

**STAFFORD SUBSTATION EXPANSION
CONDITIONAL USE PERMIT APPLICATION
IMPACT STATEMENT**

PROJECT BACKGROUND:

The purpose of this project is to expand the existing Stafford Substation located at 180 Coal Landing Road. The parcel is 1.37 acres and zoned A-1 Agricultural. A separate application for rezoning, submitted concurrently, will proposed to change this zoning to M-1 General Industrial to better fit the current usage. Per the Zoning Administrator Determination letter dated Feb. 2, 2022 (included with this application for reference), the substation was last approved for expansion on July 6, 1969. The proposed expansion is beyond the scope of work in this previously approved expansion, therefore requiring a new Conditional Use Permit application.

The current expansion is needed for two primary reasons.

1. Aging Infrastructure – Some of the equipment inside the substation is approaching the end of its service life and needs to be replaced to help maintain electric reliability.
2. Safety Regulations – The substation needs physical improvements for safety and reliability of service. An increase in space will allow Dominion Energy crews to maneuver within the substation to access our equipment in a safe and efficient manner.

ANTICIPATED TRAFFIC VOLUME:

Because there is no proposed change to the usage of the parcel, there is no anticipated change in the vehicular traffic to the site post-construction. In general, substations are estimated at approximately 2 trips per month for general maintenance purposes. A Transportation Impact Analysis (TIA) is not anticipated because the project will not general 150 or more vehicle trips per day with the existing use.

NOISE, DUST AND SMOKE EMISSIONS:

Noise associated with construction will be limited to Stafford County allowable work hours and decibel limits. Once construction is complete, noise should not increase from what is currently operating at the substation. During construction, best management practices will be used to minimize and or contain fugitive dust.