

Landowner FAQs for the Chickahominy Pipeline Project

What does it mean when I let Chickahominy Pipeline agents survey my property? Does it obligate me to any future agreement?

Granting Chickahominy Pipeline and its agents permission to enter your property for the purpose of conducting a survey simply means you are allowing Chickahominy Pipeline to conduct appropriate engineering and environmental analyses. It in no way means that you have agreed to enter a right-of-way agreement. These engineering and environmental analyses are an important part of the planning process for the project. This is one step of a complex process that involves looking at your land to establish potential route alignments and temporary workspace areas and completing surveys required by law to examine potential adverse impacts to environmental, archaeological, and cultural resources as well as identifying any potential risks to threatened and endangered species. Surveying may mean only walking the property; however, occasionally there may be a need to dig a hole in order to obtain a soil sample. After the soil has been sifted, it will be returned to the place from which it was taken.

Does Chickahominy Pipeline compensate landowners for granting permission to conduct surveys?

No compensation is offered for survey permission. If a landowner's property is used for the final route, the landowner will be offered fair compensation for the use of their land and access onto the land and will be reimbursed for any temporary economic loss caused by construction or access onto the land. In most cases, the land will be restored substantially to its original, pre-construction condition.

How is fair compensation determined?

Fair compensation is determined by the fair market value of the property as determined by comparable sale of properties in your area at the time of right-of-way negotiations. After the final route has been determined, landowners along the final route will receive a communication on the right-of-way acquisition process.

Will Chickahominy Pipeline use eminent domain to acquire property for the construction of the project?

Chickahominy Pipeline is committed to make every effort to reach a fair and reasonable agreement with affected landowners. Chickahominy Pipeline views landowners along its pipeline as neighbors and is fully committed to establishing and maintaining positive long-term relationships with landowners. Be assured that we will take all necessary steps to minimize the amount of land impacted by the project. Chickahominy Pipeline has not sought a Certificate from the Virginia SCC to be an entity regulated thereunder. A certificate of public convenience and necessity to a nonregulated utility does not grant eminent domain rights. Chickahominy Pipeline's sole purpose is to transport natural gas from third-parties to fuel the Chickahominy Power Generation Station to be located in Charles City County. Chickahominy Pipeline believes that, once the region recognizes the positive, local impacts, the

landowners and other stakeholders will want this project. Not everyone will, but Chickahominy Pipeline believes the vast majority will.¹

Will Chickahominy Pipeline restore my agricultural land for its original use after the construction?

The use of land for farming or other agricultural purposes over a pipeline is quite common. Farmland will be restored in a manner designed to return the land to full production. Farmers will be compensated for the temporary loss of crop production.

If a right-of-way easement agreement is reached, will I still be able to use the property in the right-of-way after the construction of the pipeline is completed?

Pipeline rights-of-way must be kept free from structures and other obstructions to provide access to the pipeline for maintenance and in the event of an emergency. Agricultural uses are normally permitted. Driveways, roads, parking lots and underground utilities are routinely permitted with the prior written approval of Chickahominy Pipeline. If a pipeline crosses your property, please do not plant trees or high shrubs on the right-of-way. Do not dig, build, store or place anything on or near rights-of-way without first having the pipeline marked and the right-of-way staked. Additionally, if you witness suspicious activity on a pipeline right-of-way, please report it to authorities, or call Chickahominy Pipeline at 1-804-729-9599.

If pipeline facilities on my property will be retired in the future, will Chickahominy Pipeline retain an easement on the property?

As with other pipeline easements held by Chickahominy Pipeline, the permanent easement associated with a given pipeline is corporate asset, and Chickahominy Pipeline intends to retain that easement following the proposed pipeline retirement activities. Where a pipeline asset is being retired in place, Chickahominy Pipeline intends to retain rights to the pipeline easement, subject to the specific terms of the associated easements and pursuant to the laws of the state of the project.

Can property owners fence the easement on their property?

Landowners can fence off the easement on their property provided they allow for Chickahominy Pipeline access to the easement via gates. Specifically, acceptable fencing includes: wire-type, stockade, decorative or similar fencing that can be easily removed or replaced where crossing the pipeline is routinely permitted.

How can property owners ensure the protection of the pipeline when digging?

¹ The prior version of this FAQ erroneously referred to the FERC eminent domain process instead of the SCC nonregulated utility process. This updated FAQ corrects that inaccuracy.

If you have a pipeline easement on your property, protect the pipeline by knowing details of your easement agreement and avoiding activities that could endanger underground lines, such as planting trees or shrubs, or placing buildings or structures on the right-of-way.

One Call or “811,” is a free, national service created to help protect home and business owners from unintentionally damaging underground utility lines while digging. One Call coordinates with pipeline companies to mark the location of underground lines before you dig. Operators will mark the location of pipelines with marker flags or colored paint. Pipelines are marked with yellow flags. Other underground utility lines will be marked with different color flags. Respect the marks and dig carefully. Talk with the pipeline operator if you have questions about safe digging near pipelines. If you nick, ding or damage a pipeline while digging, call the operator immediately so they can come inspect and repair any damage to prevent future problems.

What is the width of the corridor needed during the construction period? When completed, how much of the corridor becomes permanent?

In general, construction rights-of-way typically range from 75-100 feet in width, and are composed of a 40-50-foot-wide permanent easement, with the balance composed of a temporary workspace. Actual Construction workspace requirements are largely driven by OSHA’s Trenching and Excavation requirements, as well as the size of the associated construction equipment.

I have heard other landowners have had problems with other pipeline installations on their land. How is Chickahominy Pipeline different?

Chickahominy Pipeline has experience with designing, planning, constructing, and operating pipelines. The company’s operations are regulated by the U. S. DOT, PHMSA, SCC Pipeline Safety Division, DEP, OSHA, and myriad other entities, which strictly enforce regulations regarding the construction, maintenance, and operation of pipelines and associated remedial efforts.

Chickahominy Pipeline believes that landowners along our pipelines are our neighbors. As neighbors, we deal with landowners fairly, honestly, and openly. We understand the industry of bringing needed energy resources to communities also has its responsibilities. These include building and maintaining long-term relationships and a respect for the environment and communities which we live.

Can I get natural gas to service my home?

Chickahominy Pipeline will not provide natural gas service to your home. The distribution companies in the area are deemed “utilities” and deliver gas to homes and businesses. If you desire natural gas to your home, contact the local gas distribution company in your area. Residential gas service cannot be obtained directly from Chickahominy Pipeline.