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BEFORE THE

FEDERAL ENERGY REGULATORY COMMISSION

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IN THE MATTER OF: : Project No.

WB XPRESS PROJECT : PF15-21-000

:

- - - - - x

Virginia Run Elementary School
15450 Martins Hundreds Drive
Centerville, Virginia 20120

Wednesday, August 12, 2015

The above-entitled matter came on for Scoping
Meeting, pursuant to notice, at 7:00 p.m., Nancy
Fox-Fernandez, the moderator.

1 P R O C E E D I N G S

2 (7:00 p.m.)

3 MS. NANCY FOX-FERNANDEZ: Good evening, everyone.
4 On behalf of the Federal Energy Regulatory Commission, also
5 known as FERC, I'd like to welcome all of you tonight.

6 This is an environmental scoping meeting for the
7 WB Xpress Project proposed by Columbia Gas Transmission, or
8 Columbia. Let the record show that the public scoping
9 meeting in Centreville, Virginia, began at 7:06 p.m. on
10 August 12th, 2015.

11 My name is Nancy Fox-Fernandez, and I'm the FERC
12 environmental project manager for the WB Xpress Project with
13 the Commission's Office of Energy Projects.

14 With me at the front table tonight also from
15 FERC, is Maggie Suter, at the sign-in table are Alisa
16 Lykens, Juan Polit, and Jake Netemeyer, also with FERC.

17 As a federal licensing agency, the FERC has a
18 responsibility under the National Environmental Policy Act,
19 or NEPA, to consider the potential environmental impacts
20 associated with a project under our consideration. With
21 regard to Columbia's WB Xpress Project, the FERC is the lead
22 federal agency for NEPA review and the preparation of the
23 environmental assessment, or EA.

24 We are currently engaging other agencies to
25 determine their need for responsibilities and potential

1 levels of involvement in the project, and whether any
2 agencies may wish to become cooperating agencies in the
3 preparation of the EA.

4 At this time, the U.S. Forest Service, U.S. Army
5 Corps of Engineers, Virginia Department of Conservation and
6 Recreation, Virginia Department of Environmental Quality,
7 Virginia Department of Historical Resources, Virginia
8 Department of Gaming and Inland Fisheries, the West Virginia
9 Department of Environmental Protection, and the West
10 Virginia Department of Natural Resources have indicated
11 their intention to participate in our process.

12 The purpose of tonight's meeting is to provide
13 you with information about FERC and the planned project we
14 are evaluating. Most importantly, tonight is about hearing
15 from you and providing you an opportunity to identify what
16 issues you would like us to evaluate in our environmental
17 document.

18 To accomplish this, I am first going to turn this
19 presentation over to Maggie, who will explain more about the
20 FERC process. Then we'll provide a brief description of the
21 project facilities. And finally, we will hear from you. So
22 I will now ask Maggie to explain about FERC and our process.

23 MS. MAGGIE SUTER: All right. So, as Nancy said,
24 the primary purpose of the meeting tonight is to provide you
25 with an opportunity to comment on the project or on the

1 scope of issues that you would like to see covered in the
2 environmental assessment.

3 It will help us the most if your comments are as
4 specific as possible regarding the potential environmental
5 impact and reasonable alternatives for the planned WB Xpress
6 Project.

7 These issues generally focus on the potential for
8 environmental effects, but they also address construction
9 issues, mitigation and the environmental review process as a
10 whole.

11 In addition, this meeting is designed to provide
12 you an opportunity to meet with Columbia representatives to
13 ask them questions informally and to get more detailed
14 information about their planned facility location and
15 construction plans.

16 So, there are many ways for you to participate in
17 our process. Tonight's meeting is just one of those
18 options. Where you may sign up to speak and present oral
19 comments that will be transcribed and placed into the public
20 record.

21 In addition, you may submit comments by mail or
22 electronically. The instructions for submitting comments
23 electronically or by mail can be found in the Notice of
24 Intent, or NOI, that was mailed, or in the handout at the
25 sign-in table.

1 There are two options for submitting electronic
2 comments. One is a brief text-only option, which is the
3 "e-comment" feature you see listed above. The other,
4 "e-filing", allows you to attach to your filing, pictures,
5 photos, other documentation, presentations and anything you
6 would like to upload with that.

7 It is very important that any comments you send
8 include our internal docket number for the project. The
9 docket number is PF15-21. Including this number on your
10 submission will ensure that staff evaluating the project
11 will get your comments as soon as possible.

12 So I want to emphasize one important point
13 tonight that, no matter what message you choose to submit
14 your comments, whether it's here this evening on the oral
15 record, or whether you submit comments in writing, they are
16 considered equally by FERC staff. If you raise an issue, we
17 will look into it.

18 So, now I'm going to go into a little bit of how
19 our office works. To illustrate how the environmental
20 review process works, we've prepared a flowchart for you,
21 and there are copies of this flow-chart attached to the NOI
22 and at a handout at the sign-in table.

23 This is a two-slide flowchart, so we are not
24 actually at the end of our process, but more towards the
25 beginning middle. Columbia has chosen to utilize FERC's

1 pre-filing process. The purpose of the pre-filing process
2 is to encourage the involvement of interested party in a
3 manner that allows the early identification and resolution
4 of environmental issues.

5 As of today, no formal application has been
6 filed with the FERC. However, the FERC and other agencies,
7 as Nancy mentioned, have already begun review of the
8 project. We participated in Columbia's open houses to meet
9 with
10 the public the weeks of June 15th and June 22nd, 2015. On
11 July 22nd, 2015, FERC issued an NOI to prepare an
12 environmental assessment for this project and issued a
13 scoping period.

14 The scoping, or comment, period will end on
15 August 24th, 2015. Once scoping is finished, our next step
16 will be to begin analyzing the project and issues that have
17 been identified during that scoping period. This will
18 include an examination of planned facility locations, as
19 well as alternative sites.

20 We currently anticipate that Columbia will file
21 an application for this project in late December of 2015.
22 Our review of the project will assemble information from a
23 variety of sources, including Columbia, the public, other
24 state, local and federal agencies, and our own independent
25 analysis and field work. We will analyze this information

1 and prepare an EA that will be distributed to the public for
2 comment.

3 After that comment period, the five commissioners
4 at FERC are responsible for making a decision on whether to
5 issue a Certificate of Public Convenience and Necessity to
6 Columbia for the project. The Commissioners will consider
7 information that is included in the EA, along with
8 non-environmental issues, such as engineering, markets and
9 rates. And making the decision to approve or deny
10 Columbia's request for a certificate. The certificate or
11 order will also address any comments received on the EA.

12 We will assess the project effects on water
13 bodies and wetlands, vegetation and wildlife, endangered
14 species, cultural resources, soils, land use, transportation
15 and socioeconomics, air quality, noise and safety, as well
16 as evaluate alternatives and cumulative impacts. The EA
17 will be mailed to our entire mailing list for the project.

18 I will note, however, that because of the size of
19 the mailing list, the EA that you receive in your mailbox
20 will be on a CD. Therefore, if you prefer to have a hard
21 copy of the EA, you need to tell us that. And one method to
22 do so is to sign up at the sign-in table and there's a box
23 you can check saying you prefer a hard copy.

24 To be clear, the EA that will be prepared by FERC
25 environmental staff, and will describe the project

1 facilities and associated environmental impacts,
2 alternative, mitigation to avoid or reduce impacts and our
3 conclusion and recommendations. However, the EA is not a
4 decision document and does not constitute approval of a
5 project. It merely discloses what the impacts would be if
6 the project were to be constructed and operated.

7 And now Nancy's going to run through the project
8 facilities for you.

9 MS. FOX-FERNANDEZ: Some of you may be seeking
10 information about what the WB Xpress Project is. The
11 current project includes about 28.7 miles of pipeline
12 segments throughout West Virginia and Virginia. It also
13 includes two new compressor stations, and the addition of
14 compression at five existing compressor stations in West
15 Virginia and Virginia.

16 More specifically, in West Virginia, Columbia
17 plans to replace 25.8 miles of 26" and 36" diameter pipeline
18 over three segments in four counties, install 0.9 miles of
19 new 36" diameter pipeline over two segments in one county,
20 upgrade or restore a maximum allowable operating pressure on
21 96.9 miles of existing pipeline in five counties, construct
22 a new compressor station in one county, and add compression
23 at four existing compressor stations.

24 In Virginia, Columbia plans to install two miles
25 of new 12" diameter pipeline over one segment in Fairfax

1 County, restore the maximum allowable operating pressure on
2 70.4 miles of existing pipeline in Shenandoah, Warren,
3 Clark, Faulkier, and Loudoun Counties, construct a new 8,000
4 horsepower electric-driven compressor station in Fairfax
5 County, and add horsepower at one existing compressor
6 station in Shenandoah County.

7 The project would also include new or modified
8 apartment facilities, such as launcher receivers for
9 cleaning and inspecting the pipeline, and also valves, and
10 meter stations in both West Virginia and Virginia.

11 Provided there's time, Columbia will again be
12 available with project maps, and be on hand to answer
13 questions about the project after our meeting here is
14 adjourned. And I'm now going to pass things over to Maggie
15 to get our speakers started.

16 MS. SUTER: All right. We're all fired up and
17 ready to go. I see it. So we're going to get to the
18 important part of the meeting where we hear your comments.
19 If you would rather not speak tonight, or don't get to say
20 everything that you wanted, you may hand us written comments
21 or send them in to the Commission.

22 There is a form at the sign-in table that you can
23 use to make some comments in writing tonight and hand them
24 to anyone here at FERC. Or, there are instructions at the
25 top of that form that tell you how to mail those in if

1 you're interested.

2 So if you haven't noticed yet, the meeting is
3 being recorded by a transcription service. This is being
4 done so that all of your comments and questions will be
5 transcribed and put into the record.

6 To help the stenographer produce an accurate
7 record of the meeting and to help insure that everyone has
8 an opportunity to speak, I'm going to ask that we follow a
9 few basic ground rules.

10 First, we are going to ask that you turn off or
11 silence your cell phones, so that nobody gets distracted in
12 the middle of speaking. If you wish to speak this evening,
13 please make sure that you have signed up to do so at the
14 sign-in table. We'll call the speakers in the order that
15 they have signed up.

16 When your name is called, please come up to --
17 this microphone's going up to that podium. Please come up
18 to the podium and say and spell your name for the record. I
19 ask that you not yell or call out a question or comment from
20 the audience as that cannot be accurately recorded for the
21 record.

22 There are also multiple microphones up there.
23 There'll be this microphone, which will help project your
24 comments around to the room. But there is also another one
25 that will help the stenographer capture and record your

1 comments so he can accurately transcribe them. So because
2 of that, it's important that you face us when you do so,
3 because one of those microphones is at the end of that
4 podium and if you turn around, he can't accurately capture
5 your comments.

6 We only have the room available to us until 9:30,
7 so, not that I think it's going be too difficult for us to
8 do it, but, if we happen to get close to that time, we'll
9 have to cut folks off to make sure that we get out of the
10 room in time.

11 If you use any acronyms during your speech, we
12 ask that you identify their meaning again, for the
13 stenographer. Most importantly, we ask that everyone please
14 show respect this evening for everyone who is speaking and
15 for everyone else in the room.

16 Please don't interrupt a speaker. Some folks
17 have trouble coming up to the microphone and speaking, and
18 some folks will get distracted if they're interrupted
19 mid-thought, so whether you agree or disagree with what's
20 being said, please do not interrupt the speaker. Wait until
21 they are finished. And with that, we're ready to call our
22 first speaker. The first speaker's gonna be Jay Zawatsky.

23 MR. JAY ZAWATSKY: Ms. Fernandez, I have a
24 PowerPoint presentation. I'm going to ask you formally on
25 the record if you will allow me to show it?

1 MS. SUTER: So, first I need you to state and
2 spell your name for the record.

3 MR. JAY ZAWATSKY: My name is Jay, J-a-y,
4 Zawatsky, Z like Zebra, a-w-a-, T like Tom, s-k-y. I'm
5 the president of Trust Communities, Inc., which is the
6 development partner with the land owners of the 340 acre
7 parcel known as Hunter's Foxmont. For the record, I'd like
8 an answer of whether I can give you my thumb drive, so you
9 can insert it into your computer, so that I can more
10 effectively make my presentation.

11 MS. FERNANDEZ: Unfortunately, we are unable to
12 do that, because this is FERC equipment, and . . .

13 MS. SUTER: Any thumb drives or anything that get
14 inserted into the computer have to go through our security
15 process first to ensure that there's no viruses or anything
16 attached. So I'm sorry. We cannot let you show your
17 presentation.

18 MR. ZAWATSKY: Well, I would suggest that when
19 you send out these notices for public scoping meetings, you
20 make that absolutely clear, so that people like me can
21 provide you with the thumb drives earlier, so you can do
22 that, so that I can make an effective presentation.

23 MS. SUTER: And if you have paper copies, we're
24 more than happy to look at those and go ahead --

25 MR. ZAWATSKY: I do have paper copies and I will

1 give them to you.

2 MS. SUTER: Okay.

3 MR. ZAWATSKY: But, they won't get them.

4 MS. SUTER: And you can also place it on the
5 public record --

6 MR. ZAWATSKY: I've already done that --

7 MS. SUTER: So people can have an opportunity to
8 see them.

9 MR. ZAWATSKY: I've done that, but I'm not
10 speaking on your record. So, the full effect of what I'm
11 about to say won't be available. But it would be if I could
12 present this. And I was not given the appropriate
13 information; it didn't make it clear. In today's modern
14 environment, most people go to public meetings, expect to
15 see a PowerPoint.

16 MS. SUTER: I'm sorry, I can't offer it this
17 evening, but we encourage you to make your comments
18 regardless.

19 MR. ZAWATSKY: All right. I'm going to approach
20 you and give you these handouts. If you want me to hand
21 them to someone else?

22 MS. SUTER: You can bring them up.

23 MS. FERNANDEZ: Thank you.

24 MR. ZAWATSKY: I submitted these comments on the
25 FERC website yesterday, total of six typewritten pages --

1 five typewritten pages, excuse me. And an appendix of 12
2 slides. I'd like you to turn to the first slide in Appendix
3 Number 1, Maggie and Nancy. Ms. Fernandez. What's your
4 last name?

5 MS. SUTER: Suter.

6 MR. ZAWATSKY: Suter. Thank you. We received
7 notice from the FERC on July 24th, a document dated July
8 22nd. It was the first time we were made aware that
9 Columbia wanted to place a compressor station on our
10 property. You can see on Slide Number 1, this is a copy
11 that we made of a photograph that was given to my engineer,
12 George Mill, who's sitting here when the Columbia people
13 came to do a physical inspection of the property.

14 You can see there's brown and then there's green,
15 a green triangle. That green triangle is about eight acres.
16 We were informed by the folks in the field from Columbia,
17 that they intended to condemn at some point, between 10 and
18 20 acres of our property. You can see that the proposed
19 site is part of a 304 acre sustainable equestrian-oriented
20 environmentally sensitive 5+ acre residential community
21 called Hunter's Foxmont.

22 The community is being built by Trust
23 Communities, of which I'm the president, and the national
24 home builder called K Hovnanian Homes, in New York Stock
25 Exchange, listed HOMEBUILDER.

1 The Columbia gas transmission compressor site
2 will occupy between four and seven 5+ acre community home
3 sites and will negatively impact the remaining 38 to 41
4 homes and home sites. Now if you go to slide number 2, you
5 can see the site plan. That site plan is for the Hunter's
6 Foxmont community and there are a total of 45 5+ acre homes
7 and home sites. The easternmost portion is called Foxmont.
8 The central and western portion is called Hunter's Pond.
9 This
10 is the site plan for the 45+ acre equestrian-oriented
11 community, being built, the homes are, on the 304 acre site
12 by K Hovnanian.

13 Currently my company, Trust Communities, is
14 completing all the utility infrastructure, including
15 underground electric, gas and telecom, for the Hunter's Pond
16 portion of the community. All of that infrastructure was
17 completed several years ago, for the Foxmont portion of the
18 community.

19 Homes have been completed on Lots 1, 4 and 12 of
20 the Foxmont portion of the community. Also, sold for
21 single-family home building are Foxmont Lots 2 and 11. K
22 Hovnanian has completed its first home on Lot 1 you'll see a
23 picture of it in a moment of the Hunter's Pond portion.

24 Building permits for homes sold to single-family
25 purchasers for Lots 2, 4, 5, 10, 11, 12, 14, 15, 16, 18, 19,

1 and 31 of the Hunter's Pond portion of the community are
2 currently being processed by Fairfax County, Virginia.

3 The proposed Columbia gas transmission site, you
4 can see in yellow, that triangle -- that's approximately the
5 size, it's actually a little smaller than what they
6 indicated would be their maximum size. And you can see it
7 overwhelms the entire northwest portion of the Hunter's Pond
8 portion of the community.

9 If you look at the next slide, you'll see that
10 there is a tested measurement station just north of the
11 green triangle where Columbia proposes to place their
12 compressor station. Somebody asked me, "Well, there's
13 already a compressor station there." Well, that's not true.
14 That is a test and measurement station for the Cove Point
15 project. It makes no noise.

16 The CGT compressor station will, however,
17 generate noise pollution that will be heard throughout the
18 304 acre environmental sensitive equestrian-oriented
19 community of 45 home sites.

20 Next slide. The CGT compressor station will
21 generate noise pollution and vibration that will be heard
22 particularly along the deeded equestrian easement that you
23 can see there in heavy red lines.

24 Let me speak for a moment about the deeded
25 equestrian easement. There are three communities in this

1 area. The homeowner's association of which has agreed to
2 cooperate with one another in terms of cross-easements, so
3 that you can actually begin riding your horse about two
4 miles west in the Crooked Creek community of 12 5-acre
5 homes, and ride down to Bull Run Post Office Road, where you
6 can cross that road and then be on the Dean Price parcel,
7 which is the middle parcel between Crooked Creek and the
8 Hunter's Foxmont area.

9 And then you will, you can see where I've
10 indicated Dean Price equestrian cross-easements with
11 Hunter's Foxmont and Crooked Creek. You see that notation
12 on the left on an angle? That entire red line around the
13 entire community is our deeded 12 foot wide equestrian
14 trail. If you go down to the bottom of the easement on the
15 southeast corner, you will see there that it crosses Bull
16 Run Post Office Road, and then in a later slide you'll see
17 that it actually then enters Poplar Ford Park, which is a
18 Fairfax County Park Authority holding, which we used to own
19 and we sold it to the park, but to the authority, but we
20 retained a deeded private equestrian easement through the
21 park which then leads to the only ford point on Bull Run
22 Creek.

23 So, someone riding a horse would be able to start
24 at Crooked Creek, ride the entire length of the Crooked
25 Creek easement, cross Bull Run Post Office Road, ride the

1 entire width of the Dean Price parcel, pick up at the
2 Hunter's Pond section, ride all the way around the back,
3 down the pipeline easement and then come all the way down
4 through Foxmont, cross Bull Run Post Office Road, get on the
5 private easement through the public park, ford the stream
6 there, and then get right into the Manassas National
7 Battlefield, which has 21 miles of horse trails.

8 That's why we call this an equestrian-oriented
9 community. The people who are buying in here want to have
10 horses. They want their kids to be able to ride horses, and
11 we provided miles and miles and miles of quiet, beautiful,
12 deeded, perfectly maintained equestrian trails.

13 Next slide. Well, actually, before the next
14 slide. You'll see that the deeded easement for the 12-foot
15 wide equestrian trail shown in dark red, the noise and
16 vibration associated with this compressor site will
17 materially impact the peace and quiet and natural setting
18 now enjoyed by users of the equestrian easement, who are
19 owners of lots in Foxmont, Hunter's Pond, the Dean Price
20 parcel to the west, and the 12-lot Crooked Creek community
21 across Bull Run Post Office Road.

22 Next slide. There you can see a yellow line.
23 That yellow line is the private deeded easement through the
24 Poplar Ford Park. You can see the Manassas National
25 Battlefield, which is identified there and where that yellow

1 line leads off it would be much better if you could see it
2 on my PowerPoint presentation you'd actually be able to see
3 the ford point. You'd see where the rocks are where you can
4 ford it and then it hooks right into that white thin line.
5 That's the head of the trail that begins the 21-mile trail
6 system throughout the Manassas National Battlefield. You
7 can see in blue, Hunter's Pond, is identified where the
8 model home has already been built.

9 Next slide, you can see again the
10 equestrian-oriented theme of this community. Those are
11 horse jumps that we had built as a welcoming feature into
12 the community and you can see that we've already built
13 tremendous numbers of stone gates, stone entryways and stone
14 monuments throughout to enhance the equestrian-oriented
15 nature of this development.

16 Next slide. What you're looking at here is the
17 shared driveway that brings you to Lots 1 through 5 at
18 Hunter's Pond. It crosses a wonderful brook that leads to a
19 beautiful fishing pond. The fishing pond has bass, perch
20 and there's even an eagle which nests in the sycamore tree,
21 which is on the northeast side. And I've often personally
22 observed that eagle waiting to be able to see fish and then
23 it will leave the sycamore, where it roosts, and dive down
24 into the pond and pull a big bass out of it. It's a
25 magnificent sight to see.

1 Next slide. You'll see the first home that's
2 been built in the Hunter's Pond section. There are a number
3 of homes already built and being lived in, in the Foxmont
4 section. This is an example of the type of home. You can
5 see that it's a beautiful stone house. Its backyard, you
6 can see, you know, the pond. You can sit out on the deck
7 that's been built. And there are lots of wildlife geese and
8 ducks that live in Hunter's Pond, in addition to the fish
9 and the turtles.

10 Next slide. You'll be able to see in the next
11 slide a tree-lined meadow at the north end of Hunter's Pond
12 neighborhood. The natural view and natural peace and quiet
13 of this meadow, and many more like it throughout the
14 community, will be severely negatively impacted by the
15 buildings, the noise and the vibration associated with the
16 pipelines' compressor station, which will be just a few
17 hundred yards to the northwest of this spot.

18 Imagine the impact on community residents' horses
19 grazing in the open meadows and on the residents' children
20 while riding and training these horses.

21 Next slide. Trust Communities has also set aside
22 21 acres of the 304 acre parcel for gardens and orchards.
23 And these aren't, "Maybe we'll build them someday." They're
24 there. They exist. We built the orchards first.

25 And we built a model garden, which you can see

1 right there, that's what the garden looks like right now.
2 That's a one-quarter acre garden you're looking at.
3 Eventually there will be 80, eight, zero, 80 similar
4 quarter-acre gardens.

5 Everybody who has a parcel will, in addition,
6 receive the right to a quarter-acre garden so they can grow
7 their own flowers, their own food, their own fruits, their
8 own vegetables. This one garden right here, we've been
9 using for the past three seasons, three years, and we're
10 producing over 4,000 pounds of vegetables and fruits and
11 melons every single year from just a quarter-acre.

12 So you can imagine how sustainable this community
13 will be with the wild turkey that can be hunted in certain
14 sections that we've set aside. With the gardening which is
15 available. The several orchards that are planted and
16 already bearing fruit.

17 We have several bee communities that produce
18 twice a year perfectly organic, incredibly delicious, very
19 light honey. We have done everything possible to bring
20 rural peace and quiet to this area right across from,
21 perhaps, the most hallowed ground in the United States, the
22 Manassas Battlefield, where two battles were fought during
23 the Civil War. Thousands died.

24 Next slide. You can see here in the green oblong
25 rectangle on the left side the extent of the garden area

1 that we've set aside. 21 acres at the north end of the
2 community. The gardens and the gardeners will be materially
3 negatively affected by the noise and vibration of the
4 proposed computer, excuse me, compressor station as they
5 work the soil, raise their flowers, fruits and vegetables.
6 You can see where the yellow arrow is. That is a shot from
7 the satellite of the first of the 80 gardens that will be
8 built.

9 Next slide. Perhaps the most egregious effects
10 that will be committed by this compressor station is, it
11 will completely disrupt the peace and quiet of the fourth
12 pond on the property. You can see it pictured there. It's
13 called Autumn Pond. This is a magnificent spring-fed
14 swimming pond. This will become, this is a 5.6 acre area
15 set aside for all the members of the homeowner's association
16 and their children and their guests to be able to enjoy
17 swimming in the summertime. This pond is completely clean.
18 It has natural vegetation. It is spring-fed and there is
19 always water in it, even when the other ponds drop four or
20 five feet, this is always full to the brim with pure,
21 natural spring water.

22 This beautiful and peaceful natural community
23 asset and its beautiful setting will be materially
24 negatively impacted by the noise and the vibration emanating
25 from CGT's compressor station which will be less than 750

1 feet away. You can see there, I did a Google maps ruler and
2 you can see in the white box 748 change feet from the north
3 end of the pond, which is the deep end of the pond, 14 feet
4 deep there for swimming. Straight across to where they want
5 to condemn the property to put up their compressor station.

6 Now I had a conversation with Erik Waller, who is
7 an attorney for Columbia Pipeline Group. He was kind enough
8 to provide me some additional details which are not
9 available on any of these presentation materials from CTG
10 this evening.

11 He told me that they were going to be putting up
12 an 80 foot by 80 foot metal building which would be 31 foot
13 high, 31 feet high at its highest point with a 4/12 pitch.
14 Now a metal building will not, in any way, shape or form,
15 attenuate the sound that the 8,000 horsepower compressor, or
16 twin compressors, are going to be causing. It won't, in any
17 way, shape or form, dampen the vibration or mask the view of
18 its ugliness. Compare the house that you looked at on slide
19 number 8, with an 80 foot by 80 foot metal building with a
20 metal roof. You can see it doesn't fit into the community.

21 It will destroy the peace and quiet of the
22 community, and it should not be placed on that site.
23 Alternative site number 7 is the appropriate place to put
24 it. My company also controls that property and until this
25 very evening, we were not even aware that that was an

1 alternative.

2 So I encourage the FERC and the Commissioners
3 to -- if they're going to allow this compressor station to
4 be built, and I have a lot to say about the socioeconomic
5 impacts of it at a later time, and also the economic impacts
6 at a later time, and also about the fact that this was
7 actually intended to feed into export gas, which doesn't
8 really serve any domestic convenience or necessity, but I'll
9 get to that at a later time.

10 This is about environmental assessment and the
11 environment of the alternative site 7 would not negatively
12 be materially affected. But the one of what they're calling
13 site 3, my Hunter's Pond property, will destroy the peace
14 and quiet and rural setting. Now I can put some numbers on
15 that. Mr. Waller also informed me that they intended to
16 have 55DBA at the closest residence. 55DBA is equivalent to
17 the noise in a large functioning office space. Rural quiet
18 is defined as 32DBA.

19 The people who were and are buying into this area
20 are doing so because they want to live in the only rural
21 environment available close to their jobs in Reston, Dulles
22 and downtown.

23 This is the last chance, this is the largest
24 undeveloped or developing piece of property on which a
25 sustainable equestrian-oriented facility is being planned

1 and being built right now outside of Middleburg, Virginia.

2 To get the same lifestyle, you would have to move
3 to Middleburg, which is completely inconvenient for most
4 people who have jobs. This is still in Fairfax County.
5 This is access to Fairfax County public schools. This is
6 access to close-by grocery shopping and professional
7 services. That's why it's so attractive to the people who
8 want to live and raise their children and their animals on
9 this property.

10 That will all be destroyed by the noise, by the
11 vibration and by the ugliness of a compressor station so
12 close by. Put it on site 7. Do not put it on the Hunter's
13 Foxmont Property. Thank you for your attention.

14 MS. SUTER: So, can everyone hear me? Okay, the
15 next speaker is Steve Logan.

16 MR. STEVE LOGAN: I'm Steve Logan, S-T-E-V-E
17 L-O-G-A-N. I'm representing the Virginia Run's board of
18 trustees tonight. My only concerns are three:

19 One, is, as the proposed pipeline is designated
20 as a red line on the adjacent drawings that are here
21 tonight, if that option is chosen, then the community would
22 like to know, and I know this is underway, but the community
23 would like to know how close to the houses is the pipeline
24 going to be? Because right now, if it follows the existing
25 pipeline right-of-way through the Virginia Run pipeline, the

1 Virginia Run area, if it goes that direction, then it would
2 be very close in proximity to the houses, and in fact, may
3 have to take property from those houses. So, that's one of
4 our big concerns, and tomorrow night Columbia will be at our
5 Virginia Run board meeting to discuss that further.

6 Second concern we have is, any temporary
7 workspace that would be required to supply supplies for the
8 pipeline, et cetera, and what areas would that be in, 'cuz
9 we haven't seen where that is to be located.

10 And finally, the access to the pipeline. Where
11 would it go? How are they going to access the pipeline
12 after it's completed if that option is chosen? Are they
13 going to have a grass driveway that fits in somewhere
14 between the houses, you know, we just need to know where
15 that is going to be and see what impact that has on the
16 surrounding houses. Thank you.

17 MS. SUTER: That's a lot of the same things that
18 we look into in the environmental assessment and Columbia
19 will be providing draft resource reports and eventually
20 final resource reports with their application. And that
21 will disclose almost everything that you've asked for.

22 How close are the residences in some areas, if
23 they're within 50 feet, we'll get a table that'll show every
24 location of those. We'll find out all the access roads,
25 permanent and temporary, that will be along with all the

1 extra temporary work spaces. We don't have it yet, but it
2 all will be filed, on the public record soon. You will have
3 access to see that as well, along with your community.

4 So that was the last person who signed up to
5 speak. Is there anybody else who would like to speak? Who
6 hasn't already?

7 MS. PAT ROSEND: Okay, my name is Pat Rosend,
8 R-O-S-E-N-D. I'm with the Fairfax County Park Authority.
9 We did submit comments in writing, but I do have a question
10 for clarification about the process. You mentioned that the
11 EA is not a decision-making process, but I would wonder if
12 you could clarify when decisions will be made about final
13 alignments and the compressor station location in this
14 process? Thank you.

15 MS. SUTER: Getting my workout today. Okay, so
16 right now as we we talked about, we're in pre-filing, so
17 that means there's a lot of draft being talked about. Draft
18 resource reports, draft information, so that's their initial
19 plans, and that's what we'll be reviewing right now.

20 So come December, we're talking
21 right -- talking late December. Late December, we're talking
22 about an application coming in from Columbia. At that point
23 in time, the facilities will become official proposed
24 facilities.

25 We still look at alternatives in the NEPA

1 document, in the EA, but that is, at that point, Columbia's
2 proposed alignment. The EA may -- we may override if we
3 don't like Columbia's thing, we prefer this other
4 alternative, and so, then if the Commission agrees with that
5 decision, once the Commission makes the decision and issues
6 a certificate of public convenience and necessity, that is
7 where it is more final, final in terms of, we either agree
8 with the facilities as proposed or we agree with whatever
9 alternatives are recommended, and that becomes the final,
10 final version. Any other questions or comments?

11 MALE AUDIENCE MEMBER: Next time, put speakers,
12 speak louder. We'd appreciate it. We hardly could hear.

13 MS. SUTER: I'm sorry you couldn't hear, folks.
14 Just as a reminder, this is being transcribed, and so
15 everything that was said this evening will be placed on the
16 public record. So you can access it from our website and
17 see everything that was said this evening and go back.

18 MS. FERNANDEZ: All right, the formal part of
19 this meeting has concluded. On behalf of the Federal Energy
20 Regulatory Commission, I'd like to thank you all for coming
21 tonight. Let the record show that the WB Xpress Project
22 scoping meeting in Centreville, Virginia, concluded at 7:51
23 p.m.

24 (Whereupon the meeting was adjourned at 7:51
25 p.m.)

