

PRESS RELEASE
FOR IMMEDIATE RELEASE
April 17, 2026

Culpeper County Board Votes 6-1 to Oppose Valley Link 765 kV Transmission Line and Yeat Substation

CULPEPER, VA —The Culpeper County Board of Supervisors adopted a resolution formally opposing the proposed Valley Link “Joshua Falls to Yeat” 765-kilovolt overhead transmission line and associated Yeat substation planned in Richardsville, Culpeper County. Approved on April 7, 2026, by a 6–1 vote, the resolution takes effect immediately.

The Board has heard the concerns voiced by the rural communities along the proposed route that would bear disproportionate visual, environmental, and economic harm. The project would cause damage to farms and forestland, reduce property values, and disrupt the county’s rural character, while most of the project’s benefits would serve rapidly growing energy demand from data centers in Northern Virginia and, according to Valley Link, the energy needs of the greater Mid-Atlantic. The Board also shares concerns regarding the potential use of eminent domain and possible health effects from ultra-high-voltage lines located near homes.

To protect Culpeper residents, the Board directs County staff to seek formal participation in State Corporation Commission proceedings on the project and engage with relevant federal regulators. The resolution further calls for Valley Link to consider technically feasible alternatives, including underground transmission, and instructs that certified copies be transmitted to state and federal officials, Valley Link and its partners, and neighboring localities.

Culpeper County’s 2023 Comprehensive Plan Chapter 7 Utilities states “The development of future electrical transmission lines should be limited while meeting electrical demands of the County. Expansion within existing transmission line corridors must be the first option pursued.” Over the coming months, the Board will be evaluating a Comprehensive Plan amendment to reinforce using the existing rights-of-way and undergrounding of transmission lines, and to engage with other affected counties to develop a unified regional opposition strategy.

The Board looks forward to further feedback and engagement from residents on this matter. A copy of the adopted resolution is attached for reference.

COUNTY OF CULPEPER, VIRGINIA
BOARD OF SUPERVISORS

RESOLUTION NO. 2026-04-01

**A RESOLUTION OF THE CULPEPER COUNTY BOARD OF SUPERVISORS
EXPRESSING OPPOSITION TO THE PROPOSED VALLEY LINK JOSHUA FALLS
TO YEAT 765-KILOVOLT TRANSMISSION LINE AND YEAT SUBSTATION
PROJECT**

WHEREAS, Valley Link Transmission Company, LLC, a joint venture among Dominion Energy, FirstEnergy Transmission, and Transource Energy, has proposed construction of the Joshua Falls to Yeat Transmission Line Project, a 765-kilovolt (kV) overhead electric transmission line spanning approximately 115 miles from the Joshua Falls substation in Campbell County, Virginia, to a proposed new Yeat substation to be located in the Richardsville area of southeastern Culpeper County; and

WHEREAS, the Joshua Falls to Yeat project would be the highest-voltage alternating current transmission line ever constructed in Dominion Energy's territory in Virginia, carrying steel lattice towers 135 to 160 feet in height, spaced approximately 1,200 feet apart, and requiring a continuous 200-foot-wide cleared right-of-way through predominantly agricultural, forestal, and rural lands; and

WHEREAS, the proposed Yeat substation, the northern terminus of the project, was relocated from its originally planned location in Fauquier County to Culpeper County during route planning, without prior consultation with or consent of Culpeper County officials or residents in order to reduce impacts on more densely developed areas further north, thereby shifting those impacts onto rural Culpeper County; and

WHEREAS, Culpeper County occupies a significant position in this project in that the proposed Yeat substation, prior to any SCC approval, would ordinarily require a conditional use permit or other local land use approval from this Board, and the Board intends to exercise that authority fully and to make its position part of the formal record before the State Corporation Commission; and

WHEREAS, the Board recognizes that under Virginia Code §§ 56-46.1 and 56-265.2, approval of a transmission line and Yeat substation by the State Corporation Commission is deemed to satisfy local zoning ordinances and associated facility approvals with respect to such transmission line, and its associated facilities to include the proposed Yeat substation, and therefore that the SCC proceeding is the primary forum in which Culpeper County must vigorously participate to protect its residents' interests, and the Board is fully committed to that participation; and

WHEREAS, the Joshua Falls to Yeat project has been approved by PJM Interconnection, the regional grid operator for 13 mid-Atlantic and Midwest states, as part of a larger transmission portfolio intended primarily to serve rapidly growing electrical demand in Northern Virginia, driven largely by data center development; and

WHEREAS, the Board finds that Culpeper County and the other rural central Virginia localities along the proposed route bear a disproportionate burden of the project's adverse impacts while receiving little to none of its direct benefits, which flow primarily to data center operators and consumers in Northern Virginia; and

WHEREAS, the proposed transmission corridor would, if constructed as an overhead line, cause significant and irreparable harm to Culpeper County's rural character, scenic landscapes, agricultural heritage, working farms and forestlands, and the property values of thousands of Culpeper County residents and landowners; and

WHEREAS, Culpeper County is a predominantly agricultural community in which family farms and forestal lands represent generations of investment, stewardship, and cultural heritage, and the Board has a duty to protect those resources on behalf of present and future residents; and

WHEREAS, the proposed 200-foot right-of-way would bisect farms, sever agricultural parcels, disrupt active land management, and undermine the economic viability of farming operations across the county; and

WHEREAS, residents and landowners face the prospect of having easements obtained through eminent domain if voluntary agreements are not reached, and Dominion Energy has previously demonstrated willingness to exercise eminent domain in Virginia at compensation rates substantially below market value of productive farmland; and

WHEREAS, the Board recognizes serious community concerns regarding potential health impacts from electromagnetic fields generated by ultra-high-voltage transmission lines, particularly where lines would be located in proximity to residences, schools, churches, and daycare facilities; and

WHEREAS, opponents of the overhead line have identified a technically feasible alternative, such as the conversion of the project from alternating current (AC) to direct current (DC), enabling underground transmission. This being an approach Dominion Energy itself has proposed for the Heritage to Mosby 525-kV underground project spanning 185 miles from Brunswick County to Loudoun County, and the Board believes this alternative warrants serious consideration and rigorous analysis before any overhead line is approved; and

WHEREAS, the Board believes that if additional transmission capacity is truly required to serve the public interest, Valley Link, its partners, and the data center industry that is the principal driver of that demand, should bear the costs of underground transmission rather than imposing the visual, environmental, and economic burdens of an overhead line on rural Culpeper County and its neighbors; and

WHEREAS, under Virginia Code § 56-46.1, where a local comprehensive plan designates corridors or routes for electric transmission lines and the line is proposed to be constructed outside such corridors or routes, the county may present that evidence at any SCC hearing as grounds for

the Commission to consider alternative routing, making the Comprehensive Plan a meaningful and legally-grounded tool in the SCC proceeding; and

WHEREAS, the Boards of Supervisors of Louisa County, Orange County, Appomattox County, and other affected localities have adopted or are in the process of adopting resolutions expressing opposition to the Joshua Falls to Yeat project, and Louisa County has convened a regional summit of affected localities to coordinate opposition, and the Culpeper County Board of Supervisors joins in that regional opposition and intends to participate fully in that coordination effort; and

WHEREAS, the Board is committed to using every available legal, administrative, and land use tool at its disposal to protect the interests of Culpeper County residents, landowners, farmers, and the rural community, while engaging constructively and in good faith with the regulatory process established by the Commonwealth of Virginia;

NOW, THEREFORE, BE IT RESOLVED by the Culpeper County Board of Supervisors as follows:

Section 1. Opposition to the Proposed Project. The Culpeper County Board of Supervisors hereby expresses its strong and formal opposition to the Joshua Falls to Yeat 765-kV overhead transmission line project as currently proposed, and to the construction of the proposed Yeat substation in Culpeper County under the existing project design.

Section 2. Regional Coordination. The Board authorizes the Chair and the Clerk to the Board to coordinate with the boards of supervisors and staff of other affected localities, including but not limited to Louisa, Orange, Spotsylvania, Goochland, Fluvanna, Buckingham, Appomattox, and Campbell counties, to develop a unified regional opposition strategy and explore the feasibility of jointly retaining legal counsel to represent the collective interests of impacted counties before the SCC, FERC, and in any related legal proceedings. The Board further notes that Goochland and Spotsylvania counties are impacted under certain proposed route variations, and their level of participation in regional coordination may appropriately reflect which route Valley Link ultimately selects.

Section 3. SCC Participation - Primary Forum. The Board recognizes that the Virginia State Corporation Commission proceeding is the primary and most consequential forum in which Culpeper County can protect its residents' interests. Accordingly, the Board authorizes and directs the Clerk to the Board and County Attorney to seek formal intervener or participant status in any SCC proceeding related to the Joshua Falls to Yeat project; to retain outside legal counsel and expert witnesses as necessary and within appropriated funds; and to file testimony, exhibits, and legal briefs on behalf of Culpeper County.

Section 4. FERC and Federal Engagement. The Board authorizes and directs the Clerk to the Board and County Attorney to submit formal comments, resolutions, and other filings on behalf of Culpeper County with the Federal Energy Regulatory Commission (FERC) in any proceeding that could affect the pace, scope, or approval of the Joshua Falls to Yeat project, and to coordinate those filings with the regional coalition of affected localities.

Section 5. Funding Authorization. The Board authorizes the Clerk to the Board and County Attorney to expend funds as necessary and within available appropriations to retain legal counsel, expert consultants, and other professional services required to carry out the County's opposition and participation strategy as set forth in this Resolution, and directs the Clerk to the Board and County Attorney to return to the Board for supplemental appropriation as needed.

Section 6. Transmittal. The Clerk to the Board is directed to transmit a certified copy of this Resolution to: the Virginia State Corporation Commission; the Federal Energy Regulatory Commission; Valley Link Transmission Company, LLC; Dominion Energy Virginia; the Governor of Virginia; the members of the Virginia Senate and House of Delegates representing Culpeper County; and the chairs of the boards of supervisors of each potentially affected locality.

Section 7. Effective Date. This Resolution shall be effective upon adoption.

BE IT SO RESOLVED THIS 7TH DAY OF APRIL, 2026.

VOTING AYE: Brown, Farrish, Payne, Bates, Deal, Lee

VOTING NAY: Underwood

ABSTAINING: None

ABSENT:None

Witness this signature and seal.



Tom S. Underwood, Chairman

Board of Supervisors of Culpeper County, Virginia

Date: April 7, 2026

CERTIFICATION

I, Shane McCrum, Clerk of the Board of Supervisors of Culpeper County, Virginia, do hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Culpeper County Board of Supervisors at a [regular / special] meeting held on April 07, 2026, at which a quorum was present and voting, by a vote of 6 in favor, 1 opposed, and abstaining.



Shane McCrum, Clerk of the Board of Supervisors
County of Culpeper, Virginia

Date Adopted: April 7, 2026

Effective Date: April 7, 2026

REVIEWED AS TO FORM:



Amy Wilson, County Attorney
County of Culpeper, Virginia