



Chesterfield County, Virginia Community Development

9901 Lori Road, Suite 500 – P.O. Box 40 – Chesterfield, VA 23832
Phone: (804) 748-1047 – Fax: (804) 748-3952 – Internet: chesterfield.gov

Jesse W. Smith, P.E.
Deputy County Administrator

May 24, 2024

Emil Avram, Vice President – Business Development
Cedric F. Green, Senior Vice President – Generation
Dominion Energy Virginia
600 East Canal Street, 19th Floor
Richmond, VA 23219

RE: 500 Coxendale Road, Air Permit

Messrs. Avram and Green:

In response to your May 1, 2024 letter (attached) requesting signature of the enclosed forms developed by the Virginia Department of Environmental Quality as part of their air permitting process, you will find one signed copy of the “Local Governing Body Certification Form.” The proposed electric power generation facility at 500 Coxendale Road is fully consistent with all applicable local ordinances, as outlined in the attached Written Determination letter from the county, dated April 5, 2024. We are not required to sign the attached “Air Pollution Activity Suitability and Value Form,” and have not done so in the past. This form is related solely to regulation by the Commonwealth of Virginia and the county is unable to make a determination of “Suitability and Value.” Our understanding is that Dominion will hold community meetings to discuss this project in the near future. Please keep us informed of those meetings so we can make sure our citizens have the opportunity to provide input on the project.

Sincerely,

Jesse W. Smith
Deputy County Administrator
Chesterfield County

Attachments:

Letter from Dominion dated May 1, 2024
DEQ Local Governing Body Certification Form
DEQ Air Pollution Activity Suitability and Value Form
Written Determination from Chesterfield County dated April 5, 2024



May 1, 2024

Dear Chesterfield County,

Dominion Energy's mission is to provide reliable, affordable, and increasingly clean energy that powers our customers—including over 160,000 homes and businesses in Chesterfield County—every day. Our men and women work to ensure not only the safe operation of our facilities but also that electric service is available nearly one hundred percent of the time. You expect it, our customers expect it, and we expect that of ourselves. The Chesterfield Energy Reliability Center (CERC) is critical to our mission.

Soliciting input from various stakeholders, especially the communities we serve, is central to how we execute our mission. Over the past 10 months of CERC project development, we have conducted extensive local outreach. This has included mailing 5 updates and notifications to over 6,000 property owners, hosting 7 open houses and 6 weeks of public office hours, and participating in meetings with individual community members and organizations. Throughout this process, we received feedback on ways to further minimize project impacts, including input on the merits of potentially siting CERC on the Chesterfield Power Station property.

Our own analysis has determined that the existing Chesterfield Power Station property is also a suitable site for the location and operation of CERC. A dual-fuel power generation facility actively operates on the property, and the existing zoning allows for another such facility to be added. The presence of onsite utility infrastructure would eliminate the need for significant electric transmission, natural gas, or other infrastructure to be added outside of the property to support CERC—thereby minimizing impacts to the surrounding communities. Finally, the property is approximately 1 mile from the nearest residence.

Based on the feedback we have thus far received, and our ongoing due diligence, we are providing the enclosed Suitability and Value Form (site suitability form) and Local Governing Body Certification (Form 7) as we work to determine the most appropriate location for CERC. These documents are needed for the air permitting process with the Virginia Department of Environmental Quality.

CERC and other facilities designed to quickly generate reliable, dispatchable power are essential to keeping the lights on for our customers when other resources are unavailable or otherwise unable to do so. Public safety and welfare, national security, and economic prosperity would all be

affected by disruptions in our ability to supply power when it is needed most. We are also mindful that vulnerable community members are most impacted by power outages—electric service reliability, just like clean air and water, is an environmental and community justice imperative.

Simply put, this facility is critical to allowing us to continue moving forward with the clean energy transition, and respond to rapidly increasing customer demand for electricity, without sacrificing reliability.

We respectfully ask for your review and signature of the enclosed forms.



Sincerely,

A handwritten signature in black ink, appearing to read "Emil Avram", with a long, sweeping horizontal stroke at the end.

Emil Avram
Vice President – Business Development
Dominion Energy Virginia

A handwritten signature in blue ink, appearing to read "Cedric F. Green", with a stylized, cursive font.

Cedric F. Green
Senior Vice President – Generation
Dominion Energy Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY - AIR PERMITS LOCAL GOVERNING BODY CERTIFICATION FORM	
Business Entity Name (same name on file with the Virginia SCC) Virginia Electric and Power Company	Registration Number: PRO 50396-26
Applicant's Name: Robert W. Sauer	Name of Contact Person at the site: Troy Breathwaite
Applicant's Mailing address: 600 Canal Street Richmond, VA 23219	Contact Person Telephone Number: (804) 441-4811
Facility location (also attach map): 500 Coxendale Road, Chester, VA, Chesterfield County	
Facility type, and list of activities to be conducted: Electric Power Generation	
The applicant is in the process of completing an application for an air pollution control permit from the Virginia Department of Environmental Quality. In accordance with § 10.1-1321.1, Title 10.1, Code of Virginia (1950), as amended, before such a permit application can be considered complete, the applicant must obtain a certification from the governing body of the county, city or town in which the facility is to be located that the location and operation of the facility are consistent with all applicable ordinances adopted pursuant to Chapter 22 (§§ 15.2-2200 <i>et seq.</i>) of Title 15.2. The undersigned requests that an authorized representative of the local governing body sign the certification below.	
Applicant's signature: 	Date: 04/24/2024
The undersigned local government representative certifies to the consistency of the proposed location and operation of the facility described above with all applicable local ordinances adopted pursuant to Chapter 22 (§§15.2-2200 <i>et seq.</i>) of Title 15.2. of the Code of Virginia (1950) as amended, as follows: (Check one block) <input checked="" type="checkbox"/> The proposed facility is fully consistent with all applicable local ordinances. <input type="checkbox"/> The proposed facility is inconsistent with applicable local ordinances; see attached information.	
Signature of authorized government representative: 	Date: 5/24/24
Type or print name: JESSE W. SMITH	Title: DEPUTY COUNTY ADMINISTRATOR
County, city or town: CHESTERFIELD	

[THE LOCAL GOVERNMENT REPRESENTATIVE SHOULD FORWARD THE SIGNED CERTIFICATION TO THE APPROPRIATE DEQ REGIONAL OFFICE AND SEND A COPY TO THE APPLICANT.]

**VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
AIR POLLUTION ACTIVITY SUITABILITY AND VALUE FORM**

Please read the instructions for this page for additional information on this form.

Section1 – Facility Information

Filled out by Applicant and sent to Local Governing Body.

Business Entity Name (same name on file with the Virginia SCC) Virginia Electric and Power Company	Registration Number: PRO 50396-26
Applicant's Name: Robert W. Sauer	Name of Contact Person at the site: Troy Breathwaite
Applicant's Mailing address: 600 Canal Street Richmond, VA 23219	Contact Person Telephone Number and Email Address: (804) 441-4811 / Troy.Breathwaite@dominionenergy.com
Facility location: 500 Coxendale Road, Chester, VA, Chesterfield County (the "Property")	
Facility type, and list of activities to be conducted: Chesterfield Energy Reliability Center (CERC) will be an electric power generation facility consisting of four dual fuel simple-cycle combustion turbines (SCCT) firing primarily pipeline quality natural gas with secondary capability to fire ultra-low sulfur No. 2 fuel oil. Additionally, the SCCTs will be capable of operating on an advanced gaseous fuel blend consisting of natural gas with up to 10% hydrogen. The Zoning Confirmation Letter, dated 04/05/2024 which is attached, confirms this use on the Property is a permitted use under the local zoning requirements.	

Please provide an explanation of the social and economic value of the proposed facility or activity:

CERC will provide reliable, dispatchable power for Virginia Electric and Power Company (dba Dominion Energy Virginia) customers while supporting Dominion Energy Virginia's, and the Commonwealth's, clean energy transition. Energy reliability is critically important to the health and safety of all people served by Dominion Energy Virginia, including the most vulnerable among us who suffer the most when the power goes out.

Dominion Energy Virginia's mission is to provide affordable, reliable, and increasingly clean power – which our customers, including the over 160,000 customers in Chesterfield County, expect and rely on around the clock. Since 2019, Dominion Energy Virginia has retired nearly 4,000 MW of carbon-emitting generation and as of April 1, 2024, has about 8,000 MW of solar in operation or development in Virginia. Dominion Energy Virginia is also constructing the nation's largest offshore wind project and building battery storage in communities across the Commonwealth. CERC is designed to respond quickly with reliable, dispatchable power generation that supports intermittent renewable generation (such as solar and wind). The facility will provide power to the grid when the Regional Transmission Operator, PJM, determines it is needed. This includes during high demand periods, seasonal peaks, extreme temperature events, and when intermittent generation resources are unavailable or insufficient to meet customer needs.

CERC will also provide economic support to the immediate community, Chesterfield County, and the Commonwealth. According to a report compiled by Mangum Economics in 2023, the local community will benefit from jobs, economic activity, and increased tax revenue. During construction it is anticipated that CERC will create: (1) 226 direct, indirect, and induced local jobs and an additional 315 non-local construction jobs including a commitment to providing opportunities for the local community and SWaM workforce as part of the project; (2) \$10.9 million in associated local wages and benefits; (3) \$52.9 million in local economic output; and (4) \$2.2 million in state and local tax revenue which potentially can be used for community services.

During CERC's operational life it is anticipated that CERC will create: (1) 35 direct, indirect, and induced local jobs; (2) \$3.5 million in associated local wages and benefits; (3) \$24.9 million in local economic output; and (4) \$142.6 million in new Chesterfield County tax revenue which potentially can be used for community services.

Applicant's
signature:

Robert W. Sauer

Date:

04/24/2024

Section 2 – Suitability Certification

Completed by Local Governing Body representative and sent to the DEQ regional office.

The undersigned local government representative states the local governing body has resolved that:
(Check one block)

☐

The location and operation of the proposed facility or activity is **suitable to the area in which it is located.**

☐

The location and operation of the proposed facility or activity is **not** suitable to the area in which it is located. If the locality believes the proposed facility or activity may be altered to become suitable, attach an explanation of the steps that may be taken to resolve any issues.

Please attach any comments the locality may have on the applicant's social and economic value and any other information the locality would like DEQ to consider.

Signature of authorized government representative:

Date:

Type or print name:

Title:

County, city or town:

THE LOCALITY SHOULD FORWARD THE SIGNED CERTIFICATION AND ANY ATTACHMENTS TO THE APPROPRIATE DEQ REGIONAL OFFICE AND SEND A COPY TO THE APPLICANT.



Chesterfield County, Virginia
Department of Planning

9800 Government Center Parkway – P.O. Box 40 – Chesterfield, VA 23832-0040
Phone: (804) 748-1050 – Fax: (804) 717-6295 – Internet: chesterfield.gov

Andrew G. Gillies, AICP
Director

WRITTEN DETERMINATION

April 5, 2024

Dominion Energy Virginia
120 Tredegar Street
Richmond, VA 23219

McGuireWoods LLP
Gateway Plaza
800 E. Canal
Richmond, VA 23219
Attn: Adena M. Patterson, AICP

RE: 1603 Reymet Rd. (Tax Id 802-665-4390), 11201 Old Stage Rd. (Tax Id 805-662-7764),
1501 Reymet Rd. (Tax Id 805-666-2525), 901 Coxendale Rd. (Tax Id 806-662-8465), 500
Coxendale Rd. (Tax Id 806-664-8063), 701 Coxendale Rd. (Tax Id 808-661-2255, and 451
Coxendale Rd. (Tax Id 811-660-3332) (the "properties")
Chesterfield County, Virginia

Dear Ms. Patterson:

As requested, we have reviewed our zoning files for the properties referenced above and wish to advise you of the following zoning information:

1. The properties referenced above are currently zoned Heavy Industrial (I-3) with Conditional Use as defined by the Chesterfield County Zoning Ordinance, Chapter 19.1 of the Code of the County of Chesterfield, 1997, as amended.
2. The properties are subject to the Chesterfield County Zoning Ordinance and to the zoning conditions of zoning cases 10SN0114, 15SN0647 and 19SN0554. Therefore, the properties are subject to the development standards contained therein.
3. An "electric power generation plant" is permitted use with Conditional Use approval of Case 10SN0114, approved by the Board of Supervisors on February 24, 2010.
4. The uses permitted on the properties are those identified in the Heavy Industrial (I-3) zoning district of the Chesterfield County Zoning Ordinance (Section 19.1 – 52 et seq. and those permitted by zoning cases 10SN0114, 15SN0647 and 19SN0554.

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802-665-4390, 805-662-7764, 805-666-2525, 806-662-8465, 806-664-8063,
808-661-2255, and 811-660-3332 (the "properties")
Chesterfield County, Virginia

5. Development of the properties is subject to obtaining site plan approval and building permit approval.

This certificate addresses zoning issues only. The current zoning ordinance references permitted uses and applicable development standards and is available on our website: www.chesterfield.gov/plan. Please contact the Building Inspections Department at (804) 748-1057 and the Fire Department at (804) 748-1360 for their codes and requirements.

The information provided to you is based on the facts and information you have provided along with current adopted ordinances, regulations and requirements in effect as of the date of this letter. Additional facts or changed circumstances and/or future amendments or revisions to adopted ordinances, regulations or requirements may cause the statements made herein to no longer be accurate and subject to modification.

Should you disagree with this letter, you may file an appeal to the Board of Zoning Appeals within thirty (30) days of the date of this letter. The filing fee for an appeal of staff's decision is \$700.00. The decisions noted herein shall be final and unappealable if not appealed within (30) days. The foregoing applies only to issues pertaining to the Zoning Ordinance. If you have any questions, please call me at (804) 748-1050.

Sincerely,



Andrew G. Gillies, AICP
Director
Planning Department