONAL AREAS RIGHT NEAR FENTON INN.

South Appalachian Alternative route also crosses **National Forest at Raven's Roost Outlook**- the most visited place in VA and site that 6 million tourists visit and photograph each year. Grand Canyon only attracts 4.5 million people a year! Dominion can only drill for 1 mile under the parkway. As you can see- the views are going for many miles and it will be impossible to justify why 6 lane highway clear cut is **ruining this pristine view shed forever!** Plus horizontal drilling at this location will take a full year. Construction truck traffic, drilling noises and ugly sight will not attract tourists! It will make our area look like an **industrial site** and not tourist friendly location. That will further destroy tourist industry that Nelson County rely on.

VIEW FROM RAVEN'S ROOST OVERLOOK , VA.

Sherando Lake – fresh water lake with sand beach is a very popular destination that is only couple of miles from our hotel . It is located very close to second exit of the horizontal drilling site and every visitor will experience disruption due to noise and truck traffic for the duration of pipeline construction (one year due to horizontal drilling).



DAMAGES TO WINTERGREEN SKI RESORT.

Wintergreen resort is the largest employer and tax base in Nelson County, VA.

Pipeline on South Appalachian Alternative Route will leave **PERMANENT SCAR ON THE VIEW SHED OF WINTERGREEN MOUNTAIN** . When you add multiple” **DANGER CONES**” of the pipeline to that picture what kind of “**WELCOMING**” each and every tourists will get when they enter resort?

Tourists will see that.



Resort had several years of hard economic times and changed owners several times recently. They can not afford to have **1 year of horizontal drilling** near their entrance and **3 additional month of their mountain blasted** for the pipeline.

Wintergreen mountain has a **very steep slopes**. Elevation rapidly changes from 2600ft to 2000 ft. Wintergreen resort will suffer huge **ECONOMIS LOSSES** both during construction and after construction. We have multiple events in that area- biking races, Spartan races and concerts almost any season of the year. Thousands of tourists visit this immediate area.

When tourists from a city visit our area, they expect scenic drive with wineries, breweries, one of a kind hotels and they want to relax. Spending long time driving from the city they will not like construction trucks from Dominion obstructing their road and making mess. They will not like waiting in line and looking in pipeline installed. Next time they will go to another area and Nelson County will be losing tourists. We worked too hard to attract tourists and don't want to lose everything just because one corporation can not share an easements with another corporation!

INCONVIENCES DURING CONSTRUCTION.

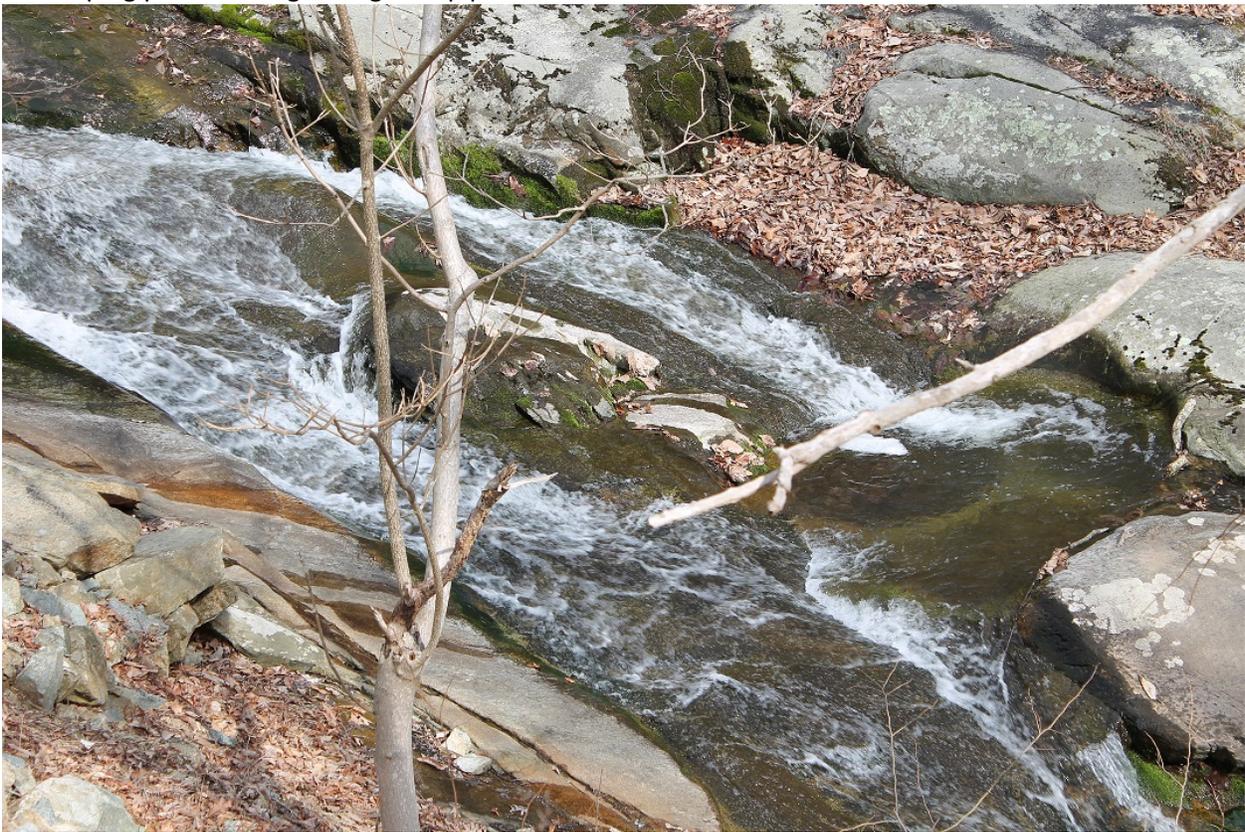
- 1- high level of noise from:
 - a) Blasting of the mountain.
 - b) Noise from horizontal drilling.
 - c) Noise from construction trucks constantly coming and leaving.
- 2- Dust and ugly construction look.
- 3- Congested roads for tourists.
- 4- Delays for firefighters and ambulance due to construction trucks overbearing the only one road we have.

AFTER CONSTRUCTION

SAFETY of thousands of residents of Wintergreen and tourists will be in eminent danger because pipeline will be crossing their only way out (route 664) in two places . If compromised by forest fire or explosion thousands of people will be **bottlenecked on that mountain without any other way out.** Wintergreen fire department is only professional guard for many miles around and if trapped they will not be able to serve anyone in a valley! While construction route 664 will be full of working equipment for pipeline and response time for rescue will be very long putting **more unnecessary danger on our community.**

FISH, WILD LIFE AND VEGETATION

Wintergreen Mountain that is part of Wintergreen resort will be blasted in order to accommodate the pipeline. This mountain has **dangerously steep slopes** and **risky weather conditions** year round. We have climate with **heavy rainfall possibility.** Right under this mountain is a large trout stream. It will be destroyed while blasting will be performed and later when herbicides will be used on a steep mountain for keeping plants from growing on a pipeline.



We want Dominion to answer on all of the below questions:

- 1-What back-fill material will they use for trenches of the pipeline?
- 2-Where this back fill will be coming from? Specify all sources along 550 mile ACP route.
- 3-What is composition of the back-fill material?
- 4-How many heavy-duty trucks and how many loads will they carry to fill trenches in our county?
- 5-How will they affect use of public roads in Nelson county hauling this back-fill? Impacting road safety, accessibility by residents and tourists and damaging roads paid by taxpayers?
- 6-Where Dominion plans to haul stones and dirt from the trenches? Specify EACH site along 550 mile ACP route.
- 7-How will Dominion stop rain induced leaching of toxic back-fill materials from contaminating wells, streams, rivers?
- 8-How will Dominion compensate affected communities after contaminating their water?
- 9-From what sources will Dominion take water necessary for pipeline testing?
- 10-Where will they dispose of contaminated water?
- 11-Where will Dominion get water from for one year of drilling?
- 12-Dominion will use herbicides on the mountain easements. How will they prevent herbicides from entering multiple rivers and streams down the hill from Wintergreen mountain(as example)?
- 13-How Dominion plan to protect area of blasting, knowing that Wintergreen mountain is a very steep mountain and knowing that the trout stream is right under their work zone?
- 14-How will Dominion keep steep mountains with no growth from making **landslides** and also avalanche?
- 15- What substances will this pipeline transport? Specify all that apply.
- 16-Will it be possible to change direction of the flow in the pipeline at later time?
- 17-Will easement be given for only one pipeline construction or they will try to have several at the same easement at any later date?
- 18-Will Dominion own exclusive right to use this easement and will never be able to sell/lease the easement to any other party?
- 19-Will Dominion be able to install anything other than 1 pipeline? High voltage power lines ?
- 20-Let Dominion provide schedule of easement visits after construction of the pipeline will be over.
- 21- Dominion engineers said that tunnel of horizontal drilling will not have any back fill and that even if pipeline will be leaking – they will never pull the pipe out and fix it. I want to know how will they protect entry and exit holes from leaking gas from them? Our B&B located right near one of such holes.
- 22-What measures will they take when streams originating in our property will be contaminated?
- 23- In a case of natural disaster like earthquake or others, if pipeline will explode and destroy our Business. Who will pay for the building? Who will be responsible for lost lives ?
- 24- If we will not be able to get Business Insurance because of the pipeline. Will Dominion insure our building for 50 years and pay premiums?

Appendix B

Wintergreen Property Owners Association Letter



88 Wintergreen Drive
Wintergreen Resort, VA
22967-2162
Tel. 434 325 8531
Fax 434 325 1464

Wintergreen Property Owners Association

Russell B. Otis
Executive Director

Kimberly D. Bose, Secretary

April 17, 2015

Federal Energy Regulatory Commission

Re: Atlantic Coast Pipeline

888 First Street NE, Room 1A

Docket #PF15-6-000

Washington, DC 20426

Dear Ms. Bose,

I am writing on behalf of the Wintergreen Property Owners Association Inc. in Wintergreen, Virginia 22967.

Our comments are in reference to Docket #PF15-6-000 and specifically as this matter relates to landowner tract (s): 08-001-B006, 08-001-B007, Parcel Number (s) 19A 1A, 19A 1B in Nelson County, Virginia.

The Wintergreen Community consists of over 11,000 acres including over 3,600 individual residences, a four-season resort and approximately 6,000 acres of dedicated open space, including 1,400 acres which are protected by a conservation easement.

For the past 40 years Wintergreen has endeavored to establish and maintain its reputation as environmentally sensitive, utilizing strong themes of conservation and preservation in its covenants and restrictions and its community policy.

The covenants and restrictions bind the entire Wintergreen Community, being recorded in both Nelson and Augusta Counties. They demonstrate the level of commitment to quality and to the environment that makes Wintergreen a unique and special place.

PART I – COVENANTS, RESTRICTIONS AND AFFIRMATIVE OBLIGATIONS APPLICABLE TO ALL PROPERTIES IN WINTERGREEN

The primary purpose of these covenants and restrictions and the foremost consideration in the origin of same has been the creation of a community which is aesthetically pleasing and functionally convenient. The establishment of objective standards relating to design, size and location of dwellings and other structures makes it impossible to take full advantage of the individual characteristics of each parcel of property and of technological advances and environmental considerations. For this reason such standards are not established by these covenants. In order to implement the purposes of these covenants, the Company may establish

and amend, from time to time, objective standards and guidelines which shall be in addition to and more restrictive than said Conditional Use.

PART II – ADDITIONAL RESTRICTIONS TO IMPLEMENT EFFECTIVE ENVIRONMENTAL CONTROLS

In order to protect the natural beauty of the vegetation, topography, and other natural features of all properties within Wintergreen and the beauty and purity of the watershed areas in Wintergreen the following environmental controls are hereby established:

- 1. Topographic and vegetation characteristics of properties within Wintergreen shall not be altered by removal, reduction, cutting, excavation or any other means without the prior written approval of the Company. Written approval will be granted hereunder only after a plan designed to protect the lakes and waterways from pollution resulting from erosion, pesticides or the seepage of fertilizer or other materials has been submitted to and accepted by the Company. Written approval will be granted for the minimum amount of earth movement and vegetation reduction required in plans and specifications approved pursuant to the provisions of paragraph 1 of Part 1 of these covenants.*
- 2. No tree, shrubs or other vegetation may be removed without the written approval of the Company. Approval for the removal of trees located within ten (10) feet of the main dwelling or accessory building or within ten (10) feet of the approved site for such building will be granted unless such removal will substantially decrease the beauty of the property.*

As a community, Wintergreen is so serious about these restrictions that on several occasions the Wintergreen Property Owners Association Inc. has imposed penalties on owners who have violated them by cutting trees by amounts as high as \$50,000.00. The Wintergreen Property Owners Association Inc. played a fundamental role in the creation of The Wintergreen Nature Foundation Inc., a non-profit entity, dedicated to the conservation and preservation of the Blue Ridge Mountains. Our passion for maintaining the natural beauty is stated again in this excerpt from our handbook entitled, "Maintenance of the Natural Environment at Wintergreen" which states:

From the earliest days, those associated with Wintergreen recognized the unique, natural and unspoiled environment of the portion of the Central Blue Ridge Mountains and Rockfish Valley in which Wintergreen is located. The quality of this environment attracted buyers here and is prime asset that must be protected. Wintergreen confidently expects to preserve this beautiful natural setting for the future enjoyment of the property owners through conformance with the Covenants by individual property owners; administration and enforcement of the Covenants by the Wintergreen Property Owners Association Inc. (WPOA); and the science-based environmental advice provided by The Wintergreen Nature Foundation (TWNF).

Our ability to preserve this beautiful natural setting is seriously undermined by the prospect of a clear-cut corridor, literally across the entrance to our community. This potential scar at the

location of everyone's first impression of Wintergreen makes it almost impossible to perpetuate the image of preservation and undermines both the value of \$1.2 billion dollars in real estate and the operations of the \$30 plus million dollars per year Wintergreen Resort that depends in large part on that image.

Further, the negative impacts of this route extend well beyond those to our residents and guests and into the surrounding Nelson and Augusta counties. The Wintergreen Resort and broader community are the largest employers in Nelson County. Service providers and vendors from the regions serve us as well, generating revenue for hundreds of businesses. Real Estate and other taxes from Wintergreen represents close to 40% of all taxes paid for all of Nelson County.

The value of our image to everything that counts on it, is threatened by the proposed defacing of the natural appearance of our entrance that will be created by the Appalachian Trail South's alternative to the Atlantic Coast Pipeline.

Furthermore, the Atlantic Coast Pipeline at this location threatens our only entrance which is also our only exit from our mountain community. We have repeatedly petitioned for an emergency exit out to the Blue Ridge Parkway, without success. Any pipeline accident at our entrance/exit would trap as many as 10,000 people on any given day and require them to evacuate on foot from a potential catastrophic pipeline failure. Of further concern is the fact that our central communications and administrations facilities lie within the blast zone should a catastrophic failure occur.

Clearly as we have demonstrated here, and as you have heard from dozens of others both at scoping meetings and in written comments, this will have significant negative impacts on our local environment, aesthetics, safety, culture and economy.

We therefore implore you to reject the proposed alternative route identified as the Appalachian Trail South for the reasons stated above.

We further request that you extend the scoping period by at least 30 days to ensure that adequate attention and evaluation can be given to all the possible alternative routes including existing utility easements.

Respectfully submitted,



Russell B. Otis

Executive Director

cc: Senator Mark Warner

Senator Tim Kaine

Governor Terry McAuliffe

Appendix C

Averitt Letter and Comments

ORIGINAL

Date: 04/09/15

Kimberly D. Bose, Secretary
Federal Energy Regulatory Commission
888 First Street NE, Room 1A
Washington, DC 20426

FILED
SECRETARY OF THE
COMMISSION

2015 APR 15 A 11:08

FEDERAL ENERGY
REGULATORY COMMISSION

RE: Atlantic Coast Pipeline, Docket #PF15-6-000

Ms. Bose,

I strongly urge the FERC to oppose any Atlantic Coast Pipeline route that would disturb the commonwealth's national and state forests, scenic Blue Ridge Mountains, agritourism zones, and critical streams and waterways.

I also strongly urge you to ensure that the regulatory process critically examines what needs the proposed pipeline is intended to fulfill, and alternative methods of meeting those needs. At a minimum, we know that any public benefit the ACP may provide can NOT outweigh public harm unless Dominion maximizes the use of existing infrastructure, utility easements and rights of way and minimizes the seizure of private land from Virginia voters. I am counting on you to ensure that Dominion does so, regardless of impacts to their bottom line and intentions for future use of the utility corridor.

I also urge you to extend the scoping period until June 27, 2015, and provide a second scoping meeting for Nelson County to provide enough time and reasonable opportunities for public participation.

Signed:



Printed Name: RICHARD G. AVERITT

Address: 48 GRACE GLEN
NELLYSFORD VA 22958

RICHARD G. AVERITT IV

ORIGINAL

April 9, 2015

FILED
SECRETARY OF THE
COMMISSION

2015 APR 20 A 11:42

FEDERAL ENERGY
REGULATORY COMMISSION

Kimberly D. Bose, Secretary
Federal Energy Regulatory Commission
888 First Street NE, Room 1A
Washington, DC 20426

RE: Atlantic Coast Pipeline, Docket #PF15-6-000

Ms. Bose,

My name is Richard Averitt. I first bought land in Nelson County in 2003 and I am writing you to advocate for a responsible pipeline route that considers the true economic impact of the project and the sanctity of personal property rights. To illustrate my points, I will share with you two personal examples.

On the Economics

In the fall of 2013, my father and I purchased two parcels of land across from Bold Rock Cidery in Nelson County. We bought this land with the explicit purpose of developing a stunning boutique eco-resort focused on the natural beauty of the Rockfish Valley and the delightful Virginia-Made craft beers, wines, ciders, foods and handmade goods. This project is a pure celebration of Virginia and designed to be a top destination on the East Coast.

We began developing the plan in April of last year and hired a world-class landscape design firm. Our preliminary site-plan and estimate predict a **\$35M investment** to achieve our vision and, when finished, we would provide at least **50 full-time and 50 or more part-time jobs**. This project would generate between **\$15-\$30M in annual taxable revenue** for Nelson County. The Appalachian South Alternate Route cuts right through the heart of this project and destroys any opportunity to develop this land in a meaningful way.

No matter how you calculate the economic benefits of the ACP to Nelson County, they pale in comparison with even a modest version of this development alone and I am only one entrepreneur in the area. There are a dozen more like me and other small business owners investing in their own ideas and opportunities to serve the exploding tourism market and our local economy.

Now, on Property Rights

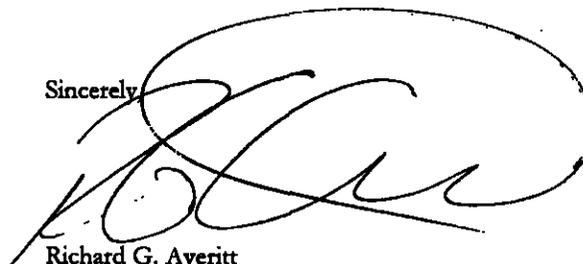
Just across Hwy 151, my extended family and I have all built our homes. My sister Dawn, who is a global leader in the fight against HIV/AIDS, also has AIDS, and when she had the first of her two daughters, she knew she would never be able to get Life Insurance and she might not make it 40 years to contribute to a 401K. So we bought land here together in 2003 to do two things: spend more time together while we can and so she could invest in a desirable piece of land to leave as a legacy to her two daughters. The new South Alternate Route cuts across that very piece of land stealing the value and making it worthless.

And for what? Everything Dominion claims this pipeline will do for our country and our community – energy independence, job creation, all of it – can be accomplished by running this pipeline in existing right's-of-way. And the **ONLY** reason not to, is because getting the new right-of-way is actually a big part of the goal for Dominion. **This isn't just about the gas. It is about your land.** These land grabs are a way to build the long-term value of Dominion and a new pipeline is just the guise to get it. Masquerading as a public utility, Dominion is trying to increase its corporate value by stealing that very same value from individual citizens too small to fight them and too poor to invest the tens of millions in our political system Dominion has invested. Not ONE of Dominion's proposed routes is designed to consider a responsible solution with the least possible impact on individual rights. Shouldn't Dominion have to demonstrate that there is **NO OTHER WAY** to get this gas to market before they can even consider forcing us to lease our land against our will? Who should have the rights to Dawn's property – Dominion or her daughters?

April 9, 2015

As a voter, a taxpayer, a die-hard capitalist entrepreneur, and a proud American I urge you to not let personal property rights be abused by any company for private shareholder gain. Require that Dominion do everything it can to use the hundreds of possible combinations of existing utility and road easements to get this gas to the coast. If they claim there is no other way, then require them to prove they have done the research and make them demonstrate it.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Averitt", is written over the word "Sincerely,". The signature is enclosed within a large, hand-drawn oval.

Richard G. Averitt

Richard Averitt, Nellysford, VA.

This letter is regarding the Atlantic Coast Pipeline, docket number PF 15-6. I am writing because my family owns land on one of the pipeline routes proposed by Dominion for the Atlantic Coast Pipeline. Please know that we, our family, will NOT negotiate with Dominion. I have several comments:

1) I believe that a cleaner energy future is important for the United States and for the world. I also believe that by producing more energy here we can make our country more secure and safer. Natural gas may be an important part of both goals. However, our country is crisscrossed by many existing rights of way that Dominion can use, without seizing private holdings. I am counting on you at FERC to require Dominion to consider all viable alternatives before impinging on us, private landowners, to build a pipeline that will not benefit us. Please ask them to consider if increased demand can be met with efficiency or renewables. If they must build a pipeline, please require them to use an existing rights of way! This makes logical and economic sense for the good of the most people. Dominion itself is the only entity that will gain by a new right of way.

2) Please assess the entire impact of natural gas pipelines and infrastructure in Virginia, not just the ACP in isolation. We are counting on you to look at this system as a system because that is how the American people will experience the impacts!

3) Please extend the scoping period for this project. Dominion has recently announced more proposed routes. They are an energy company with many people working full time on this project. We are regular citizens, working people who have full time day jobs and are raising children, trying to get up to speed on the energy industry, pipelines and energy regulation on nights and weekends. Please give us a reasonable period to do so, at least until June 27, 2015 (an extension from April 28).

4) Once the Draft Impact Statement is released, please allow us at least 120 days to review and comment on the document! We are lay people and we will need time to go through a document of this length and complexity, again, in addition to our full time jobs, to provide useful feedback.

5) Our property and the Rockfish Valley are unique and are home to a developing tourism industry connected to the clean water and natural resources in the area. These enterprises, from skiing to mountain biking, wineries to cheesemakers, are bringing excellent, sustainable and lasting economic growth to the Valley and jobs to those who live here. They are, however, dependent on the unspoiled nature of our valley. The pipeline will collapse these developing markets because of perceptions of impacts on purity of water, impacts to viewsheds created by the clearcut swath, and impacts to the perceived "wildness" of our valley. Please consider these economic impacts.

6) In addition, due to its unique geology our ecosystem is particularly vulnerable to the known effects of pipelines. Our soils are unstable and prone to slides. The same rocks that make our water pure are also prone to incursion from blasting and even tiny underground natural gas leaks, and our water is easily contaminated. Our property, largely made up of unstable shale, will not tolerate blasting, required for

putting the pipeline in on our property. Please consider the unique susceptibility of our property and ask Dominion to explain why it cannot route its pipeline in existing, stable, rights of way.

7) Our ecosystem is also unique and home to many important plant and animal species. The streams on our property are perfect habitat for the federally listed James Spineymussel and many other important species. Please ask to Dominion to fully investigate these impacts to our environment.

8) This project will dramatically impact our property values by changing the rural character and the viewshed of our property. Our house will be in the "blast zone" of the pipeline and we have invested all our capital in our house, and should we need to move because tourism jobs that relied on the pristine valley dry up, realtors we have spoken to say we will have a very hard time selling and recouping our investment. Please protect our economic investment!

Lastly, I ask that you consider this pipeline project with clear eyes about its impact on real people and our quality of life. My family and I are some of those people. I can see no evidence that the pipeline produces a "public good" that outweighs these impacts, particularly when I look at other pipelines, the history of gas extraction, and Dominion's other pipeline projects. We are American people, working hard to help our children grow up well, taking care of land we love and that we hope to leave to our children, and trying to give back to our communities. This pipeline jeopardizes our livelihood, our home and our health. Please require Dominion to clearly articulate how they will address all of these impacts and mitigate them.

Please know that we, our family, will NOT negotiate with Dominion. To take our land, they will have to exercise the power of eminent domain, which we believe is a misuse of this power, intended for the common good, not for the good of a private corporation. We will fight using every available legal tool to keep our home, our health and our livelihood.

Appendix D

Paul Leverone Letter and additional letters from other members of the Leverone Family

170 Graywinds Ln.
Nellysford, VA 22958

3/27/2015

Ms. Kimberly Bose, Secretary
Federal Energy Regulatory Commission (FERC)
888 1st St., NE
Washington, DC 20426

Reference: Docket # PF15-6

Dear Ms. Bose,

For the record we want it to be known that the Leverone family, residing at 170 Graywinds Drive in Nelson county Virginia, is ardently opposed to Dominion Power's proposed gas pipeline.

First and foremost, we were dismayed and angered to learn that Dominion offered dinner to anyone willing to speak for their pipeline at the recent FERC meeting. They succeeded in attracting a handful of folks from outside our area, and somehow were able to escort them to the front of a line of many hundreds of actual locals who had been waiting hours to speak. The media was there, and with their short attention span stayed only for the first speakers, who of course all spoke in support of the pipeline. At some point the meeting was cut short, denying hundreds of actual locals their right to speak. We were also incensed to learn that Dominion employees were caught displaying 'Pro Pipeline' propaganda on bed sheets outside the FERC meeting, in a poor attempt to look like locals who were in support. It didn't work. This is a small town and we know who lives here. Collectively, Dominion's pre-meeting actions gave FERC and the media a skewed and false sense of how the people who live here really feel.

At the moment, we have a surplus of fossil fuel. It's why gas prices are \$2/gallon. We don't need more fossil fuel and we don't need another pipeline. The burning of fossil fuel is destroying our planet - not opinion, but fact - and it is backward thinking to deny science and continue with the status quo of the past with regard to energy. As a college professor of Physics and Engineering, I feel I have a thorough understanding of science. The reality is, power companies must become forward thinking and begin spending their money, time and effort in pursuit of clean alternatives, if we intend to leave our children with a hospitable place to live. My best suggestion is for Dominion to consider transitioning away from large point source fossil fueled power plants to investing in and installing a vast array of micro plants on rooftops using solar, which would greatly reduce our need for fossil fuel and make our power needs less vulnerable to disruption.

How can a private company use a power company's eminent domain to obtain land that isn't theirs, just so they can make a buck? It's seems akin to money laundering to me. Eminent Domain is the power of the state or national government to take private land for public use. How can the land taken for the pipeline be for public use if the public isn't allowed to do anything with the land after ACP takes it? The land is for ACP's use, not

the public's use. It seems ACP is trying to use eminent domain through Dominion to transport their fracking gas across our state for their own profit.

If this pipeline is approved, only a few outsiders will profit at the expense of our local environment and a great many local people and businesses. A 150' clear cut scar from W.VA to NC, through the National Forest, across the Blue Ridge Parkway, across the Appalachian Trail, through Wintergreen Resort and through our neighborhood, kept vegetation free through planned regular aerial applications of herbicides. That large of an area regularly blanketed with herbicides year after year will most certainly introduce glyphosate into the ground water and our wells. Studies reveal that where glyphosate is used, it is found in the air, water and food. The WHO just designated glyphosate a carcinogen. Not something we want to be breathing or drinking.

Once in place, the pipeline will likely attract industry, especially fracking in our National Forest. We don't want to attract industry or fracking or revitalize manufacturing here in the Blue Ridge. We exist as an escape for people who want to flee cities for a weekend hike along the Appalachian trail, or a drive along the Blue Ridge parkway, or to fish in our trout streams, or to visit our wineries. This is a place to reenergize and revitalize the soul. A place to appreciate and to cherish and protect for posterity. We don't exist as a hub for industry. A pipeline would damage tourism, affecting restaurants, breweries, wineries and Wintergreen Resort, our largest employer. Property values and water quality are at risk.

On a personal note, I have three children who I love very much and they, along with my wife and I would all live within the ¼ mile blast zone and would be regularly exposed to herbicides if this pipeline is approved. Maybe you are a parent too. If so then maybe you can understand my passionate plea to make a bold move here and not let greed win for once. This region and it's people are too precious to destroy, and this landscape is too precious of a place for the nation and world to lose. I wince in fear of a day I may gaze at the giant scar across the mountains that will remain even after the company makes their money and leaves.

"it is also vandalism wantonly to destroy or to permit the destruction of what is beautiful in nature, whether it be a cliff, a forest, or a species of mammal or bird. Here in the United States we turn our rivers and streams into sewers and dumping-grounds, we pollute the air, we destroy forests, and exterminate fishes, birds and mammals -- not to speak of vulgarizing charming landscapes with hideous advertisements. But at last it looks as if our people were awakening."

Theodore Roosevelt

Sincerely,
Paul Leverone

3/27/2015

170 Graywinds Ln.
Nellysford, VA 22958

Ms. Kimberly Bose, Secretary
Federal Energy Regulatory Commission (FERC)
888 1st St., NE
Washington, DC 20426

Reference: Docket # PF15-6

Dear Ms. Bose,

I'm writing this letter to document my opposition to and strong concerns regarding the construction of the Atlantic Coast Pipeline through Nelson County, Virginia. My concerns are primarily environmental, safety, financial, and aesthetics.

First I have grave environmental concerns regarding the construction and maintenance of this 42" pipeline that will traverse my neighborhood of 17 homes in Edgewood Park. All homes in my community are dependent on private wells. Due to our community being situated in the valley of the Blue Ridge Mountains, several of our homes are in the flood plain. Water for our wells is close to the surface and more susceptible to contamination from disturbances such as heavy construction and digging. In fact several homes have had additional wells dug and special septic systems installed due to soil and drainage issues. Additionally if constructed, right of ways will need to be maintained for access. I have been told this is done by using herbicides such as glyphosate. This concerns me as the World Health Organization just recently issued a statement confirming glyphosate as a carcinogen. I worry that the use of glyphosate or other herbicides may affect our water, air, and soil quality. I also have major safety concerns. As the mother of three children, it gravely concerns me that a 42" pipe with 1200-1400 psi would be built so closely to a community with dozens of school aged children residing within the "blast zone". According to the "Pipeline Association for Public Awareness ", the distance to protect from burn injury in the event of a gas explosion for a 42" pipeline with 1200-1400psi is 3,317' or well over half a mile. All homes in the communities of Edgewood Park and Grace Glen are located within this proximity.

I also have financial concerns for myself as well as Nelson County. I have been told many times that I have a million dollar view. From my kitchen window I have views of Wintergreen Mountain as well as Three Ridges Mountain. Visitors from all over the world are drawn to our county for its bucolic settings and breathtaking views. They come to visit our vineyards and breweries for an escape from the heavily industrialized areas in which they reside. For those of us who live here, the protection of this beautiful environment and its inhabitants is paramount. Just a few weeks ago my husband observed and took a picture of a bald eagle and its mate roosted in a tree now situated in the path of the "alternate" Rockfish Valley route. This setting is priceless. Once a 150'

swath is cleared, our mountains and views will be permanently affected. To say that this path through a heavily forested area would be unnoticeable is absurd. Will I be reimbursed for my decreased property value? Will a value be determined to compensate the breweries and vineyards that depend on clean water for their product if compromised? Will our water be monitored regularly to test for contaminants? Will Wintergreen and other businesses dependent on tourists drawn to our pristine mountains be compensated when tourists are drawn away to other unmarred areas of the Blue Ridge?

My last concern is the unethical way Dominion has handled this process. With unscrupulous tactics such as signing up speakers hours early so they could be heard first by FERC officials and the press in order to disproportionately represent their own interests when local citizens had been told they had to wait until shortly before the scoping meeting to sign up to speak. Another example was when Dominion staff was observed constructing crude signs in order to appear home made at our area high school in an effort to portray local support that's not there. These behaviors show Dominion's true disregard and contempt for a process that is meant to fairly ascertain all viewpoints and information regarding the installation of this pipeline. It shows me they have no interest in protecting any interest but their own and leaves me little faith that they would adequately monitor this pipeline to protect my community's safety, water or soil.

Thank you for your serious consideration of my concerns.

Sincerely,

Beth Leverone, M.S.

170 Graywinds Ln.
Nellysford, VA 22958

4/12/2015

Ms. Kimberly Bose, Secretary
Federal Energy Regulatory Commission (FERC)
888 1st St., NE
Washington, DC 20426

Reference: Docket # PF15-6

Dear Ms. Bose,

My name is Olivia Leverone and I am a current resident of Nelson County. I have grown up here most of my life and it is the place I like to call home. Whenever I leave Nelson, even for just a week, I always breathe a sigh of relief when I return, because I have yet to have ever been to a place as beautiful. I am currently seventeen, and a junior at Nelson County High School. I love the people here, and the atmosphere, and how the residents seemingly live in harmony with the mountains and surrounding area. I love the quaint Farmer's Market that opens every Saturday morning. I love the wonderful breweries and wineries, I love all the fun activities and recreation that Wintergreen has to offer, but most especially, I love my little house overlooking the Blue Ridge Mountains. Nelson County truly is a jewel amongst all the counties in Virginia.

Recently, Dominion Power wants to put a pipeline right through my beloved county. Not only will it cut right through the mountain we overlook, it will go within 500 yards of our little house, causing it to be in the danger zone if something were to go wrong. Not only this, but the pipeline will effect the quality of our well water, our property values, and the quality of the air due to the constant spray of herbicides to keep down any vegetation. Hundreds of people in our little county are being forced to give up their land, and property. Have you ever seen or read the movie/book *Hoot*? The Nelson county residents are like the little owls, we are being built on and urbanized to the point that we wont be special anymore. People will stop wanting to vacation here, or kayak on the pristine lakes, or hike up to see beautiful waterfalls. I want to protect the area that I grew up in, so that maybe one day, when I have children I can bring them out to see the beautiful place where I grew up, and I can say "Look, this is where I used to live. I used to play here when I was just a little girl like you."

Sincerely,

Olivia Leverone P.S. Here is a timeline of pictures taken over the years in Nelson/home.



Summer 2003



Spring 2004



Winter 2005



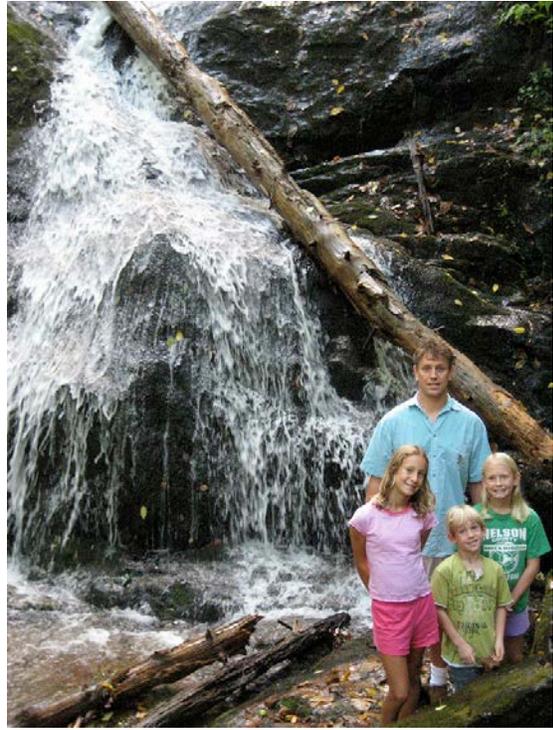
Fall 2006



Summer 2007



Summer 2008



Spring 2009



Fall 2010



Spring 2011



Spring 2012



Winter 2013



Present Day

To whom it may concern,

3/27/15

As a resident of Nelson County, I would like to express my sincerest concerns with the possibility of the insertion of Dominion Power's pipeline. I've lived in this unique paradise known as the Blue Ridge Mountains for as long as I can remember. As a child I played in the woods, swam in the streams, and ran through the golden fields. It was my own little world, a place for adventure and exploration. There was always something new to discover or experience.

Growing up I never fully appreciated my surroundings, I took it for granted and believed it would always be there. Where I live is such a beautiful location that it holds a rare magnificence that only the Blue Ridge Mountains can procure. Tourists from all over the country travel here to catch sight of rare species, hear the bubbling creeks, and to breathe the crisp air. Now, at the ripe age of fourteen, I finally understand that you can only find this place here, and once it's gone there's no bringing it back. If Dominion Power's pipeline were to scar it's rugged beauty, I'm certain that more industries will be soon to follow. Not long after, all that will be left is a plain landscape shorn of it's pride and healthy glow. People will look out their smudged windows to see black smoke columns belching out their thick, black waste. They'll see roads, cars, and buildings. They'll hear horns, shouts, and sounds of traffic rather than the calming tunes of crickets, frogs, and owls. No longer will the night be softly illuminated by the glow of stars, but harshly lit up with man made lights. I don't want to see this happen to my homeland, but I wait in dread knowing it's hardly stoppable.

I'm not doing this just for myself, but for all those who won't, can't, or are too afraid to speak up. I'm doing this for all the creatures put at risk from the gases of this man made beast otherwise known as the pipeline, and for the future generations. I want my children to be able to hike the trails of the blue mountains and witness the trees brushing the tip of the never ending pale sky. I want them to admire, and love the world they live in, not choke in disgust against the exhaust of the next cash making scam.

Besides, the benefits from the pipeline towards the people along the proposed route are slim to none. It's transporting it's polluting gas from West Virginia to North Carolina, and most of the people along it won't even use it. The only thing it does is put everyone along it's path in danger. Yes, I must admit that the chances of an explosion are slim, but I definitely wasn't reassured after hearing this: Dominion Power has decided that they are going to make the pipe's walls thinner than the ones located in cities. This is because there are less people living in the remote country than in the close quarters of the cities. Dominion figures that it will cost them less money to make the walls thinner, and if it were to explode, they wouldn't have to pay too much for the loss of a few lives compared to the amount in urban areas. Regarding this information, explain to me what is more important to them, the people or the money they could make from it?

There is no polite way to say how this makes me feel, so instead I will just say this; our founding fathers intended this country to be made of the people, for the people, and by the people. We are a democracy, every person is supposed to have a say. If this is even remotely true, Dominion Power can kiss their pipeline goodbye. Over ninety percent of the people influenced by the possibility of the pipeline are strictly against it. Think of all the detrimental effects, as well as all the negative responses, the environmental risks

and safety hazards. Is this worth risking for the sake of making a buck? I will wrap this letter up with a poem:

“Nature’s first green is gold,
Her hardest hue to hold.
Her early leaf’s a flower;
But only so an hour.
Then leaf subsides to leaf.
So Eden sank to grief,
So dawn goes down to day.
Nothing gold can stay.”

-Robert Frost

This poem is commonly understood as a reference to the transition from youth to the elder stages in life, but I believe it fits the current situation. Right now the mountains emit a youthful glow, radiant and bright. Then, slowly, as leaf subsides to leaf, industry and man are replacing it. As dawn goes down to day, nothing gold can stay, and I feel as if I’m Eden, slowly sinking to my knees in grief.

Sincerely,
Abigail Leverone

Harry's Pipeline Essay

Imagine waking up in the middle of the night to a large boom that sounds like thunder. You sit up and look at your alarm clock thinking, it was just thunder, go back to sleep. So you lay back down and just a few seconds later an acrid smell drifts into the room. At first you don't know what's happening, and then you realize it wasn't thunder. That is exactly what I imagine when I think of a pipeline.

I know what you're probably thinking. I'd be more worried about black bears in Nelson County than a pipeline blowing up. But that's not the only problem. One of the many reasons my family chose to live here was because of the amazing view of the Blue Ridge Mountains. Now, after Dominion builds their record size pipeline, my whole family can enjoy staring at a giant scar of clear-cut trees across our priceless view. Hopefully you can start to understand why some people don't want the pipeline.

How else is the pipeline not right? Every four years when my parents go to vote for a new president they have to add up all of the votes and see which president has the most. Whoever has the most wins the election and is our new president. So if no one wants the pipeline, doesn't the majority rule? Didn't Abraham Lincoln say the government was of the people, by the people, and for the people? If you still think that most people are for the pipeline than go for a ride anywhere in Nelson County and you'll be greeted by hundreds of blue signs. Every one of them is against the pipeline (do they even make signs for the pipeline?).

This is another reason I really don't want the pipeline. My sisters and I were born and raised where we live and love everything about it. We definitely don't want to see a giant pipeline go right through the middle of it. I don't want to look out the window everyday and see a big scar over the mountains or watch the woods in our backyard being cut down where we always play every year. And I would hate the feeling of knowing that there is always a chance that this giant pipeline could blow up any moment. Then I would definitely never get to see the beautiful, blue, mountains or play in our backyard woods ever again.

So to sum it up, please try to take every bit of this into consideration. If you were in my shoes, wouldn't you feel the same way? Would you want a giant pipeline to go right through the middle of your life, especially when you're growing up as a kid? To me it's like a nightmare coming to life but there is no stopping it and there's no waking up. But there are still ways we could solve the problem. Look for other alternatives than natural gas. Why not try solar power or use wind power? I hope you give it a try.

Harry Leverone
Age:12

Appendix E

Additional Statements and Letters from the South Rockfish Valley Area

Lawrence Herring, Nellysford, Virginia
 Docket Number PF15-6, Atlantic Coast Pipeline (ACP)

Topic: Addition to Scope of Environmental Impact Statement (EIS) – **Impact on property owners within the Blast Radius and Recommended Evacuation Zone.**

To: Kimberly D. Bose, Secretary, FERC
 April 24, 2015

Ms. Bose,

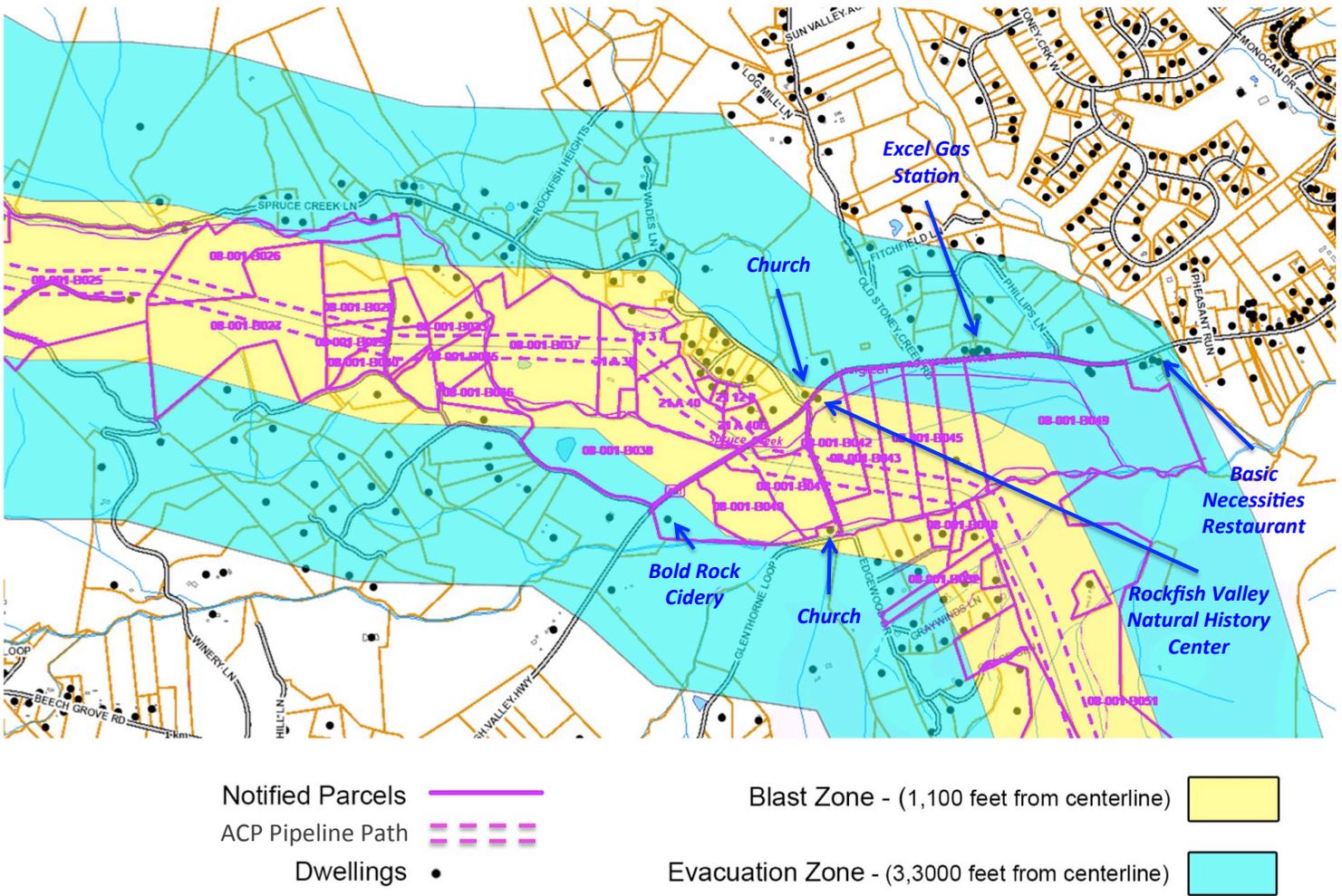
I realize the focus during the assessment of possible pipeline routes for the Atlantic Coast Pipeline (ACP) is on the private and public properties where the pipeline will be directly buried, including a 125-foot clear-cut space for the construction. The ACP maps provide detailed information about the properties directly impacted by the construction and installation of the pipeline. However, it seems that the ACP EIS should also include an assessment of the impact to properties adjacent to the buried pipeline that are within the Blast Radiusⁱ area and the recommended Evacuation Zoneⁱⁱ in the event of an accident. The owners of these adjacent properties will be similarly impacted with the installation of a natural gas pipeline in their “backyards”, facing the same destruction risks from pipeline explosions and negative financial impacts due to the proximity of the buried pipeline.

Where I live, in Nelson County, Virginia, we do not have natural gas pipelines. The probability that our lives, our well water, our properties, and our ecosystems will be negatively impacted by a buried natural gas pipeline is currently zero percent (0%). With the introduction of a 42-inch natural gas pipeline, the risk of harm and destruction significantly increases. It is clear that natural gas pipeline installation and operation can cause significant harm – just examine the harm and destruction of natural gas pipeline accidents during the last four months. And, it is not just the owners of land where the pipeline will be buried. Adjacent properties for over ½ mile in all directions are at risk of harm.

On the following page, please find a map of a 3-mile segment of the ACP’s proposed Appalachian Trail South Alternative Pipeline Route showing a Blast Radius of 1,100 feet and the recommended Evacuation Zone of 3,300 feet on both sides of the length of the pipeline. This is just one small segment of one of the alternative routes that the ACP team is considering. **The analysis of this 3-mile segment reveals the following properties that are impacted by the ACP:**

- The proposed pipeline is buried on **23 parcels of land**ⁱⁱⁱ (shown with pink lines)
 - 6 homes are included on these properties
- The Blast Radius area on either side of these 23 parcels **adds another 54 parcels of land**
 - **44 additional structures** are included in this area – 42 homes and 2 churches
- The Evacuation Zone on either side of the Blast Radius area **adds another 134 parcels of land**
 - **94 additional structures** are included in this area – mostly homes, but also several public structures including a gas station/store, a natural history center, stores and restaurants

3-Mile Segment of ACP Appalachian Trail South Alternative Route Near Nellysford, VA



In total, the Blast Radius and Evacuation Zone areas include an **additional 188 parcels of land and 138 additional homes, churches and museums and small businesses** including a gas station and restaurant.

Last week, at our local farmers market, I met two different property owners who were surprised to learn that their properties were in the Blast Radius area of two different pipeline alternative routes in Nelson County. They knew the pipeline might come through our county, but they had not been contacted by anyone to explain how close their homes would be to the proposed pipeline routes. **Nearly 200 property owners in this 3-mile example may or may not know about the ACP proposed pipeline routes or the potential increase in risk to their properties and lives.** They may not have had an opportunity to participate in any scoping period discussion at the public meeting or in any other forum. This is just a small segment along a 450-mile proposed pipeline route.

It seems that either FERC or the ACP team should have notified all owners of properties that might be impacted by the pipeline so that they could participate in the scoping period and provide environmental impact information to FERC. There does not seem to be a method for notifying these impacted, adjacent property owners about the potential plans for installing the

pipeline “in their backyard”. Shouldn’t our government (FERC) be considerate enough to provide that alert, like our local governments do when a zoning change is about to occur?

The federal government and the state support a financial settlement with owners of the properties where the pipeline is installed because of the reduction in property value and extra risks the property owner is assuming. Yet, for those property owners adjacent to the pipeline, the assumption is that there is no loss or risk to those property owners. This is not true, of course, but that seems to be the assumption.

There is no financial settlement or an impact assessment planned for these adjacent properties. Structures and human lives within the Blast Radius area and the Evacuation Zone may be severely impacted if the pipeline near their properties explodes. It is not clear that there is a provision in the current FERC process to include this potential “harm” in the overall decision-making process concerning the ACP application. It is clear, however, that property owners or potential property owners of these adjacent properties view the pipeline as having a negative impact on their safety and on the market value of their properties with a buried 42-inch pressurized natural gas pipeline nearby.

Therefore, I am requesting that:

- The **scope of the ACP EIS be augmented to address the potential harm to properties, structures, ecosystems and human lives for all areas within the Blast Radius of 1,100 feet and the recommended Evacuation Zone of 3,300 feet on both sides of all pipeline routes considered by the ACP;**
- **Resource Report 10 include data that identifies the number of properties, structures and people in the Blast Radius and Evacuation Zone for each alternative being considered, not simply the number of properties that the pipeline touches;** and,
- The EIS should **include the financial impacts for increased property insurance and decreased property values resulting from the pipeline installation within these extended impact areas.**

I am also requesting that the **FERC process require the ACP team to notify all property owners within the 3,300-foot Evacuation Zone** on both sides of the pipeline routes being considered in Resource Report 10 **to alert these owners to the potential risks the pipeline will pose to their properties, structures, ecosystems and human lives.** These property owners should then have an opportunity to meet with FERC and the ACP team to fully understand the risks the proposed pipeline routes pose to their property and lives. *This needs to be done before the end of the scoping period to give everyone an opportunity to participate.*

In some situations, possibly many, the potential risks may simply be unacceptable to everyone. For example, some households may have individuals who simply cannot be evacuated very quickly due to health issues. Other situations may suggest that with a single road into a community, a rapid evacuation is simply not feasible and lives will be lost during a pipeline disaster. Surely, these would be unacceptable risks for everyone involved. It is important to fully understand these special high-risk situations along each pipeline route under consideration.

FERC and the ACP team need to fully document the impact of these risks on this larger property group for each possible route under consideration. For each considered route, please document:

- The number and type of structures that will be at risk in the 1,100-foot Blast Radius
- The number of human lives that will be at risk in the 1,100-foot Blast Radius

- For the 3,300-foot Evacuation Zone (both sides of the pipeline path)
 - The number and type of structures that will be at risk
 - The number of human lives that will be at risk
 - The number of properties involved in this extended area
 - The average percent of increase in property insurance for homes and land and the total dollar increase, based on information from the impacted property owners' insurance companies
 - The estimated percentage decrease in property value and the total dollar value of these decreases, based on credible independent sources
 - The potential impacts on any fragile ecosystems were a pipeline explosion to occur

The ACP project is proposing that the stated energy “need” can only be satisfied with the proposed 42-inch natural gas pipeline. All pipeline solutions have a risk of devastation to property and lives. The extent of the risks to property and lives goes well beyond the properties where the pipeline will be buried. In the above 3-mile example, with nearly 150 homes and businesses, the potential risk to human lives and properties is just not acceptable. I, therefore, **request that FERC also require the ACP to also consider other energy solutions that may minimize the risk of harm to the surrounding lands, structures, and people** while satisfying the energy “need” which the ACP has based its FERC application. **I, therefore, request that FERC require the ACP to conduct a similar risk assessment for the following alternatives:**

- **Modification of existing natural gas infrastructures;**
- **Co-locating the ACP with existing utility rights-of-way; and,**
- **Developing renewable energy sources to provide the stated end “need” of the ACP.**

This additional impact assessment information can then supplement the FERC decision-making process as the various energy alternatives are evaluated. The information will also allow FERC to fully understand the potential harm each alternative may cause and weigh that “harm” against the perceived value of the ACP application to the residents of these impacted areas, to the state, and to the country.

Where the probability of harm to property owners is greater than zero percent, FERC and ACP will need to find a way to help compensate all impacted property owners for assuming this increased risk caused by the ACP.

Please be thorough and diligent in gathering as much information as possible to help you make the right decision for all of us. Please notify all impacted property owners along all of the proposed routes to give them a chance to help with the ACP impact assessment.

Sincerely,

Lawrence Herring
Nellysford, Virginia

ⁱ The Hazard Area Radius, also referred to as the Potential Impact Radius (PIR) or Blast Radius, is calculated by comparing the diameter of a pipeline to its maximum operating pressure (psi). Calculating the Potential Impact Radius (PIR)(as measured in feet) $PIR = 0.69 * d * \text{SQRT}(P)$ Where: d = diameter of the pipe (inches); SQRT = square root; and, P = pressure (psi). Take the square root of the pressure (if pressure is 100 psi, the square root is 10), multiply by the diameter (inches), then multiply by 0.69. Resulting number is the PIR in feet. Source: “A Model for Sizing High Consequence Areas Associated With Natural Gas Pipelines”, Gas Research Institute and C-FER Technologies, 2000. **The ACP will use a 42” diameter pipeline under a pressure between 1200 and 1400 PSI – Blast Radius is just over 1,100 feet.**

ii For the ACP, assume a 42-inch pipeline size at 1200-psi pressure. Recommended evacuation distance of 3,317 feet on both sides of pipeline.

Recommended Minimum Evacuation Distances For Natural Gas Pipeline Leaks and Ruptures (Not applicable for Butane, Propane, or other Hazardous Liquids)

		Pipeline Size (inches)											
		4	6	8	10	12	16	20	22	24	30	36	42
Pressure (psig)	100	91	137	182	228	274	365	456	502	547	684	821	958
	200	129	193	258	322	387	516	645	709	774	967	1161	1354
	300	158	237	316	395	474	632	790	869	948	1185	1422	1659
	400	182	274	365	456	547	730	912	1003	1094	1368	1642	1915
	500	204	306	408	510	612	816	1020	1122	1224	1529	1835	2141
	600	223	335	447	558	670	894	1117	1229	1340	1675	2011	2346
	700	241	362	483	603	724	965	1206	1327	1448	1810	2172	2534
	800	258	387	516	645	774	1032	1290	1419	1548	1935	2322	2709
	900	274	410	547	684	821	1094	1368	1505	1642	2052	2462	2873
	1000	288	433	577	721	865	1154	1442	1586	1730	2163	2596	3028
	1100	302	454	605	756	907	1210	1512	1664	1815	2269	2722	3176
	1200	316	474	632	790	948	1264	1580	1738	1896	2369	2843	3317
	1300	329	493	658	822	986	1315	1644	1809	1973	2466	2959	3453
	1400	341	512	682	853	1024	1365	1706	1877	2047	2559	3071	3583
	1500	353	530	706	883	1060	1413	1766	1943	2119	2649	3179	3709
	1600	365	547	730	912	1094	1459	1824	2006	2189	2736	3283	3830
1700	376	564	752	940	1128	1504	1880	2068	2256	2820	3384	3948	
1800	387	580	774	967	1161	1548	1935	2128	2322	2902	3482	4063	
1900	398	596	795	994	1193	1590	1988	2186	2385	2981	3578	4174	
2000	408	612	816	1020	1224	1631	2039	2243	2447	3059	3671	4283	
2100	418	627	836	1045	1254	1672	2090	2299	2508	3134	3761	4388	
2200	428	642	856	1069	1283	1711	2139	2353	2567	3208	3850	4492	

Table 1 - Evacuation Distance in Feet

The applicable leak or rupture condition is that of a sustained trench fire fueled by non-toxic natural gas escaping from two full bore pipe ends. Blast overpressure is not addressed. The distances shown in Table 1 are intended to provide protection from burn injury and correspond to a thermal heat flux exposure level of 450 Btu/hr ft². This is the accepted limit of heat exposure for unprotected outdoor areas where people congregate; as established by the US Department of Housing & Development Code 24CFR51, Subpart C, Siting of HUD Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature. The formula used to calculate distance was taken from the Gas Research Institute Report GRI-00/0189, *A Model for Sizing High Consequence Areas Associated with Natural Gas Pipelines*, 2001, prepared by C-FER Technologies. That model does not take into account wind or other factors which may greatly influence specific conditions. Users are advised that the distances shown in Table 1 are considered to be "general information" only and are not intended to replace a site specific risk analysis. The Pipeline Association for Public Awareness makes no warranty with respect to the usefulness of this information and assumes no liability for any and all damages resulting from its use. Anyone using this information does so at their own risk.

iii From the ACP interactive mapping system:

<http://dom.maps.arcgis.com/apps/Viewer/index.html?appid=ce2477c937f044dcb4d7f4617ebccb2c>

Date: April 16, 2015

Attn: Kimberly D. Bose, Secretary

Federal Energy Regulatory Commission

888 First Street NE, Room 1A

Washington, DC 20426

RE: Atlantic Coast Pipeline, Docket #PF15-6-000

Dear Ms. Bose,

My name is Dima Holmes and I live in Horizons Eco Village, located in the Rockfish Valley, Nelson County and in the foothills of the Blue Ridge Mountain and Wintergreen Resort. My community is on the path of one of the alternative routes for the Atlantic Coast Pipeline, Appalachian Trail South Alternative Route, proposed by Dominion Resources as of February 23, 2015.

First, I would like to ask you that you extend the FERC scoping period until June 27th and provide a second scoping meeting in Nelson County. The several new alternative routes through Nelson Co that were proposed in late February affect many new owners and a large percentage of these do not live locally and didn't hear of the proposed pipeline issue until social and regular media started covering the process. Even for us, who since this February have been actively involved into trying to research and understand the consequences of a major project like this, it has been almost an unbearable and impossible task to fit in our busy daily lives. We simply need more time.

I also attended the scoping meeting in Nelson Co on March 18, 2015 and out of 200+ registered people who wanted to speak only 70+ actually had that chance. Yes, we did stay until 10:45PM and I know we were all tired but these other 100+ Nelson Co residents need to be heard too. And mysteriously the first 12 people to speak were all in favor of the pipeline. They all said pretty much the same script and then promptly left the building. I would like to see a second scoping meeting in Nelson County and one much more fairly organized.

Thank you.

Second, I would like to express my great concern about having a 42 inch natural gas pipeline being built through the heart of Nelson County, beautiful Rockfish Valley and the steep ridges of the Blue Ridge Mountains. For many environmental and economic reasons I consider the ACP a great negative and loss for our community, Horizons Village, and in a greater scale, Nelson County. My neighbors at Horizons Village recently submitted a wonderful 44- page Impact Assessment Study on the negative effects of the

ACP and specifically the proposed Appalachian Trail South Alternative Route. I would not like to burden you with reading these concerns twice so I would like to touch on a different perspective, one I have a deep professional experience and knowledge in. **Real Estate.**

What would the ACP (any proposed route through Nelson Co) mean for future real estate sales and property values?

SUMMARY:

- Many properties at Wintergreen Resort that currently enjoy undeveloped mountain views will decrease in value due to the change of the view they offer. These are also the highest value properties at Wintergreen and in Nelson County.
- Many properties in Wintergreen in general will lose some value due to the ACP crossing the entry to Wintergreen Resort as well as being uncomfortably close to a community that for years has strived to stand out as Nature Oriented.
- Properties in the valley that are on the path of the pipeline will lose value or become impossible to sell due to house proximity to pipeline, or due to pipeline corridor taking the only buildable terrain on vacant or developable property.
- Properties on the direct path of the ACP will lose value automatically by having a permanent Right of Way through the property. It is a general knowledge that a property with no Rights of Ways is more valuable to an equal property that has Rights of Ways running through it forever.
- In steep mountain terrain a human excavation and terrain alteration is bound to lead to landslide, erosion and sedimentation run off which could contaminate local streams that feed property wells. Outside of Wintergreen Resort and some properties in Stoney Creek community, most other country properties depend on well water. As the saying goes, once you lose your well water, your property is worthless.
- The values of many properties throughout Nelson County will also be negatively affected, as well as their potential for resale, even if they are not on the direct path of the pipeline. The largest loss will be on higher value properties since they are sought after for specific features- they are either vacation, retirement homes or attractive locations for the start of small country, tourist or organic farm oriented businesses. The loss will come from change of mountain views, alteration of farming lands and deterioration of quality of water (drinking as well as water for the production of products in the local breweries, cidery, wineries, distillery and restaurants).

MORE EXTENDED:

WINTERGREEN PROPERTIES:

I have been a realtor with Wintergreen Real Estate Co, the number 1 realty agency for Wintergreen Resort and Stoney Creek Valley community, for 8 years already. For the last three years I have been among the top three performing realtors for Wintergreen and Stoney Creek. Both these communities are a very important part of Nelson County since they are the most densely populated (11,000 acres and approximately 5,000 property owners between both

communities), have some of the most valuable real estate in the county and Wintergreen resort is the biggest employer in the area. To summarize, these two communities have been a major financial source for Nelson County for many years (both property tax revenue and taxes generated from their recreational operations). Every year I meet hundreds of people who come to visit/ vacation at Wintergreen Resort and Nelson County. In my line of work, in order to be successful, I need to listen carefully and observe what my clients are looking for, what do they come here for. Wintergreen is not the only ski- tennis- golf resort in USA or Virginia, Stoney Creek is not the only retirement golf community. What makes Wintergreen area special and different from all these other destination places? It is the Natural beauty that surrounds us! People come to vacation or purchase a property here because we are surrounded by beautiful, old, undisturbed mountains that they can enjoy looking at or hiking in. They come because we CARE about what we have found before us (old and rare flora and fauna) and we want to preserve and sustain it for the future generations. This is what makes us different. We even have a Nature Foundation that has existed since the creation of Wintergreen in the mid 1970s. They too have taken a firm stand against the proposed ACP through the Blue Ridge Mountains and the Nelson Co and they have an extensive knowledge on local habitat and its precarious existence. If the Appalachian Trail South Alternative Route is to be built, and cross the entrance to Wintergreen and then go around the resort community and down the mountain ridges towards the Rockfish Valley, there will be tremendous loss in revenue for Nelson Co from disturbing daily operations at Wintergreen (the busiest entry point in Nelson County). There will also be a decrease in values of the high dollar properties that currently enjoy views of the mountain ridges that would be greatly disturbed and changed by the 125 feet clear cut corridor for the pipeline. From an office in Northern VA it may not seem realistic that a change in someone's property view would affect the property value much but here in Nelson County and Wintergreen resort, where this type of undisturbed view brings top dollar and attracts high interest, the scenario is very realistic. A fact: One of our Realtors, an owner of Wintergreen Real Estate Co, and with 35 years of real estate experience, recently shared with me that he felt legally obligated to disclose the potential of a pipeline construction scarring the views from properties his clients were looking at. The views were so important to his clients that he had to tour them during both sunset and sunrise so they can fully enjoy the mountain beauty. This disclosure, of course, didn't help the sale of these particular properties. I also just recently was interviewed by a couple who inherited a high dollar property at Wintergreen that has some of the most amazing and beautiful 180 degree wide mountain and valley views to the south. That home will also have a very prime view of a 125 feet ugly construction corridor if the ACP were to be constructed on the Appalachian Trail South Alternative Route. Immediately I was compelled to share with my clients the possibility of the ACP and the potential change of their view. They are from OH and had not heard anything about it so they were both appalled and discouraged. I also feel strongly that, should I ever show this property to a prospective buyer, I would need to disclose the possibility of the ACP and the fact that the property will have a direct view of it. The disclosure would certainly affect the decision of some buyers and hence will eliminate some purchasers for it, which would make the property harder to sell.

I would like to show you with pictures what I am talking about. Below is a fall photo of the mountain ridge that is just north of Reeds Gap or just past the 13th mile post of the Blue Ridge Pkwy. The pipeline corridor will be drilled under the parkway and Appalachian Trail around the middle of this view and then it will come down the ridge which will leave first 125 feet of clear cut corridor and a permanent corridor of 75 feet (though we can very well assume that the extra 50 feet will also be open for a long time since it would take many years for any trees to grow there to a reasonable height). A straight, ugly, clear cut path that would be much larger than the small meandering road you see to the left now, which is approximately 30 feet wide. This is what many owners with expensive properties at Wintergreen Resort will be looking at. This is the first view every visitor to Wintergreen will “enjoy” just before they enter our community. And this is the same view that we all see from the main road at Wintergreen, Wintergreen Dr, going up and down the old mountain. Yes, a big and a very, very visible scar on our mountain.



This other picture below shows the beautiful mountain views from the most favorite and popular hike at Wintergreen, The Plunge (short and easy trail but with rewarding result at the trail end- fantastic mountain views). The views from the Plunge have decorated many brochures for Wintergreen Resort and the Nature Foundation at Wintergreen. Many visitors and owners have captured that special family moment with the beautiful Blue Ridge Mountains in the back ground. If the Appalachian Trail South Alternative Route were to be built, this view too will have a large, ugly scar right in the middle, this time, following the top of the middle mountain ridge. Many top dollar properties, along the Black Rock Mountain, are currently enjoying these pristine views. Their property values too will be affected if these views change due to human alteration.



VALLEY PROPERTIES:

I find these same concerns about property sales and values to be very applicable to any property outside of Wintergreen Resort. Here is why:

In the past 6-7 years we have observed a growing trend in Nelson County that is continuously and consistently shaping our county into a tourist and farming destination. We now have multiple microbreweries, vineries, hard cidery, distillery, numerous restaurants, galleries, B & Bs and other small businesses that are oriented either towards hospitality or farming. We are being referred as THE NAPPA VALLEY ON THE EAST COAST. We are a GROWING county and not due to industrial development but because of the tourist attractions we can offer- beautiful, undeveloped and undisturbed mountains and valleys, clean rivers and streams all that to go along with some great brews, wines, cider and organic local foods. You just need to visit one of our restaurants or breweries or wineries to see how much important for these businesses is the outdoor space. They all have 2-3 times more seats outside than inside. This is what the visitor demands. People love to sit outside, enjoy their meal or glass of wine/ beer/ cider while also looking at beautiful mountain views or hearing the bubble of the nearby river or stream. This is their reward at the end of a busy week in the city. On a regular weekend the Rockfish valley gets thousands of visitors looking for exactly this type of experience. If Wintergreen was the most active destination for daily visits and home purchases (both full time and vacation) the Rockfish Valley is now becoming a strong competitor. People relocate to Nelson Co and the Rockfish Valley not because they got a job transfer, but because it was their CHOICE. It was because they were attracted by what we have here and the quality of life they can live. They escaped the city hassle and development, to come to the country and live a simpler, quieter, happier life.

The possibility of the ACP has already started taking a negative toll on values and resale potential of many country properties- both the ones that are directly affected and properties that are too close to the pipeline for comfort. Here in Horizons Village, a new buyer had a contract on a vacant homesite

earlier this year. Right after we all learned of the Appalachian Trail South Alternative Route the buyers released the contract stating that they did not feel comfortable investing their money in a property that was so close to a 42 inch natural gas pipeline. The ACP is not going directly through this property but some of its boundaries are within 1,200 feet from the pipeline corridor (just outside the 1,100 feet blast zone).

On a couple of occasions in the past 6 months I had the opportunity to work with buyers who were seriously looking at a 260 acre farm with old historic home on it that is located at the corner of Rt 151 and Rt 6 East. This property is on the market for close to \$1,500,000. The proposed route for the ACP goes through a fraction of the farm, through the wooded part that is quite far from the house and open meadows surrounding the house. This information on the proposed ACP route is disclosed with the listing and every potential buyer is made aware of it. One of the two buyers I worked with never made an offer on the property despite the fact that they really loved it. They didn't feel comfortable with the pipeline. They had in mind to develop the property as a country eco retreat and a major natural gas pipeline was just not a good match for that.

The second buyer did make an offer but much lower than asking price and one of the reasons he stated for his lower offer was the potential for the ACP.

Again, this is a 260 acre farm. What about the majority of the private properties that the ACP is targeting, they are mostly anywhere from 1 to 20 acres. The effect on these would be much more major.

Below is a photo of a beautiful mountain ridge now that would be grossly affected in the future should the Appalachian Trail South Alternative Route for the pipeline was selected. This view is from the entry to Wintergreen Winery. This is the view that everyone (property owner or visitor) enjoys while driving on Rt 664 up to Wintergreen (the most common way to get to Wintergreen Resort). I am much more familiar with the possible negative effects of the Appalachian Trail South Alternative Route since I live and work in this part of Nelson County but I am absolutely certain that these negative effects on property values, real estate market and the future of our tourist and farm oriented county would hold true if the Atlantic Coast Pipeline were to be built ANYWHERE in Nelson County.



Ms. Bose, I hope from this input you remember and consider one main point when comparing Nelson County with any other community where a pipeline has been or is being considered built. This place we live at is our CHOICE and for many a permanent one. In Nelson county residents' eye there is no equal to it. We can not just abandon one home and find another perfect spot. What we have found here is THE PERFECT SPOT. And because of this the effect on property values and property sales will be much greater than other counties and communities. That is because in Nelson County people do not just purchase real estate, they purchase an experience, they purchase a lifestyle.

R. Morgan Armstrong, Roseland, VA.
Federal Energy Regulatory Commission
<https://ferconline.ferc.gov/QuickComment.aspx>

RE: Atlantic Coast Pipeline Project
PF 15-5-000
PF 15-6-00

Commission Members:

I oppose the pipeline's alternate route through Wintergreen Resort for the following reasons:

(1) Any pipeline accident would be dangerous for the residents of the mountain resort. We have only one road of ingress and egress and the alternate pipeline route crosses that road. Any accident and resulting fire would trap all the residents of the resort on the mountain. While we have one fire station, that would be insufficient to control the resulting forest fire. Since fires travel faster up a mountain slope and the resort is upslope of the pipeline, it would reach our residential community in a short period of time. All other responding fire units would be cut off below the fire line and I fail to see how we could be assured we would not suffer loss of life and property.

(2) After the recent earthquake in this part of the state, it is now known that Wintergreen Resort is subject to earthquakes. The crossing of this area with a pipeline would subject the pipeline to a possible structural failure in the event of an earthquake.

(3) The beauty of Wintergreen Resort derives from its natural setting. A 125' clear-cut corridor that goes up the mountain, over the Blue Ridge Parkway and Appalachian Trail would destroy that beauty. Any subsequent accident and resulting fire would destroy the natural setting for several generations. The construction corridor would by its very nature damage the natural beauty of our mountain community.

(4) Why is it necessary for Dominion to require a new corridor instead of using existing rights-of-way? The Dominion says the pipelines are safe. If they are so safe, why are they afraid of using the same right-of-way for several pipelines?

(5) My wife and I retired from an urban area to be able to enjoy the natural setting of Wintergreen. This pipeline will devalue our property and lives but the remedies of eminent domain suits are ill suited for this type of loss. Those suits are designed more for public works such as highways where commercial interests are taken and those losses are easier to calculate.

(6) Why does our government feel it is proper to take private property, not for the public good, but to enrich a "for profit" corporation?

(7) Since every landowner at Wintergreen would be impacted in a negative, economic manner, it would seem to be in the best interest of all to file reverse condemnation suits if this alternate route is picked. It is only fair that all of the landowners of a resort community that shares a common governance and mountain be paid for a common loss to all lots in the community. The filing of reverse condemnation suits should be proper and valid for all lot owners, not just the ones whose land is crossed by the pipeline. This would certainly add to the cost of the project. Again, existing rights-of-way seems more efficient and less damaging.

(8) Due to the complexity of these issues, please allow for additional time for landowners to file their information and arguments. The "scoping" period should be extended.

Respectfully submitted, this the 3rd day of April, 2015

R. Morgan Armstrong
261 Blackrock Circle
Wintergreen Resort
RR 1, Box 783
Roseland, VA 22967-9200

Jo Ann Armstrong, Roseland, VA.
April 4, 2015

Dear Commission Members:

As a permanent resident of Wintergreen Resort and Nelson County, I appreciate this opportunity to express my concern about Dominion's Atlantic Coast Pipeline proposal (FERC's Docket #PF15-6). First and foremost, I am requesting that you extend the scoping period at least until June 27 to allow more input on the impacts of this potential pipeline. Additional consideration is especially critical since the impacts will be on every aspect of our community. Not only will the quality of life for people be irrefutably harmed but also the very survival of plants, forests and animals will be threatened. To avoid these negative impacts, the necessity of using existing pipeline corridors and/or other pre-existing cleared sites will be obvious as not only a viable alternative but also the only construction that FERC should approve and allow.

The impact to plant communities (yes, plants live in communities too!) will be total destruction as land is cleared for construction and maintenance of the clearance continues to occur overtime. But even surrounding plant communities and animal life will be irreparably damaged since all parts of the natural world are mutually dependent. A landscape is not just a collection of individual plants and trees. Each landscape has distinctive vegetation associated with the particular habitats. The southern Appalachians, which include Wintergreen, harbor some of the most extensive broad-leaved temperate forests in the world. The largest remaining stands of old-growth forest in the eastern United States are here. No other mountain region in North America has more species of plants. The spectacular spring wildflowers and shrubs (mountain laurel and rhododendron to name a few) and the grandeur of old-growth forests and brilliant fall colors sustain a flourishing tourist business for our human communities at Wintergreen and in Nelson County. People come from all over the United States as well as all over the world for the sense of adventure, surprise and delight that these plant and tree communities fulfill!

Scientists and naturalists have documented an exceptional biodiversity in this area--over 2,500 species of flowering plants, 130 species of trees and more than 400 species of mosses in the southern Appalachians. About 1,500 species of vascular plants live in the Great Smoky Mountains National Park--more than in any other national park. As a member of the plant propagation program at the Wintergreen Nature Foundation, I work weekly identifying and saving these plants. New species are frequently discovered. Any intrusion into this area threatens not only the chance of survival of these precious plants but also the opportunity to discover new species.

Any human-caused disturbance, such as clearance of land the width of an interstate-sized superhighway through Wintergreen's forests and

vegetation will create habitat fragmentation. This fragmentation will create barriers for normal dispersal and colonization so critical for plant and animal survival. For example, if the movement of animals between forest patches is impeded, which wide cleared areas create, then plants whose fleshy fruits or barbed seeds are dispersed by animals are likely to be adversely affected. Habitats that are fragmented are also more vulnerable to colonization by invasive species. Smaller habitat patches generally have fewer species leading to the likelihood of reduced species diversity.

Maintaining natural communities directly impacts the quality of life of people as soil erosion is reduced, soil is aerated, steady supply of high-quality water is maintained in the watershed and landslides are minimized. Natural communities help buff and moderate climate at the local, regional and global levels through reducing temperatures, increasing rainfall and increasing CO2 uptake by plants promoting a carbon sink.

I advocate understanding the impact of the proposed pipeline on Wintergreen and Nelson County use a community-based approach. By protecting forests meaning leave them intact and do not devastate with a pipeline, this protects the many species associated with the plant and animal community at Wintergreen and throughout Nelson County.

Respectfully submitted,

Jo Ann Armstrong
RR 1, Box 783
261 Blackrock Circle
Roseland, VA 22967



The Overlook

News from The Nature Foundation at Wintergreen

The Dominion/Atlantic Coast Pipeline

The Nature Foundation held an informational meeting on the Dominion/Atlantic Coast pipeline this past September at Trillium House. Communication with members and an interview with Channel 29 followed. For those who missed the September meeting and the Channel 29 interview, the statement below restates the position of The Nature Foundation.

Environmental position:

- The main line Blue Ridge reaches its narrowest point from Wintergreen north into Shenandoah National Park. The pipeline creates another unbroken east west fragmentation corridor in a band of ancient forest.
- The corridor of old forest is critical for the seasonal migration/drift movement of wildlife - from large mammals to nesting wood warblers and even amphibian populations - as they make their restricted movements along the narrow mountain range.

- The pipeline fragments 4,000-year-old plant ecosystems on the old forest floor.
- The National Park Service may restrict the line to tunneling beneath the Blue Ridge Parkway at its narrowest 300 ft. right-of-way. This leaves a 300 ft. corridor northeast and southwest with a road down the center. The construction fragments a critical habitat, with open canopied right-of-way, east and west of the tunneled area.
- Rural Nelson County has many colonial heritage sites. In some cases, the descendants of the original patentees still reside on the farms the pipeline traverses.
- Rural Nelson County's high percentage of un-fragmented forest areas are at risk. These areas support wetlands and woodlands with species reaching north, south, or western range limits.

In addition to environmental reasons, some have given other pragmatic reasons to reject the pipeline.

- The decline of property values: Utility easements lower tax appraisals and therefore both county revenue and resale values for the owner. Example: If a family farm is worth \$1 million and is appraised at 20% less, both the county (tax revenues) and the owner (less value) bear current and future burdens.
- One proposed route crosses the most populated residential and business sections of Nelson County - Wintergreen and the Rockfish Valley. Many homeowners and businesses will be affected.

The Nelson County Board of Supervisors asked Dominion and The Federal Energy Regulatory Commission to consider existing utility and highway right-of-ways for the pipeline. The Nature Foundation at Wintergreen supports this recommendation.

In addition to local community and county representatives that you may already be aware of, the following websites are offered to voice concerns:

www.ferc.gov

www.friendsofnelson.com

www.nelsoncounty-va.gov

www.dom.com

www.allpainnogain.com

A banner for the Spring Wildflower Symposium. On the left is a photograph of a stone path leading through a wooded area with trees and a blue sky. The text on the right is in a light blue box with a white background. The title 'Spring Wildflower Symposium' is in a green, cursive font. Below it, 'The Art & Science of Nature: May 15-17' is in a green, sans-serif font. The bottom line of text is in a smaller, black, sans-serif font.

Spring Wildflower Symposium
The Art & Science of Nature: May 15-17
All-new workshops for 2015, including children's programs! For more information and a detailed program schedule, click this ad to visit TNF website or call 434-325-8169. You'll have more fun than you can imagine!



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