

**STAFFORD SUBSTATION EXPANSION**  
**REZONING 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 a Conditional Use Permit, submitted concurrently, is also pending per the Zoning Administrator Determination letter dated Feb. 2, 2022 (included with this application for reference).

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 USAGE DEMANDS:**

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 generate 150 or more vehicle trips per day with the existing use.

There is currently no sewer or water availability or need on this parcel. There is no anticipated change in utility need as the usage will remain the same. Similarly, the current usage does not impact school or recreational facility needs or use. No additional impacts are anticipated to either.

**DRAINAGE IMPACTS:**

It is the understanding of the applicant that there are current drainage issues on this parcel that have been previously identified by the County. A memorandum dated June 19, 2017 prepared by Dominion Energy was previously submitted to the County regarding existing drainage issues.

It has also been noted that the existing culvert under Coal Landing Road adjacent to the substation is currently mostly full of silt and is likely undersized for current conditions.

Significant drainage improvements will be proposed with this substation expansion at the time of site plan application regardless of potential rezoning.

#### FISCAL IMPACT:

Not applicable to this project.

#### ENVIRONMENTAL IMPACT:

A wetland delineation was performed on this parcel and the parcels immediately upstream and downstream. This delineation has been included on the Generalized Development Plan submitted with this application. Drainage improvements will be proposed at the time of site plan application to address any drainage deficiencies.

No major tree clearing is proposed with this application, although new landscaping will be proposed at the time of site plan application.

No historical sites have been identified on this parcel.

#### ADJACENT PROPERTY IMPACT:

The usage on this parcel will remain the same. No additional impacts to adjacent properties are anticipated.