

Valley Link BRS Impact

BRS Valley Link Action Committee (BRS VLAC)

The Valley Link Project

Agenda

The Players

The Valley Link Project

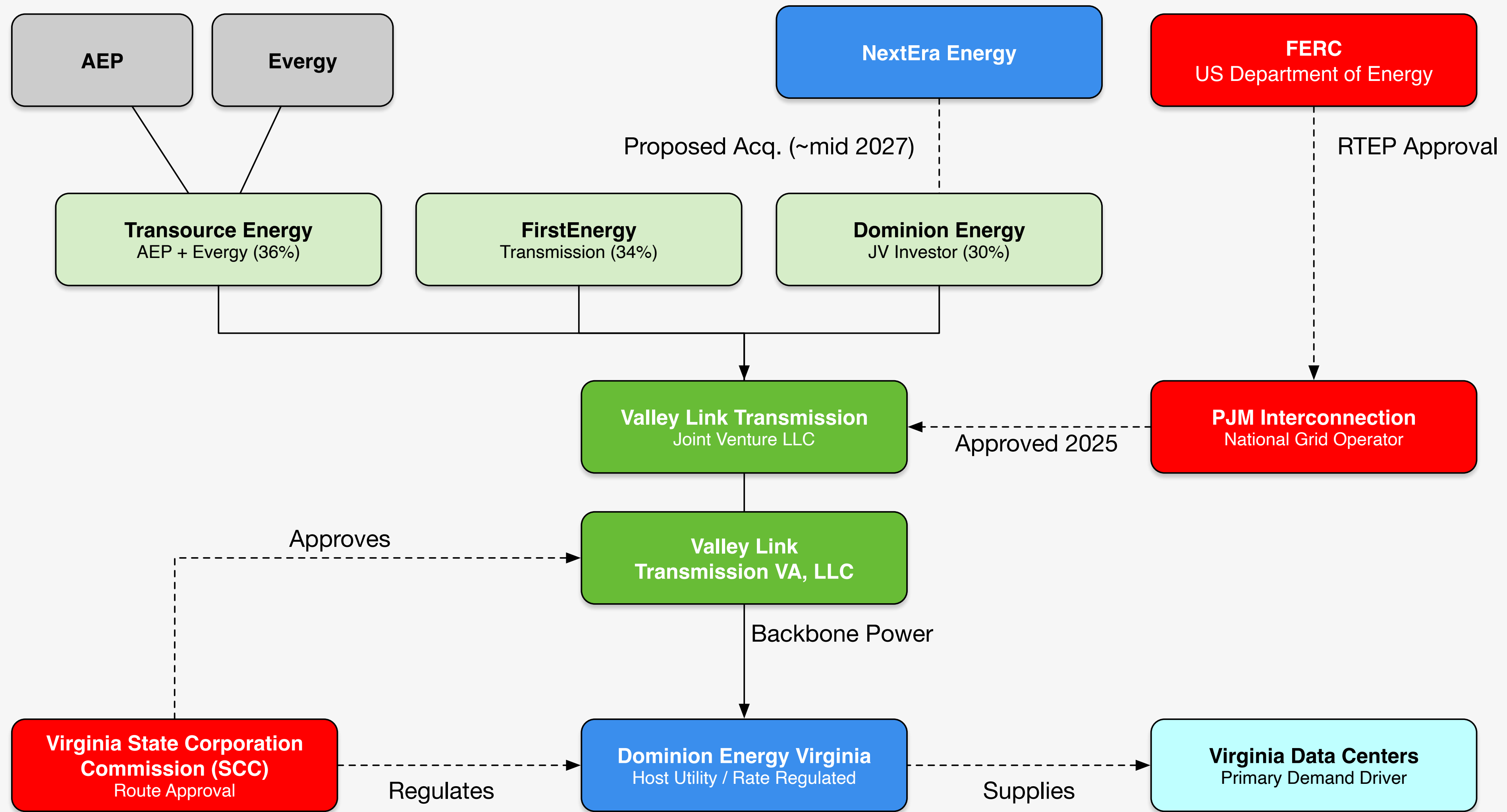
Joshua Falls-to-Yeat

Community Impact

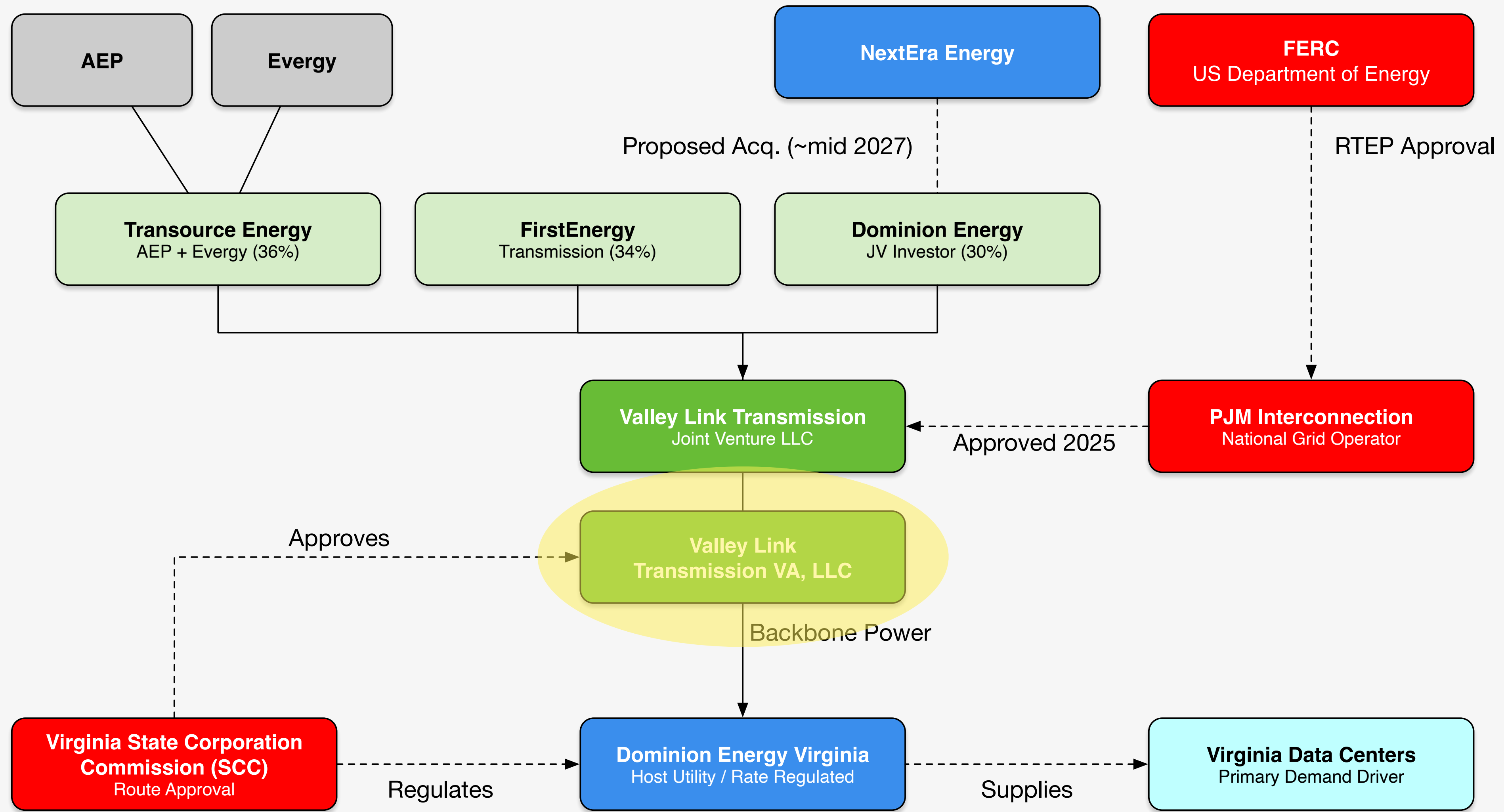
Project Timeline

How We Respond

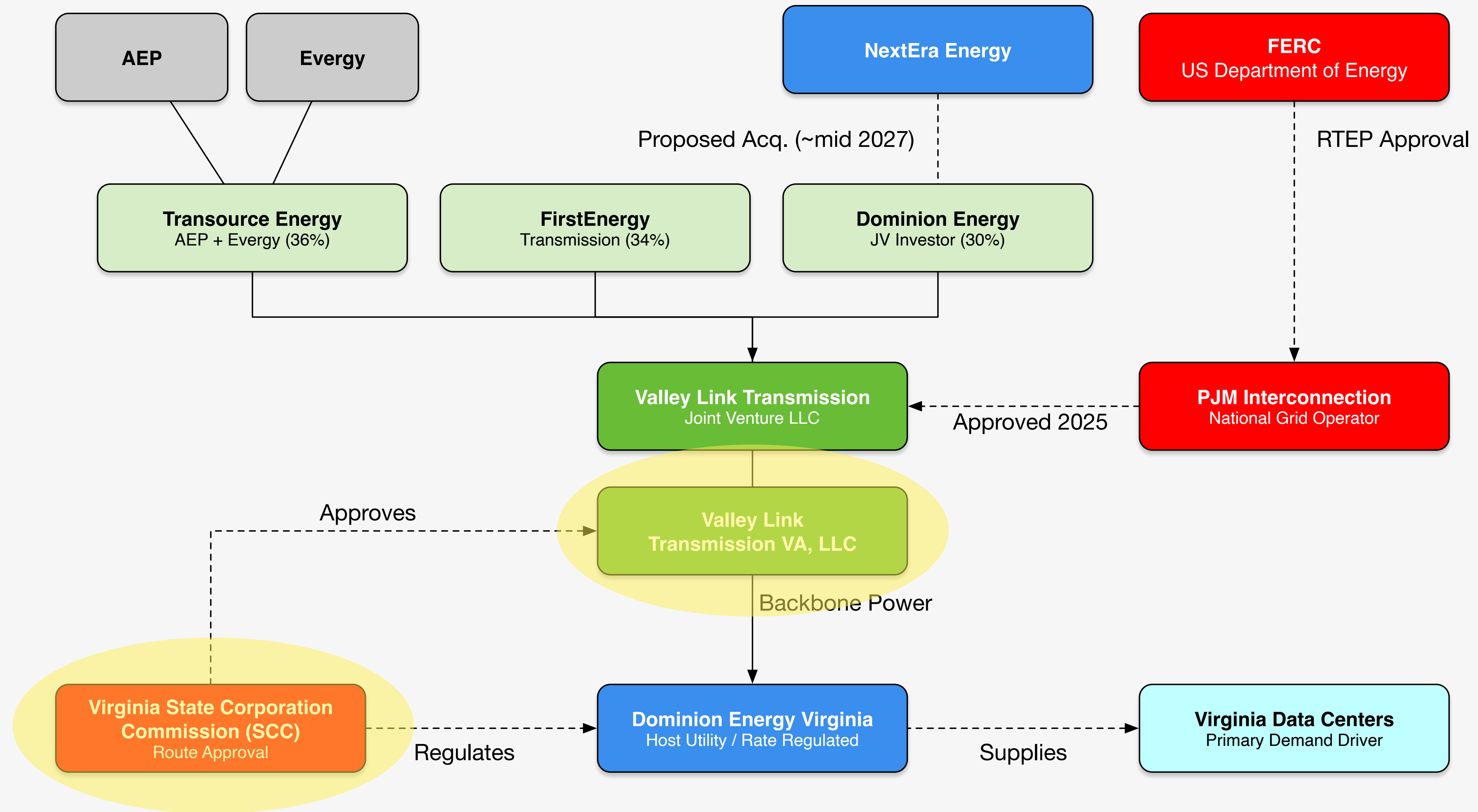
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PJM Interconnection

Pennsylvania, New Jersey, Maryland, +10

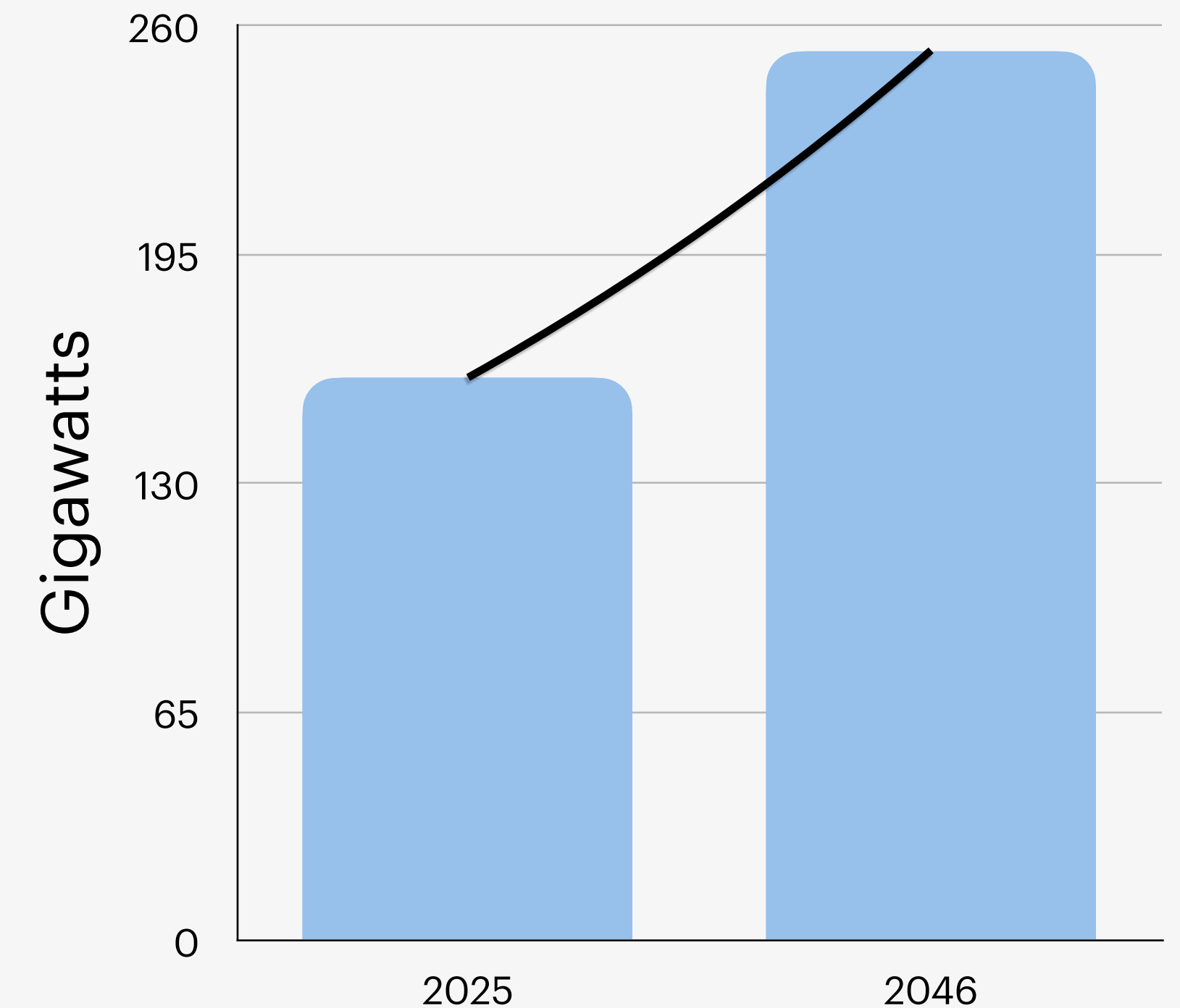
- Largest grid operator in the US
- Balances electrical supply and demand for thirteen (13) states and Washington, DC
- Includes power transmission line control and maintenance
- Operates under the Federal Energy Regulatory Commission (FERC)
- Chain of authority: Congress > FERC > PJM > Utilities like Dominion
- Runs the Regional Transmission Expansion Plan (RTEP) process
- PJM's approval of Valley Link is essentially unchallengeable at the state level — it's a federal decision.



PJM's Justification

Project Start Point

- Summer peak demand will rise to 253 GW by 2046 from 160 GW in 2025*
- Represents a 58% increase in demand
- Primarily driven by data centers
- This forecast is the direct justification for Valley Link's existence



*According to PJM's 2026 Long-Term Load Forecast

PJM's Solution

Five-Pronged Approach

- Transmission expansion
 - Address accelerated load growth and regional power flows
- Adding new generation
 - Update existing plants
- Keeping existing plants alive
 - Pay plant owners to delay shutdowns
- Market rule reforms
 - Balancing incentives for new supply while controlling cost increases
- Managing the data center problem directly

No single solution is fast enough.

Valley Link Transmission Virginia, LLC

- Subsidiary of the Valley Link Transmission, Joint Venture LLC
 - Founded in 2025 to bid on PJM expansion projects
- Legal/regulatory shell created specifically for the Virginia portion of the project
- Isolates liability and financial obligations and simplifies regulatory filings
- Valley Link Virginia LLC is the entity that will actually file the SCC application
- Will be the Owner and Operator of the project



Virginia State Corporation Commission

AKA “The SCC”

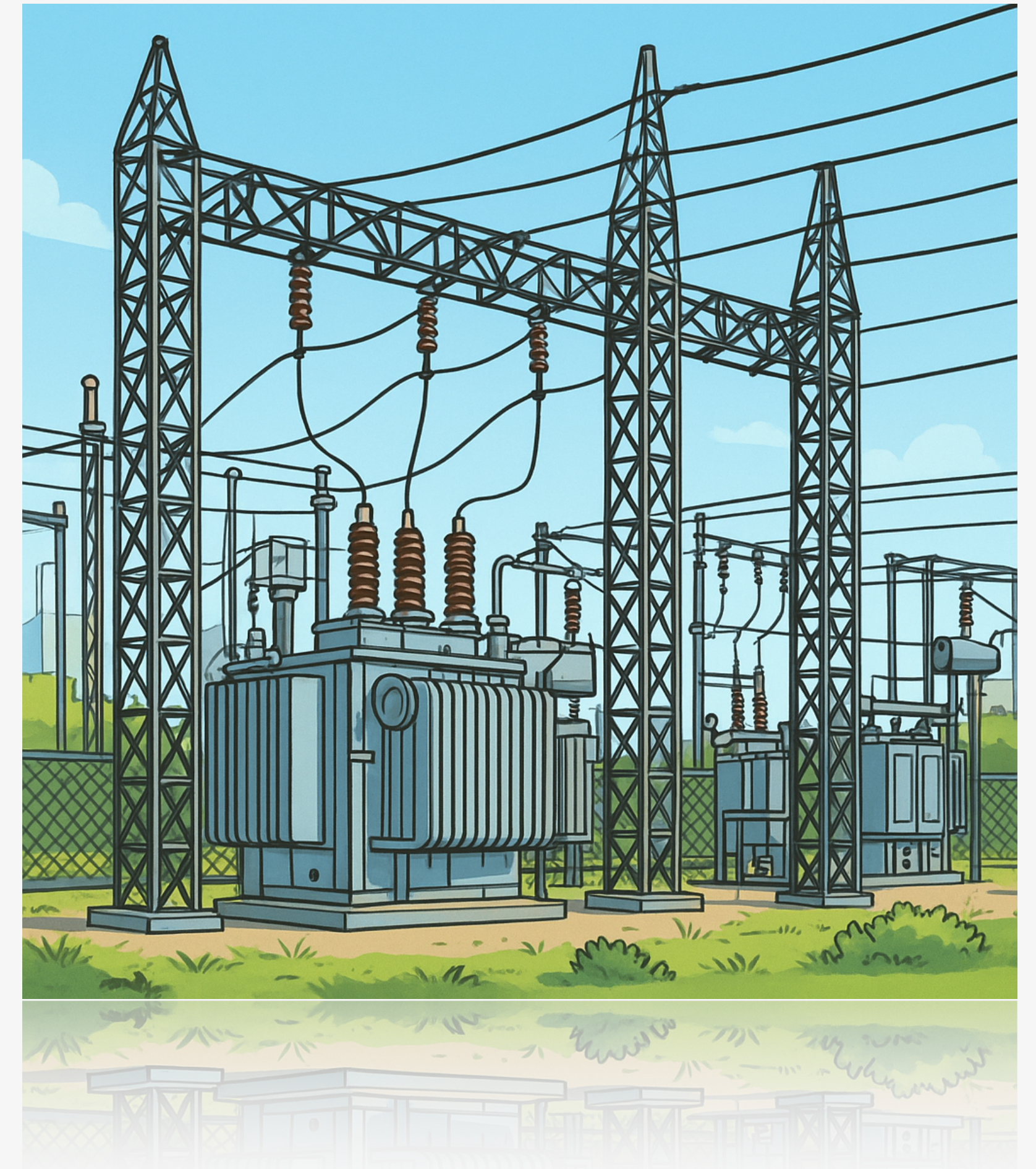
- Applies law and regulation to balance the interests of citizens, businesses, and customers
- Ensures that essential services are provided safely, reliably, and at reasonable rates for consumers
- Cannot overrule PJM's determination that the line is needed for grid reliability
- Can control is the specific route, the conditions of construction, and whether cost recovery from Virginia ratepayers is reasonable Approves the transmission route by issuing the **Certificate of Public Convenience and Necessity (CPCN)**



The Valley Link Projects

Three in Total

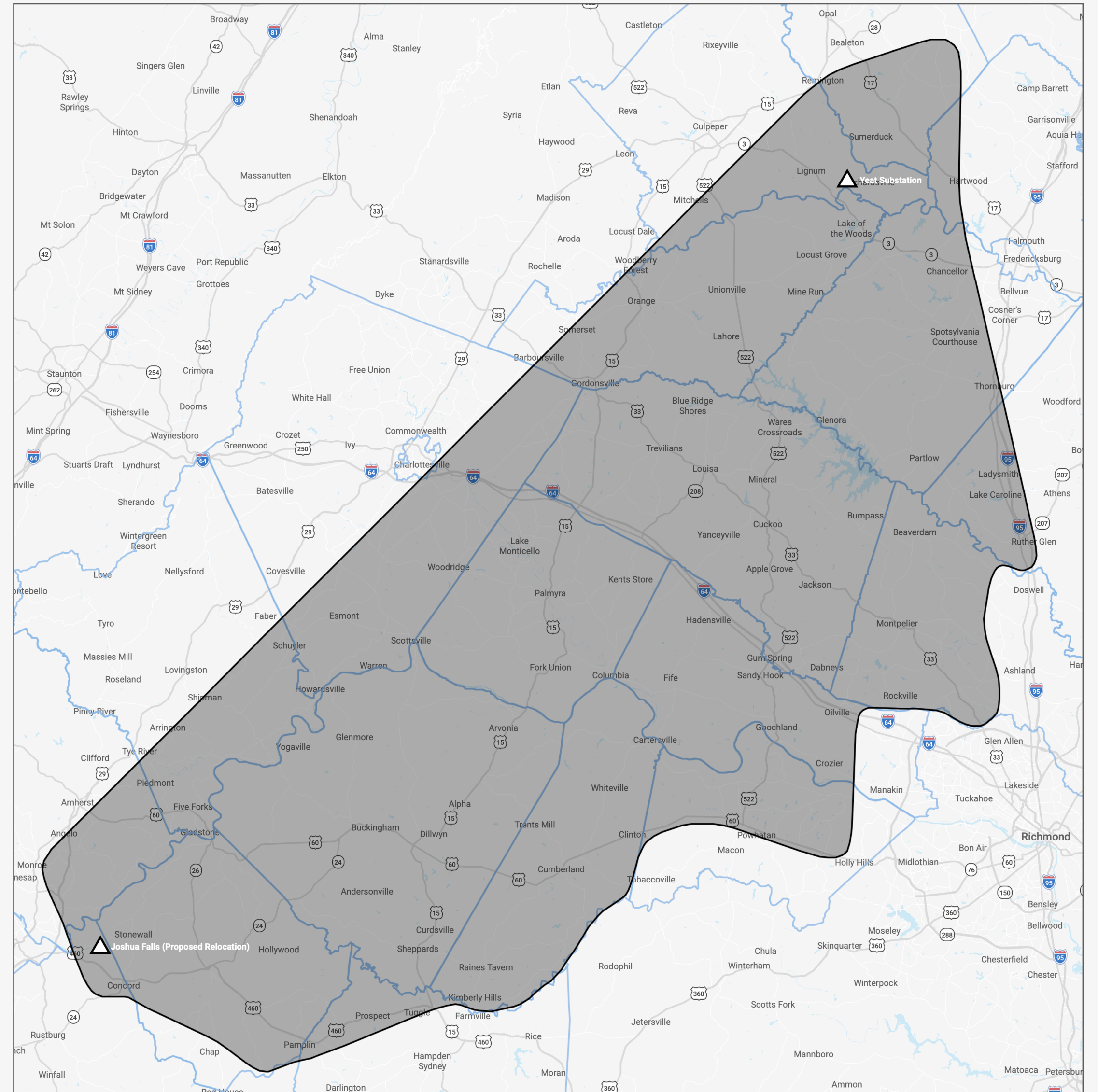
- Thornburg Substation
 - Junction along new 500-kV line (Dominion Energy) through Louisa, Spotsylvania, Stafford and Culpeper Counties. (Kracken Line)
- Valley North Transmission Line
 - 260-miles of 765-kV line between Putnam County, WV and Frederick County, MD
 - Substations in Hardy County, WV and Frederick County, MD
- **Joshua Falls to Yeat Transmission Line**



Joshua Falls to Yeat Transmission Project

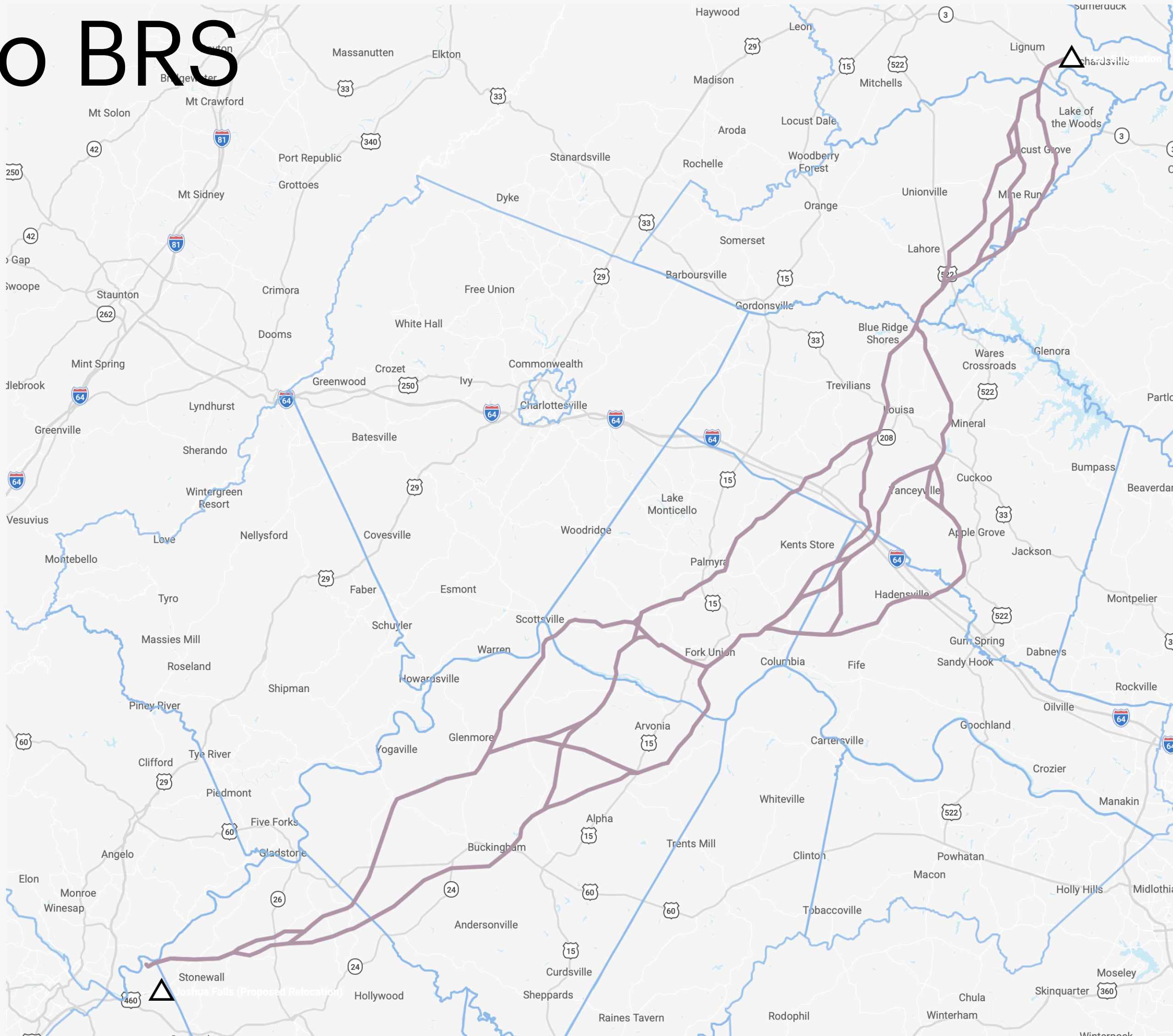
Our Focus

- Build 115-mile 765-kV line
- Between Campbell County and Culpeper County
- Build Yeat substation in Richardsville, VA (Culpeper)
- Relocate Joshua Falls Substation from current location in Campbell County, VA to “nearby location”



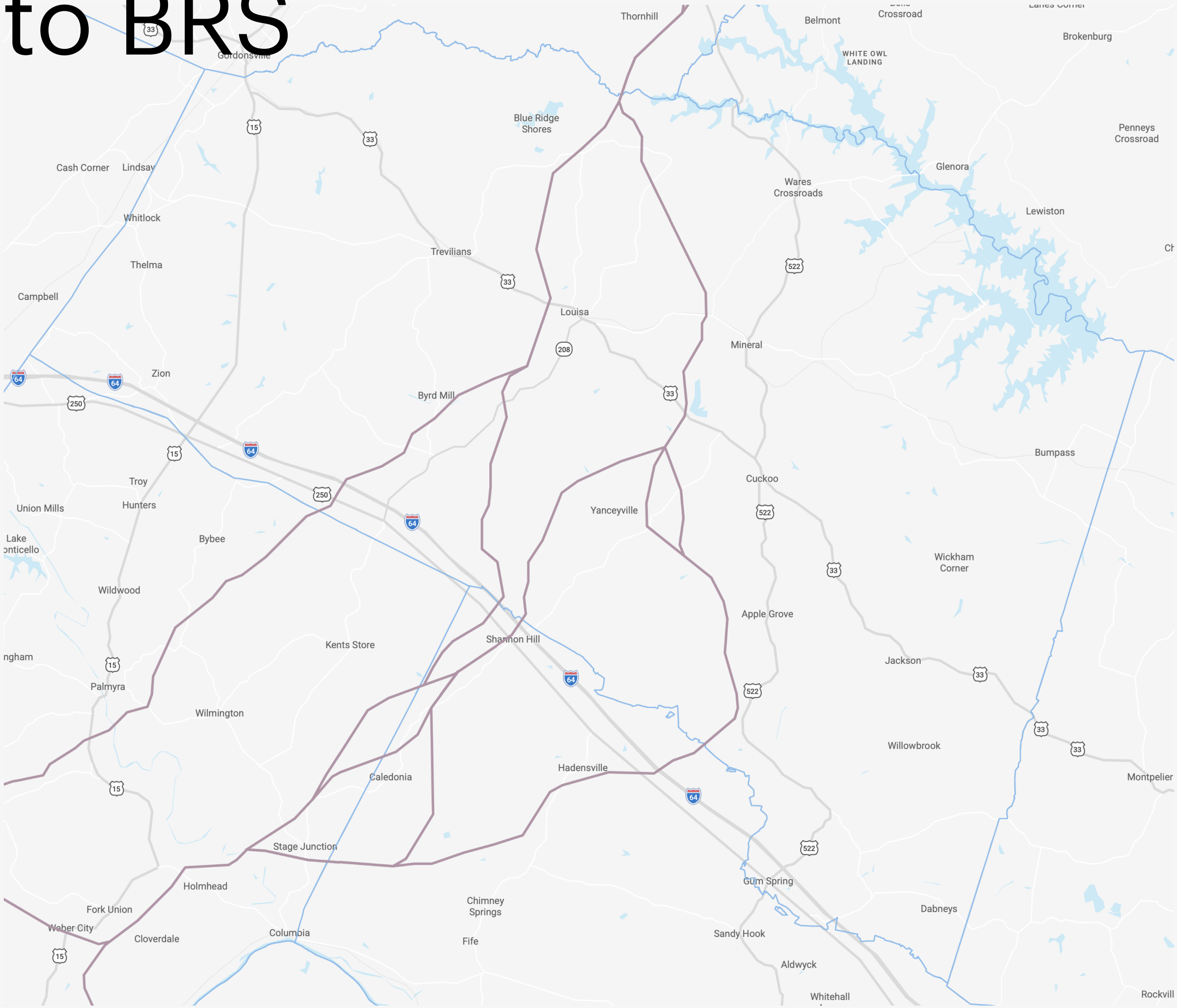
February Proposed Routes

Low Impact to BRS



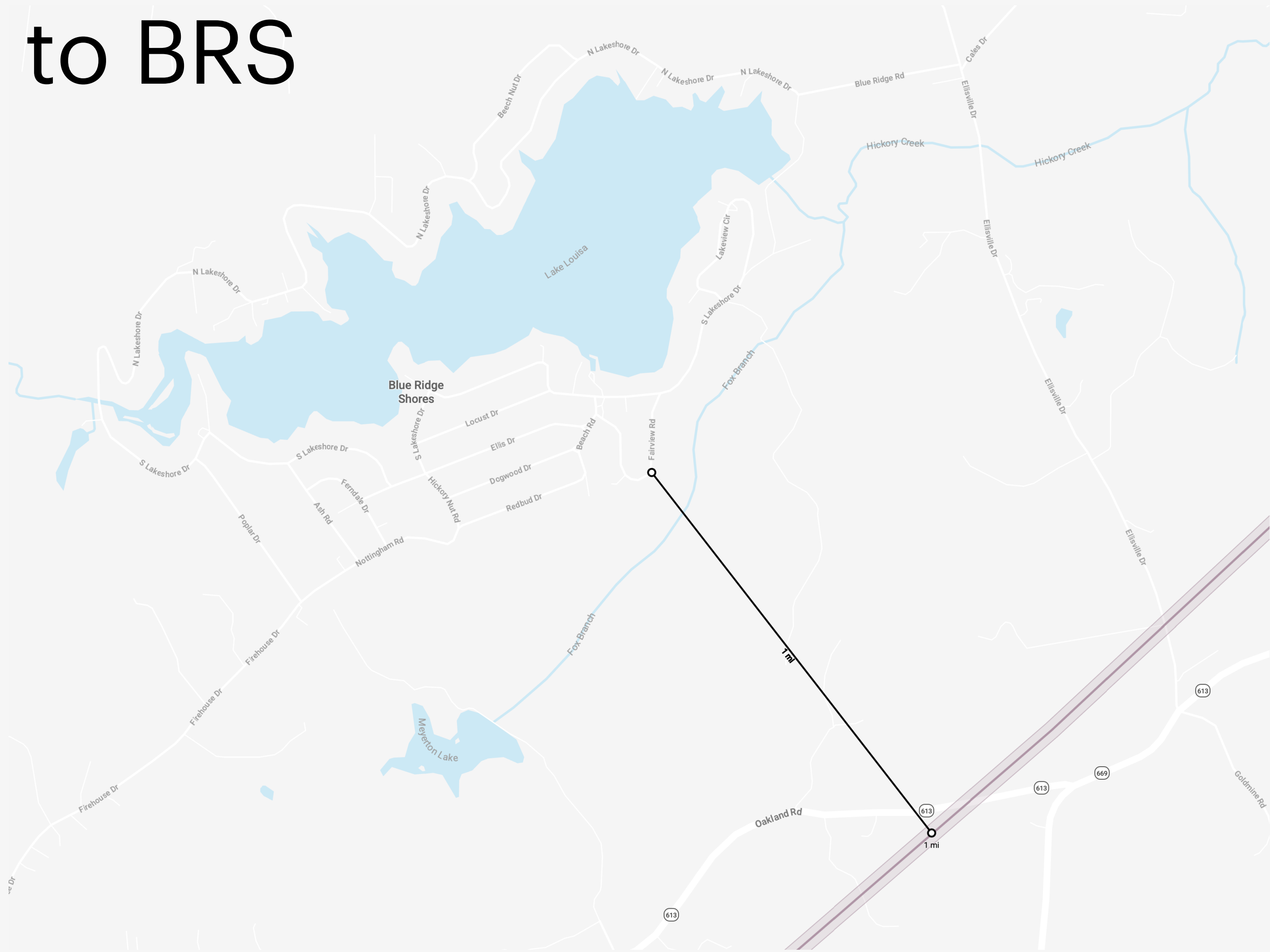
February Proposed Routes

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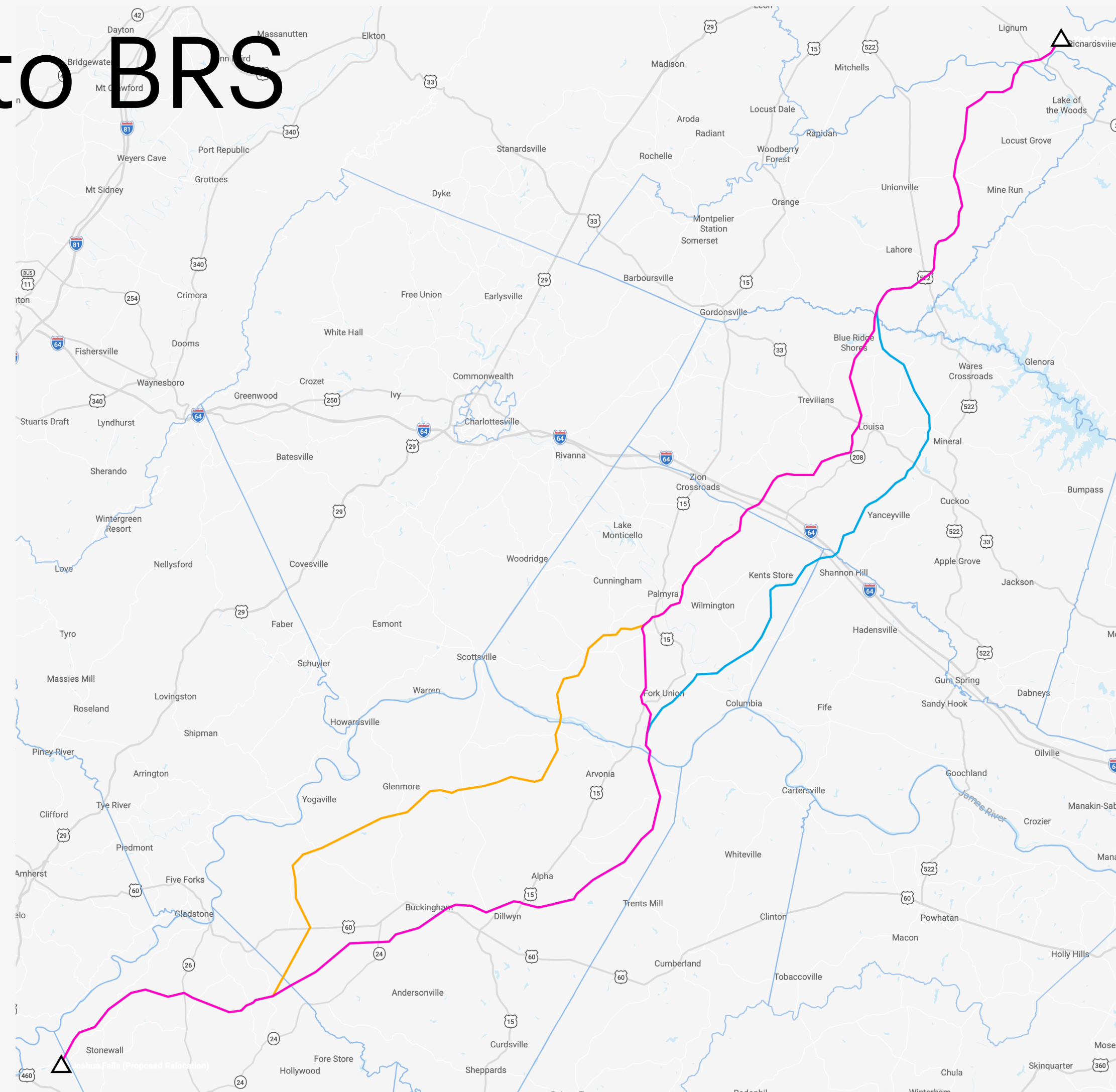
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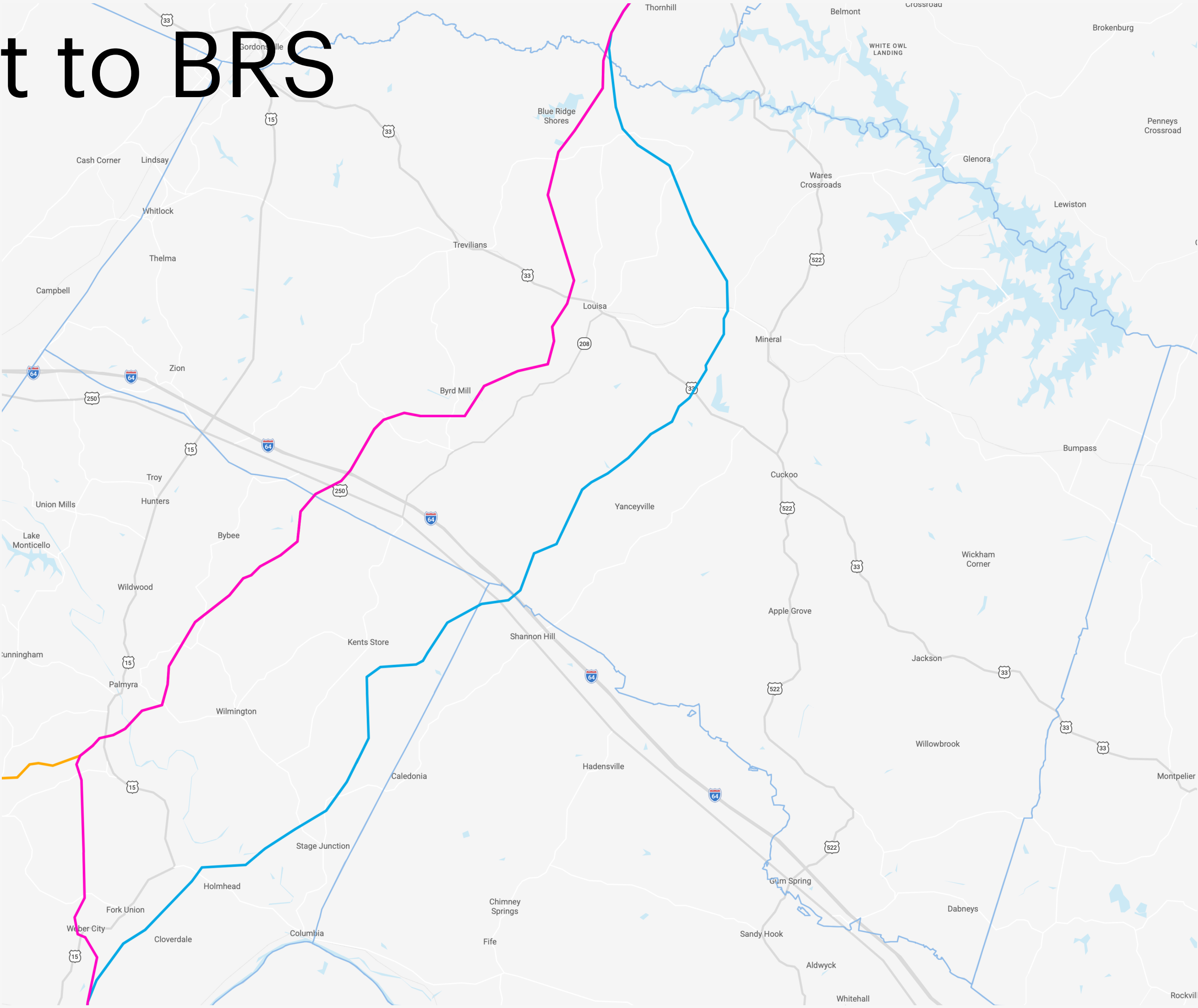
May Proposed Routes

High Impact to BRS



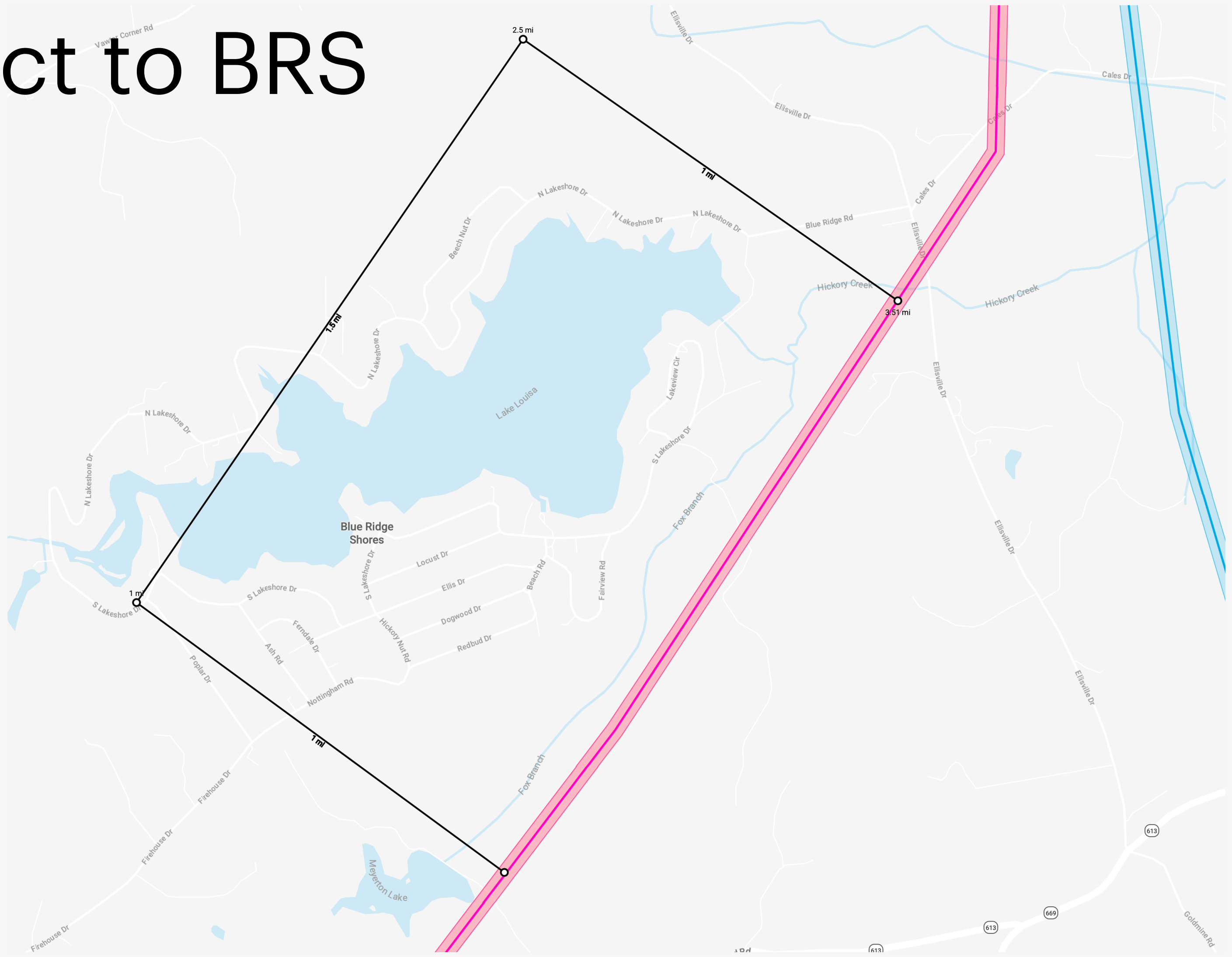
May Proposed Routes

High Impact to BRS



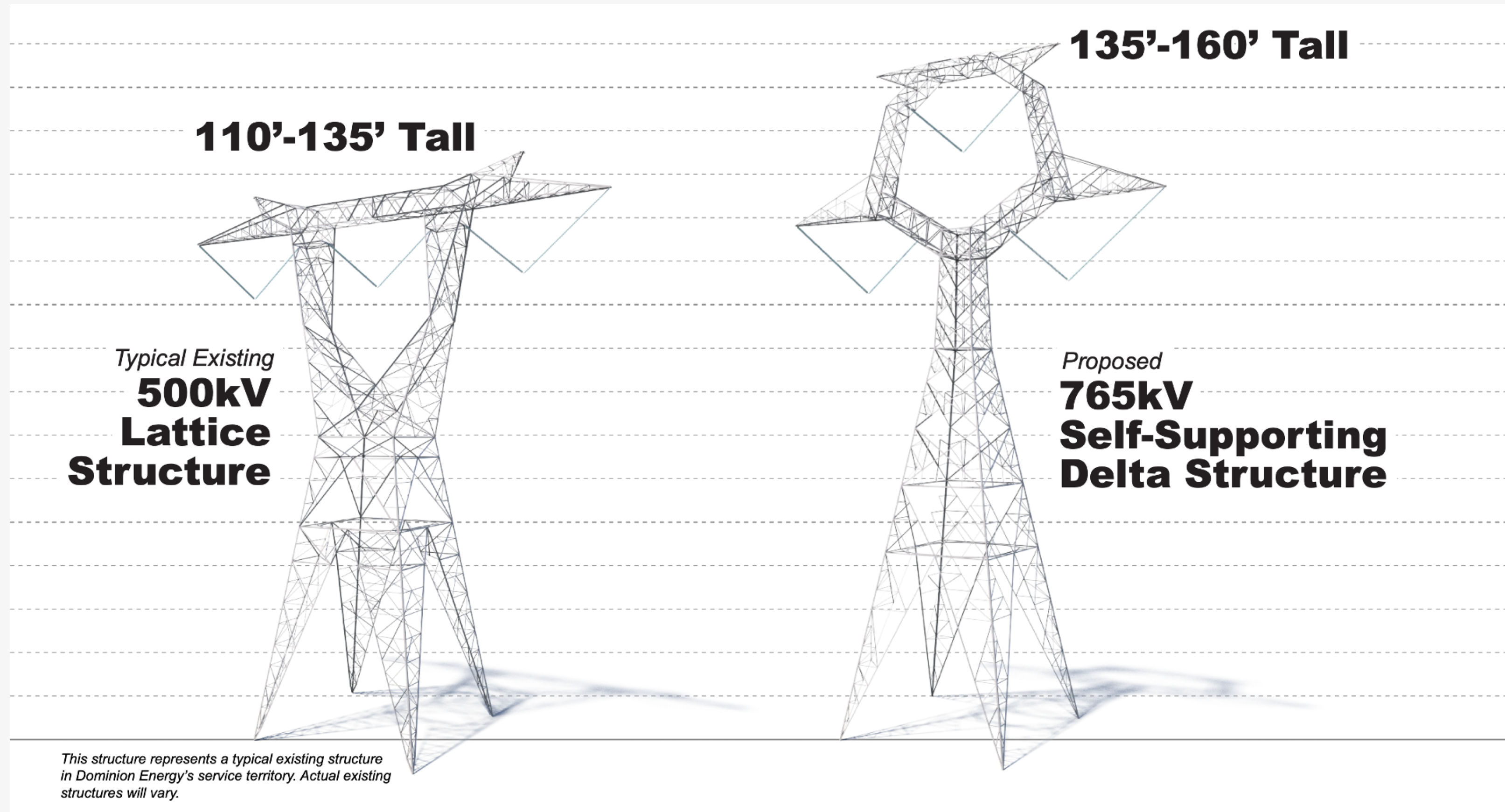
May Proposed Routes

High Impact to BRS



Community Impact

The BRS Viewshed: High Impact



Community Impact

The BRS Viewshed: High Impact



Route 3 Towards Fredericksburg

Community Impact

The BRS Viewshed: High Impact



Community Impact

The BRS Viewshed: High Impact



Community Impact

The BRS Viewshed: High Impact





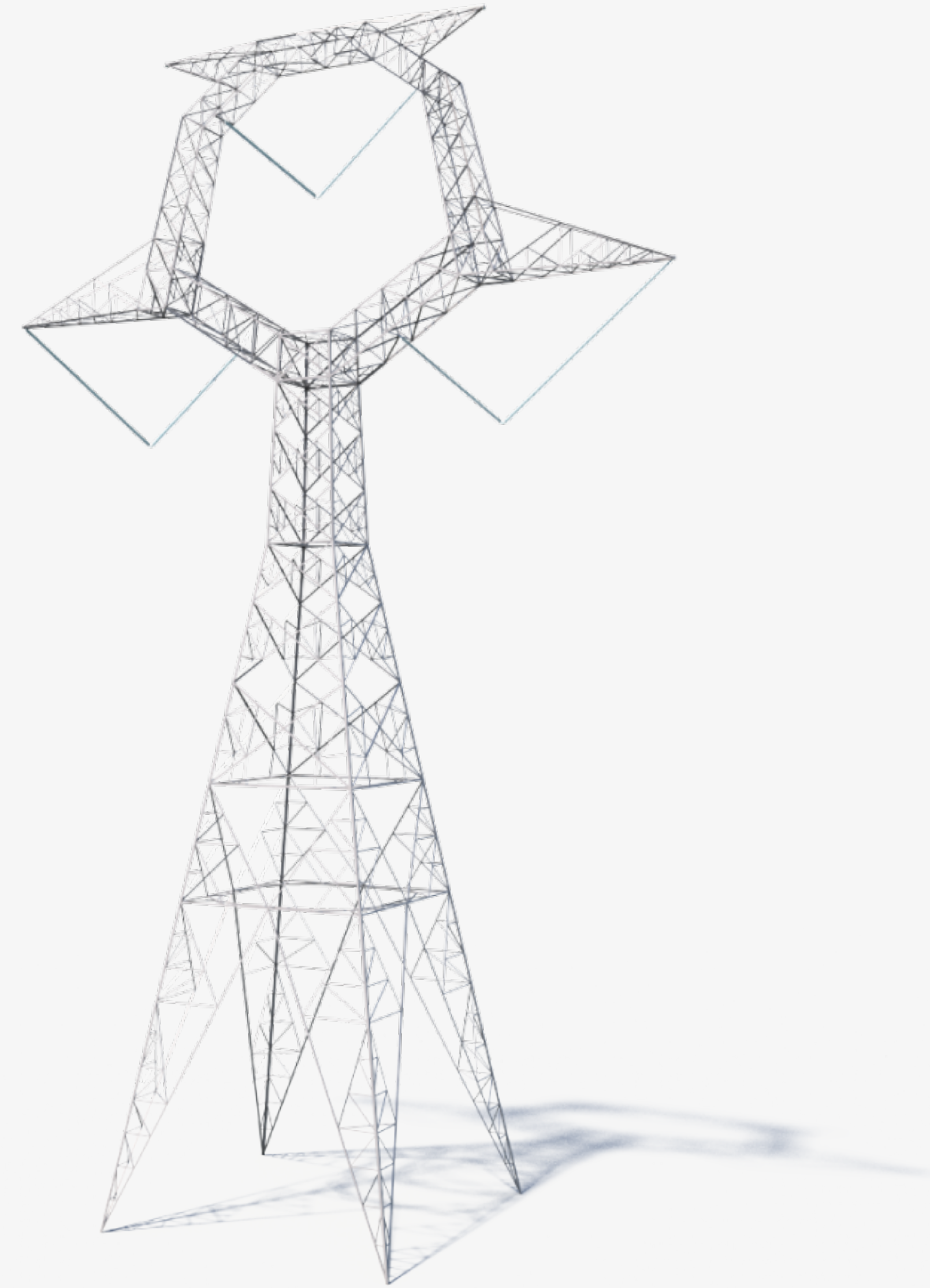


Community Impact

Property Values: High Impact

- High-voltage transmission lines reduce nearby residential property values by 2–9% on average
 - Properties directly adjacent seeing reductions as high as 15–25%
- Driven by visual intrusion and loss of viewshed
- These are 765kV lines on 160-foot steel towers
 - Most residential impact studies were based on smaller 115kV–345kV lines
 - The real-world impact here could be larger than the published averages
- BRS property values are tied directly to lake views, natural scenery, and recreational character
 - Research specifically on waterfront and view-premium properties finds they suffer disproportionately larger losses than comparable inland properties

Sources: Des Rosiers (2002), Sims & Dent (2005), Chalmers & Voorvaart (2009), Jackson & Pitts (2010) — Literature Review, Appraisal Institute testimony

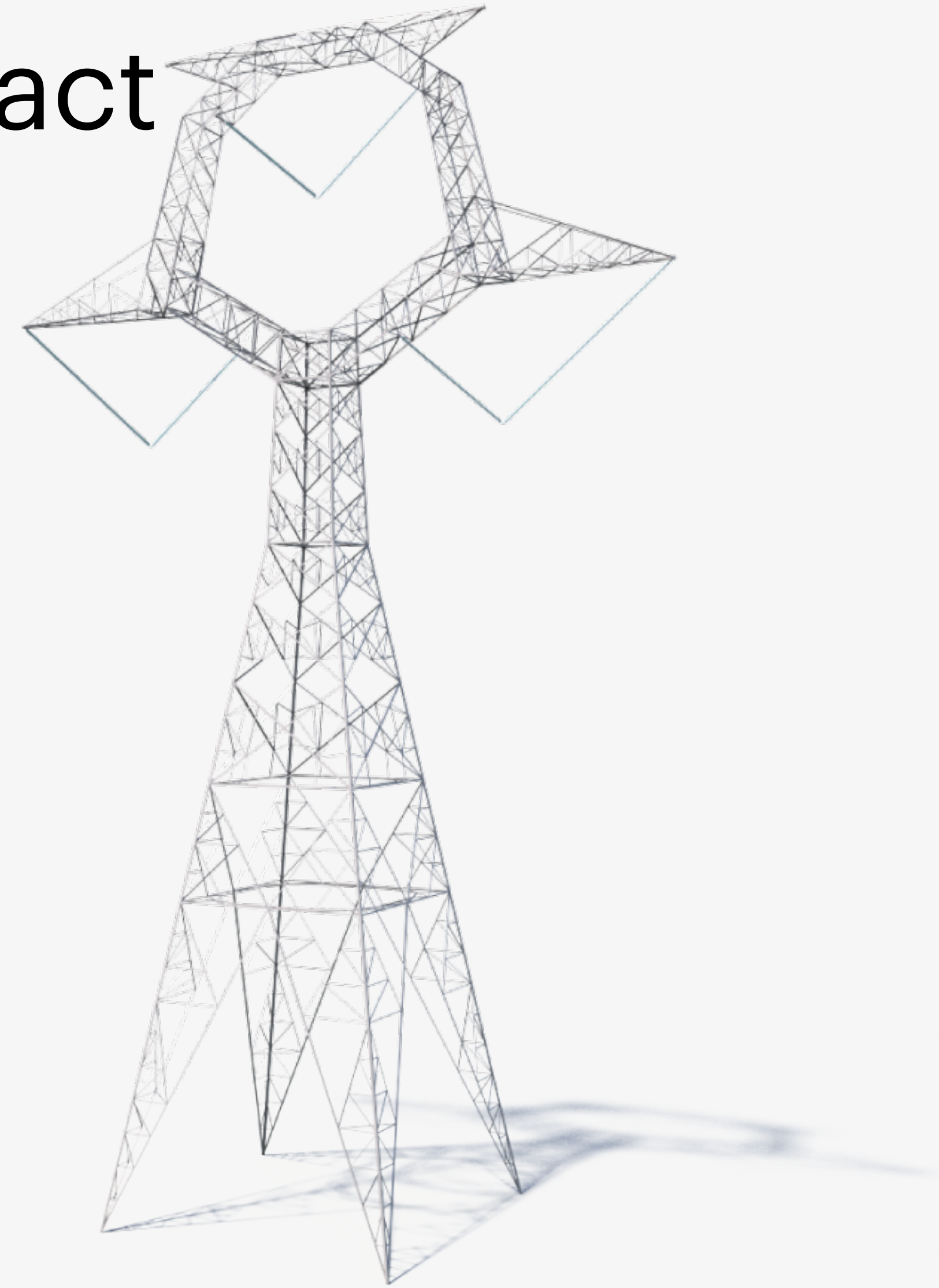


Community Impact

Health Concerns: Medium/Low Impact

- Childhood leukemia
 - Weak statistical correlation — same tier as aloe vera extract and talc.
 - IARC*: Possible carcinogen, evidence is uncertain
- Audible noise/corona discharge
 - Especially in wet weather
 - Audible from 100-ft to 1000-ft away
 - Closest home is approximately 750-ft from transmission lines
- Ozone and NOx
 - Minor low-level emissions

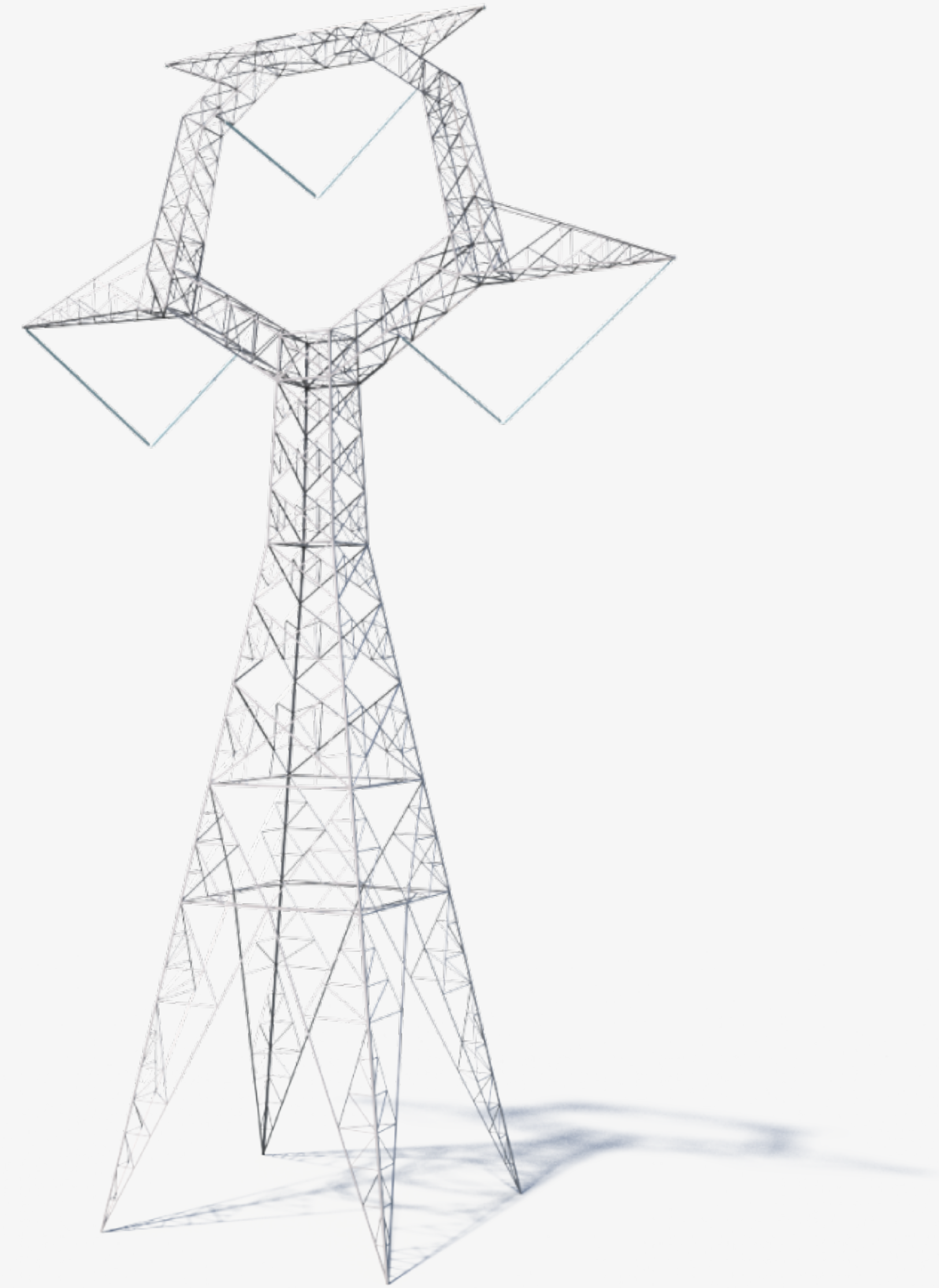
*International Agency for Research on Cancer



Community Impact

Other Possible Side-effects

- Changes in drainage due to soil compaction and erosion at tower sites
 - Could alter the underlying aquifer
 - Ridge Utilities relies on wells filled by this aquifer
- Herbicide use in the right-of-way
 - Controls vegetation growth to reduce fire and storm hazards
- Interference with implanted medical devices (pacemakers) in very close proximity
- Radio Frequency interference with WiFi
- Bird and bat collision/electrocution risk



Process Problems

The Heat is On PJM

- Tight SCC timeline
 - Preferred route being submitted by September 2026
 - Little room for Valley Link if problems surface
- FERC bypass threat
 - PJM filed with Expedited Interconnection Track
 - If approved, authorizes up to 10 large-scale power projects per 2 years
 - Would bypass SCC approval
- County-level Opposition is Organized and Formal
 - Culpeper, Fluvanna, Goochland, Louisa, and Orange Counties
 - Filed a Joint Motion to Intervene and Protest to FERC
- Load forecasting is being Scrutinized
 - New state law mandating review of Dominion's load forecasting has been passed
 - Driven by concerns about data center-fueled demand projections
 - If flawed, the justification for a 765-kV line through nine counties weakens considerably

Current Project Timeline

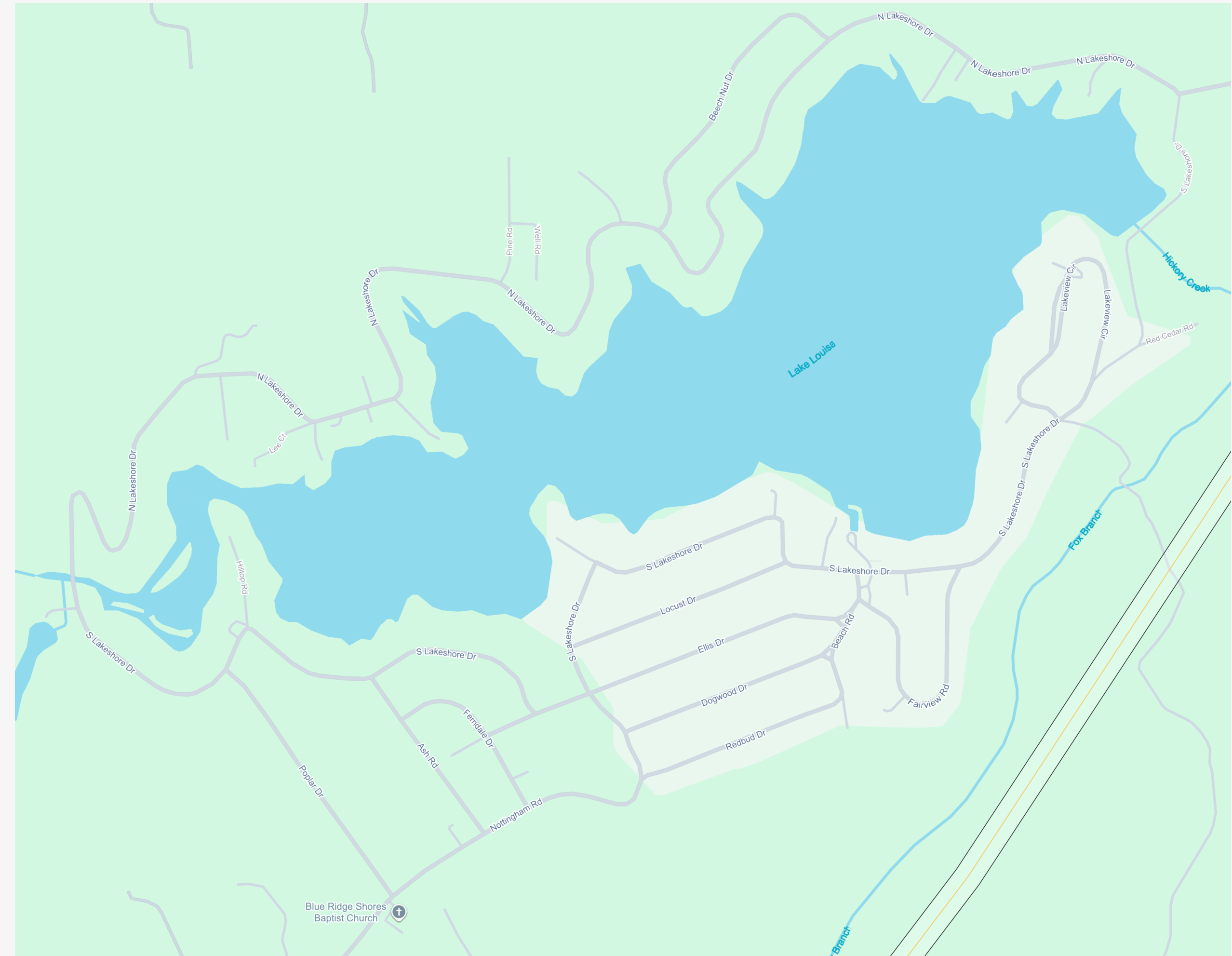
2025–2030: Award to Energization

[Click to Open](#)

How We Respond

Take Action When and Where You Can

- Provide feedback via Valley Link website
- Attend Wednesday (6/10 Valley Link Virtual Meeting)
 - Noon
- Attend the June 23rd Valley Link Open House
 - Plan to arrive early
- Lookout for Future Valley Link Open Houses
- Submit our case to the SCC



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