

Figure 1 Existing Cash's Corner Site and Entrance

## **CENTRAL VIRGINIA ELECTRIC COOPERATIVE CASH'S CORNER SUBSTATION SPECIAL USE PERMIT – RESPONSES**

### **Project Proposal**

- Its public need or benefit

*The Substation was constructed in 1963 and consists of one 115 - 25/12 kV power transformer serving a 12 kV lowside with two 12 kV circuits. CVEC has received a request from a customer that will be increasing their load substantially. For CVEC to serve this load, the existing fence will need to be expanded approximately 54 feet on existing property currently owned by CVEC, and the lowside in the substation will need to be rebuilt and converted to 25 kV.*

### **Consistency with the Comprehensive Plan**

*This rebuild project falls in line with the spirit of the Comprehensive Plan which discusses the future of the county zoning and planning efforts. Objective 10, Strategy 10a (ACP, S-53) of the Comprehensive Plan ensures the “adequate provision of electricity...to support existing and anticipated development in the County through coordination with utility companies.” Strategy 10c states that “Electricity and telephone services are expected for most uses in the County’s Rural Area” and this Central Virginia Electric upgrade will fulfill this expectation of the Comprehensive Plan.*

*Vegetative buffers of staggered rows of Green Giant Arborvitae, 12’ on center with barbed wire perimeter fence is currently in place per the attached site plan. The Green Giant Arborvitae is currently 5 – 6 feet tall. The surrounding area is rural and there will be no impacts to neighbors.*

### **Impacts on Public Facilities and Public Infrastructure**

*Properties surrounding the substation site are rural with a mix of vacant, residential, farmland, hunting property, etc. The existing access drive will be utilized and no disruptions to traffic are anticipated. The majority of the work will take place Monday through Friday from 7:00 am to 5:00 pm. Some work may occur outside those hours as needed, such as to complete a phase of construction that would be impractical or dangerous to stop mid process, or in an effort to reduce impacts to customers, such as taking outages.*

### **Impacts on Environmental Features**

*No impacts are expected from the proposed project due to the work being performed in an existing cleared, grassy parcel. There are no sensitive areas within the parcel and no watersheds will be impacted. Minimal grading, approximately 12,000 square feet, is planned.*

### **One or more maps showing the proposed project’s regional context and existing natural and manmade physical conditions**

*See Site Plan SP01 and SP02*

### **A conceptual plan showing the existing and proposed facilities (towers/poles, lines, other related facilities)**

*See Site Plan SP01 and SP02*

- 1) Entrance, driveways, and parking

*See Site Plan SP01 and SP02 showing existing gravel drive and entrance*



- 1) Building envelopes, (only if new structures or substation equipment are proposed)

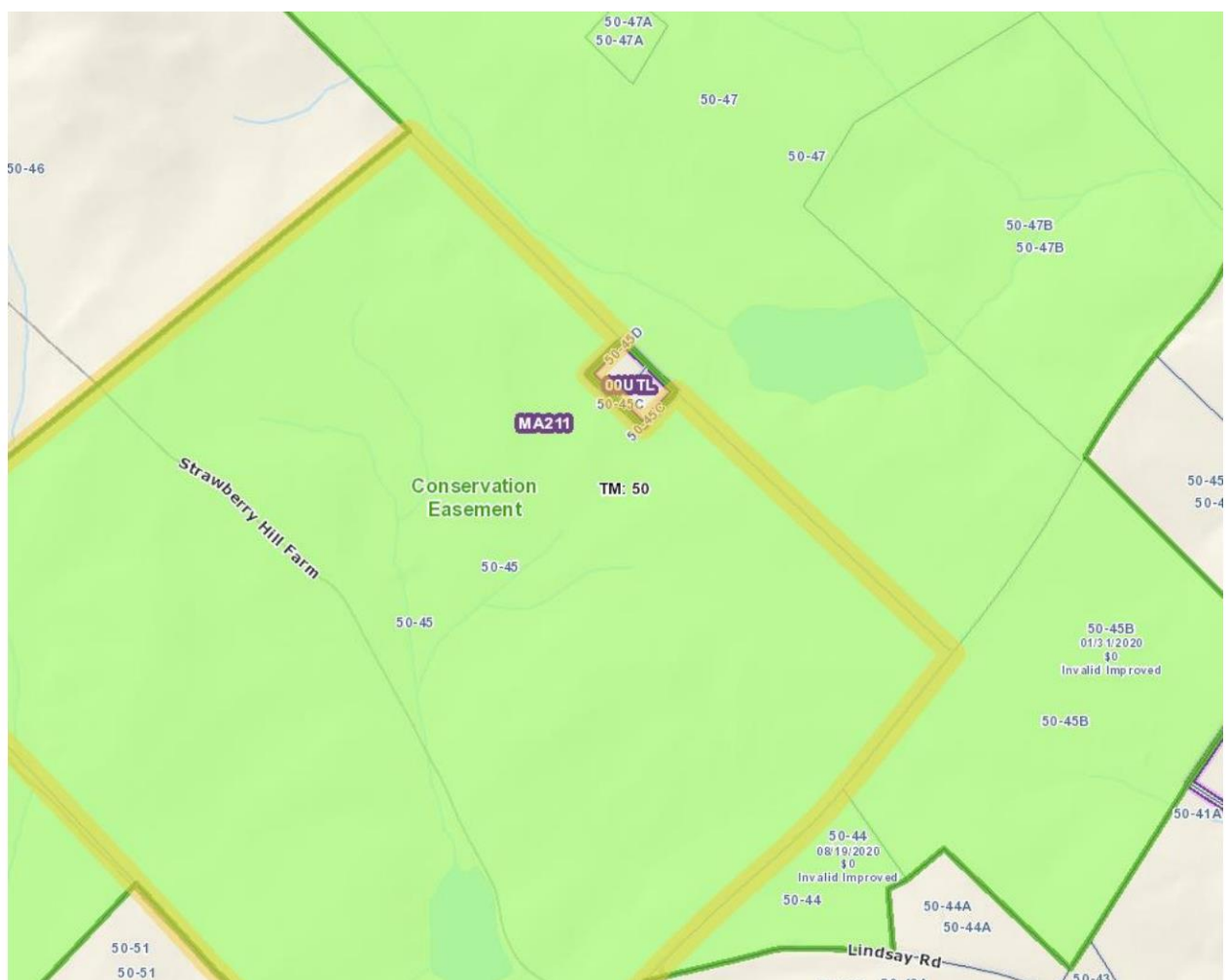
*See Site Plan*

- 2) Parking envelopes (only if new parking is proposed)

*Not applicable*

- 3) Areas to be designated as conservation and/or preservation areas; (see note below about vegetation management)

*The Central Virginia parcel lies surrounded by a conservation easement as shown below. Central Virginia has a strong commitment to caring for the environment and will follow all regulations during their rebuild of the steel structures on the proposed substation area.*



- 8) Conceptual stormwater detention facility locations

*Not applicable*

- 9) Conceptual grading (if any is proposed)

*Not applicable*

Other Special Studies or documentation, if applicable, and any other information identified as necessary by the county on the pre-application comment form.

- The conceptual plan should show all areas to be changed or upgraded, including the expanded pad, the altered fence line, and all existing and new equipment. If available, please include either elevations or vertical dimensions of the new equipment.

*See Site Plan SP01 and SP02*

- **Please include ground-level images of the existing screening vegetation on the neighboring parcel.**



*Figure 2 Screening on South Side*





*Figure 3 Screening on South Side*



*Figure 4 Screening from the East*





*Figure 5 Substation Fence to Be Expanded*





*Figure 6 Substation Fence at Entrance*

- Please include images of the existing substation from the public road, and include a map showing the distance from the substation to the public road in the conceptual plan. *Please note that distance of 1,930 feet from the Cash's Corner Substation gate to the public road. Also shown on Site Plan SP01.*



*Figure 7 Substation from Hwy 231 (Gordonsville Road) 100721*





*Figure 8 From Substation Looking Back towards Hwy 231*