

Matthew J. Strickler
Secretary of Natural Resources

Clyde E. Cristman
Director



COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

Rochelle Altholz
*Deputy Director of
Administration and Finance*

Russell W. Baxter
*Deputy Director of
Dam Safety & Floodplain
Management and Soil & Water
Conservation*

Thomas L. Smith
Deputy Director of Operations

May 23, 2018

Mr. Neil Morgan
York County Administrator
224 Ballard Street
P.O. Box 532
Yorktown, Virginia 23690

Mr. Morgan,

As follow-up to our phone conversation on May 1, 2018, the Virginia Department of Conservation & Recreation (DCR) would like to request your support on a project that will provide multiple benefits to citizens of York County and neighboring localities. The DCR was awarded a grant from the Virginia Land Conservation Foundation (VLCF), as part of the Skiffes Creek settlement that will help protect land with high conservation value and historical significance, and will help ensure clean water for citizens across the Peninsula. An official announcement about this grant was made by the former Governor McAuliffe last December and was followed by at least one positive Daily Press article (Dec 17, 2017) touting the environmental benefits.

This VLCF award was made possible, in part, because of substantial matching contributions from Newport News Water Works (NNWW), as well as the high conservation and historical values documented for the project. Based on our conversation, I know that the aspect of this project most important to York County are the parcels currently owned by the Airport. We understand these parcels have important watershed protection benefits and we propose their management as part of the Newport News Waterworks Harwoods Mill reservoir watershed protection area.

A map of the project area is included below. Two parcels proposed for purchase (i.e. southernmost two, adjacent parcels outlined in orange) are zoned to allow for future airport expansion and another parcel, to the north, is zoned for conservation. Per a letter from the Peninsula Airport Commission (PAC) to DCR, the PAC has decided to release these parcels and voted to consider the sale of these lands to DCR and partners as permanent conservation land.

We are confident that York County and the other jurisdictions up and down the Peninsula will see the long-term value gained from this project. The resulting conservation of the watershed surrounding Harwoods Mill Reservoir will protect critical environmental buffers, tributaries, significant wetlands, and existing NNWW infrastructure. The water quality promoted by this project is relied upon and enjoyed by hundreds of thousands of residents from Williamsburg, Poquoson, and throughout the

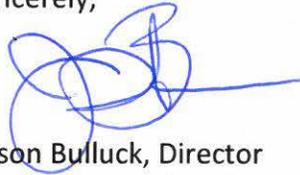
600 East Main Street, 24th Floor | Richmond, Virginia 23219 | 804-786-6124

*State Parks • Soil and Water Conservation • Outdoor Recreation Planning
Natural Heritage • Dam Safety and Floodplain Management • Land Conservation*

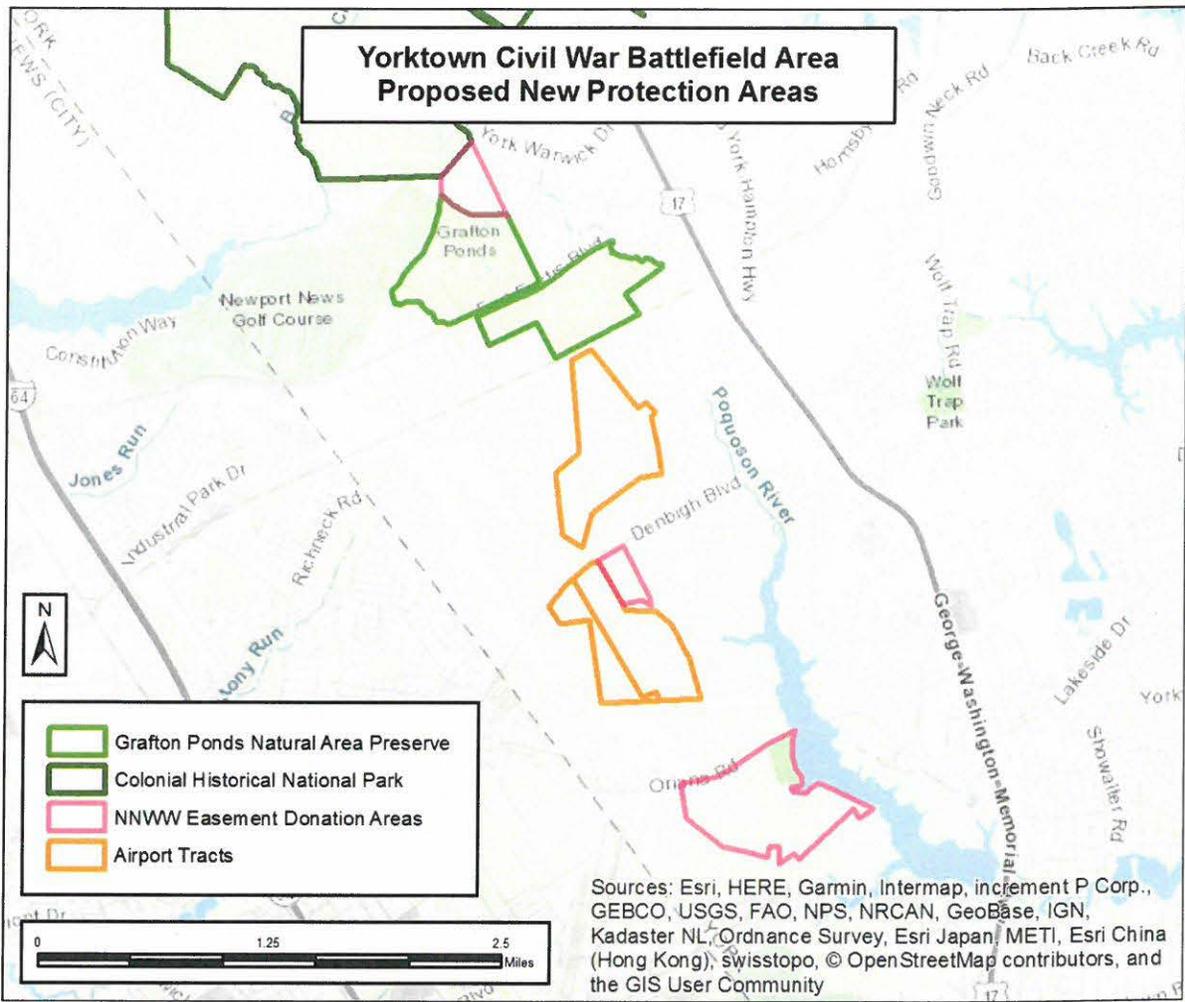
region. Many of these same residents, and others from outside the region, will enjoy the opportunity to recreate on these lands. This project will also protect key parts of the Yorktown Civil War Battlefield - the location of the Peninsula Campaign, a pivotal event in the Civil War and American history.

I am writing to ask if you would provide an acknowledgement that you concur with the value of this overall project, and support its moving forward, towards the future conservation designations of the former airport expansion properties. We look forward to working with York County and other partners on this important project.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Jason Bulluck, Director
Virginia Natural Heritage Program
Department of Conservation and Recreation



The above map displays the properties comprising and required for the completion of the funded project. Pink-outlined parcels currently owned by NNWW will have additional protections applied, serving as match to the purchase of the orange-outlined parcels, to be purchased and placed under conservation easement. The southernmost pair of parcels outlined in orange are zoned to allow for future airport expansion though this is no longer the intention of the Airport. The northernmost orange-outlined parcel is zoned for conservation.

County Administrator
Neil A. Morgan



Deputy County Administrator
Mark L. Bellamy, Jr.

Deputy County Administrator
Vivian A. Calkins-McGettigan

July 12, 2018

Mr. Jason Bulluck, Director
Virginia Natural Heritage Program
Department of Conservation and Recreation
600 East Main Street, 24th Floor
Richmond, Virginia 23219

Dear Mr. Bulluck:

I am writing in response to your letter of May 23rd regarding the Virginia Department of Conservation and Recreation's (DCR) proposal to utilize funds awarded from the Virginia Land Conservation Foundation Surry-Skiffes Creek Restricted Funds Grant to acquire various properties in York County for purposes of environmental conservation and historic preservation.

York County is committed to the proper stewardship of our environmental and cultural resources; in fact, the Board of Supervisors specifically designated environmental stewardship as one of its six strategic priorities, and reservoir protection is a significant part of that. There are three public drinking water reservoirs located wholly or partly in the County, and Newport News Waterworks (NNWW) and Williamsburg Waterworks own a combined total of roughly 7,000 acres of watershed property in the County – more than 10 percent of our total land area. We strive to protect these reservoirs through rigorous enforcement of our Watershed Management and Protection Area overlay district regulations and through the expenditure of significant stormwater improvement funds on capital projects in the Poquoson River watershed to protect the regional drinking water supply. Likewise, we take great strides through our Historic Resources Management overlay district provisions to ensure that as development activity occurs, historic buildings and archeological resources are properly documented and protected or recovered. Furthermore, the County actively supported the Civil War Trust's recent acquisition of 65 acres of land between Penniman Road and the Colonial Parkway and another 3.5 acres off Penniman Road for historic preservation.

According to your letter and the accompanying map, the DCR seeks to acquire three parcels that are currently owned by the Peninsula Airport Commission (PAC), while three additional properties owned by the NNWW would have additional protections applied to them as part of this arrangement. The County has no objection to the DCR's acquisition of the 200-acre parcel located at 700 Country Lane and further identified as Assessor's Parcel 23-14A (GPIN Q07c-1908-2209). It is our understanding that this parcel serves as a wetlands mitigation site for the airport; accordingly, it is zoned RC (Resource Conservation) and designated Conservation in our Comprehensive Plan. This zoning and Comprehensive Plan designation also applies to the

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three NNWW properties noted above (and almost all watershed property in the County); therefore, we have no objection to the application of additional restrictions to these properties.

However, we do have a significant concern about the DCR's proposal to purchase the two PAC-owned parcels located at 108 Elm Drive and 420 Oriana Road and further identified as Assessor's Parcel Nos. 29-1A and 29-2 (GPINs Q06d-3377-0827 and Q06d-3377-0827). These two parcels, which stretch from Denbigh Boulevard all the way to Oriana Road, have a combined area of 337.7 acres, 200 acres of which – the portion located north of the 200'-wide Dominion Energy easement that runs through the property – have been targeted by the County's Economic Development Authority (EDA) for long-term economic development purposes. The EDA recently worked with the PAC administration in an effort to acquire this property, which is zoned IL (Limited Industrial) and designated Limited Industrial in our Comprehensive Plan. As part of that effort, we have spent considerable engineering funds and determined that approximately 140 acres of this site would not be subject to any unusual environmental restrictions. These findings are supported by an Environmental Assessment of this property prepared for the PAC by RS&H, Inc. While the Comprehensive Plan makes specific reference to the potential for future runway expansion on this property – which, according to your letter, is no longer part of the airport's plans – that is not our only interest with regard to this property. Our original Comprehensive Plan, adopted in 1991, designated the entire area bounded by the Newport News city line, Denbigh Boulevard, Oriana Road, and the NNWW watershed as one of our Economic Development Priority Areas. Twenty-seven years later, that vision for this property has not changed. In fact, this site has recently been identified by the Hampton Roads Planning District Commission as one of several potential Regional Economic Development "mega-sites" in Hampton Roads. In addition, the County has received a grant from the Virginia Economic Development Partnership to help pay for a site assessment of this property under the auspices of the Virginia Business Ready Sites Program, which is a discretionary program established to help localities develop and market existing industrial or commercial sites to prospective businesses.

The importance of this tract as part of the County's long-term economic development strategy needs to be understood within the context of the limited availability of taxable land in the County that is well suited for commercial or industrial development. As noted earlier, watershed property alone constitutes more than 10 percent of our gross land area. When federally owned property is factored in – i.e., Camp Peary, U.S. Naval Weapons Station Yorktown, the Landings at Langley military housing complex, the U.S. Coast Guard Training Center, and the vast landholdings of the National Park Service – slightly less than 50 percent of the County's land area is not subject to local taxation. With so much non-taxable land, it is critical that we maximize the revenue-generating potential of those viable economic development sites that remain. If this property were to be acquired by the Commonwealth and placed under a conservation easement, the detriment to the County would be twofold: we would not only be losing a valuable economic development opportunity, but we would also be forgoing the payment in lieu of taxes that NNWW would be obligated to pay as compensation for lost real estate taxes if it were to own the property.

In summary, the County supports the overall intent of this project and shares the DCR's goals relative to protecting our natural and cultural resources. I am confident that by working together in a spirit of cooperation, we can pursue these goals without sacrificing one of the

Mr. Jason Bulluck

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County's prime economic development sites. Toward that end, I recommend that appropriate representatives from the DCR, PAC, the City of Newport News, and York County meet in the near future with the goal of advancing this discussion toward a mutually acceptable outcome that serves the interests of all the stakeholders. We would be happy to host such a meeting and assist with whatever arrangements need to be made.

Thank you for the opportunity to review the information and provide comments. I look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil A. Morgan', with a long horizontal flourish extending to the right.

Neil A. Morgan
County Administrator

TCC

COUNTY ADMINISTRATOR
Neil A. Morgan



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July 10, 2018

Mr. Joel H. Peck
Clerk, State Corporation Commission
C/o Document Control Center
1300 E. Main Street
Richmond, Virginia 23219

RE: Case No. PUR-2018-00042

Dear Mr. Peck:

As Administrator for York County, I am writing to express my locality's strong support for Dominion Energy Virginia's Strategic Underground Program (SUP). York County asks the Commission to approve the company's petition in Case No. PUR-2018-00042 and, in doing so, help this valuable initiative continue to make progress.

Reliable and secure electric service is necessary for the residents of York County and for the County's businesses, government institutions, military bases, and historic attractions; however, reliability has become even more critical as our society's dependence on electronic devices and connected systems has grown. We all depend today, more than ever, on electricity for telecommunications, banking, commerce, education, healthcare, and the basic services provided to our citizens.

York County understands the SUP is an important part of Dominion Energy's efforts to build a more secure and reliable grid, reduce outages, and accelerate power restoration when disruptions do occur by converting outage-prone overhead distribution tap lines to underground service. This will certainly improve reliability in the neighborhoods with SUP projects. We know the SUP is still in its early stages, and that so far in York County about 2.2 miles of overhead lines, which include 15 individual power lines, have been converted to underground. Our hope is that more of our County's neighborhoods will see their lines placed underground as the SUP proceeds.

From a broader perspective, the SUP as it advances will have reliability benefits far beyond just the communities with overhead-underground conversions. Most notably, the Hampton Roads region and the Virginia Peninsula have experienced hurricanes and weather events and will continue to be threatened with more crippling storms. Overhead lines in heavily treed neighborhoods can sustain heavy damage during severe weather, requiring complicated and time-consuming repairs. As more and more conversion projects are completed, Dominion Energy crews will face fewer of these severe damage situations after storms, accelerating the process of getting the lights back on for all customers, which will help York County and other localities return to normal operations more quickly. For example, we are sometimes forced to close schools after weather events if they lose power. In addition, many classroom and homework assignments now depend on access to the internet, which also can be disrupted by long power outages. As the SUP progresses, we hope these disruptions will be less frequent and of shorter duration.

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Fax: (757) 890-4002 • TDD (757) 890-3621 • Email: bos@yorkcounty.gov

A Hampton Roads Community

Mr. Joel H. Peck

July 10, 2018

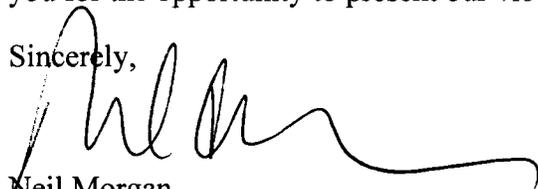
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Tourism is also a major driver in our local economy. Faster restoration will also benefit the many historic attractions and businesses that serve visitors to our region, posing less inconvenience and lessening their economic losses. Losses not only jeopardize our local and state revenues—they also impact our reputation as a tourism destination.

These outages and post-storm situations also diminish the ability of our first responders to administer aid our citizens. Sheriff Deputies, fire and emergency medical personnel, and other first responders are hampered in their efforts during severe weather, often when the number of people needing assistance actually increases. Some of their worst and most dangerous obstacles are blocked roads and diminished property access due to downed power lines, broken poles, and other debris from damaged overhead lines. We believe the SUP will greatly diminish these treacherous situations. We look forward to fewer of these hazards as more and more lines are converted, enabling our personnel to reach people in need more quickly.

For all these reasons, York County strongly supports the SUP and the petition now before you. Thank you for the opportunity to present our views to you.

Sincerely,

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Neil Morgan
County Administrator

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