



# COUNTY OF PRINCE WILLIAM

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PLANNING  
OFFICE

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October 21, 2011

## **STAFF REPORT**

Public Facility Review #PLN2012-00103  
Dominion Ox Road-Minnieville Road Transmission Line Rebuild  
(Occoquan Magisterial District)

**Planning Commission Public Hearing: November 2, 2011**  
**Staff Recommendation: Consistent**

### **I. Background:**

- A. Request – This is a request from Dominion Virginia Power for a public facility review (PFR) to rebuild a portion of an existing 115 kilovolt (kV) overhead electric transmission line in order to support load growth and ensure electric system reliability. Public facility reviews have a different standard of review than applications for rezonings or special use permits. Virginia Code Section 15.2-2232 requires that the Planning Commission review for consistency with the adopted Comprehensive Plan in terms of general location, character, and extent of all public facilities when the proposed facility is not already clearly shown on the Long Range Land Use Plan map.
- B. Location – Within Prince William County, the line comes from the north (Fairfax County), and crosses the Occoquan River into Prince William County. From that point, the line heads southward for  $\pm 2.0$  miles and then turns westward briefly ( $\pm 0.1$  miles) where the run of the subject transmission line terminates at the Minnieville Road substation (see Attachment A for County maps.)
- C. Comprehensive Plan – The Comprehensive Plan designates the properties as RPC, Residential Planned Community, and ER, Environmental Resource.
- D. Zoning/Acreage – The transmission line corridor is zoned RPC, Residential Planned Community, and A-1, Agricultural. All totaled, the transmission line corridor is  $\pm 30.0$  acres. The properties in the vicinity are within the area administered as part of the Lake Ridge Master Zoning Plan (MZP).
- E. Surrounding Uses – The subject transmission line is 2.1 miles in length and transects the Lake Ridge community. To the east are the subdivisions of Cascades, Laurel Ridge, The Manors, and The Knolls. To the west are the subdivisions of Burnaby Parish, Merchant's Mill, Rockledge Clusters, The Shires, and Woodmark. To the north is the Occoquan Reservoir and Fairfax County. To the south are the

subdivisions of Valleywood, The Villas, and The Heights. The transmission corridor passes primarily through areas of residential use. There are a few areas with environmental resources and public lands.

## **II. Current Situation:**

- A. Planning Office Recommendation – The Planning Office recommends a finding of consistency of PFR #PLN2012-00103, Dominion Ox Road – Minnieville Rd Line Rebuild. See Attachment B for staff analysis and Attachment C for the PFR Plan and the ECA Maps. Attachment D is Dominion’s Letter of Commitment.
- B. Planning Commission Public Hearing – A Planning Commission public hearing has been advertised for November 2, 2011.

## **III. Issues:**

- A. Comprehensive Plan
  - 1. Long-Range Land Use Map – Is the proposed public facility consistent with those uses intended by the RPC and ER designations?
  - 2. Long Range Land Use Plan – Public Facilities Component (Policy 3, Implementation Strategy 3.2) – How does the application meet the recommendations in the Long Range Land Use Plan?
- B. Community Input – Have members of the community raised any issues?
- C. Other Jurisdictional Input – Have other jurisdictions raised any issues?
- D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from Planning Commission action to be addressed?
- E. Timing – When must the Planning Commission take action on this application?

## **IV. Alternatives beginning with the staff recommendation are as follows:**

- A. Find the PFR consistent with the Comprehensive Plan.
  - 1. Comprehensive Plan
    - a. Long-Range Land Use – The requested public facility can be found to be consistent with the RPC, Residential Planned Community, and ER, Environmental Resource, land use designations of the Comprehensive Plan. Electrical transmission

lines are considered public utilities and pursuant to Section 32-201.11 are permitted in all zoning districts provided that their impacts are properly mitigated. Further, all public facilities shall be planned, sited, and buffered in a manner so as to provide compatibility with surrounding existing and planned uses. All properties in the vicinity are similarly planned and zoned.

- b. Long Range Land Use Plan (Public Facilities Component (Policy 3, Implementation Strategy 3.2)) – The applicant has demonstrated that the proposed feature’s location, character, and extent are consistent with the Comprehensive Plan. However, staff does have some concerns, including the crossing of three designated environmental features, the need for additional landscaping and screening, and the visual impact of thirteen 101-foot steel structures within the 300 foot wide cleared Dominion easement, especially where the easement crosses Old Bridge Road. As a result, the applicant has made commitments to the County in the form of a “Letter of Commitment” which is found in Attachment D of this staff report.

2. Community Input – Notice of the application has been transmitted to property owners which are adjacent to the Dominion transmission corridor. No comments have been received by the Planning Office as of the date of this staff report.
3. Legal Use of the Property – The proposed public facility could be constructed on the site with an approved PFR. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.
4. Timing – A finding of consistency of this application would meet the requirement that the Planning Commission decide this case within 60 days of dispatch of the application package for a public facility review, which will be on October 21, 2011. The Planning Commission must take action on this case no later than December 7, 2011, to meet the 60-day deadline. Failure of the commission to act within that time will be deemed a finding of consistency.

B. Find the PFR inconsistent with the Comprehensive Plan.

1. Comprehensive Plan

- a. Long-Range Land Use – The land will continue to be designated RPC and ER and the current use would remain unchanged.
  - b. Long Range Land Use Plan (Public Facilities Component (Policy 3, Implementation Strategy 3.2)) - The proposed facility would not be built on the properties. The systems needs of the utility would remain unmet. The existing easement and electrical pylons will remain.
2. Community Input – Notice of the application has been transmitted to property owners which are adjacent to the transmission line corridor. No comments have been received by the Planning Office as of the date of this staff report.
  3. Legal Uses of the Property – If found to be inconsistent, the subject properties could be used for any use permitted by right in the RPC, Residential Planned Community, zoning district, as well as any use permitted with an approved SUP. The applicant may appeal the determination of the Planning Commission to the Board of County Supervisors within 10 days. Legal issues are appropriately addressed by the County Attorney’s office.
  4. Timing – A finding of inconsistency of this application would meet the requirement that the Planning Commission decide this case within 60 days of dispatch of the application package for a public facility review, which will be on October 21, 2011. The Planning Commission must take action on this case no later than December 7, 2011, to meet the 60-day deadline. Failure of the commission to act within that time will be deemed a finding of consistency.

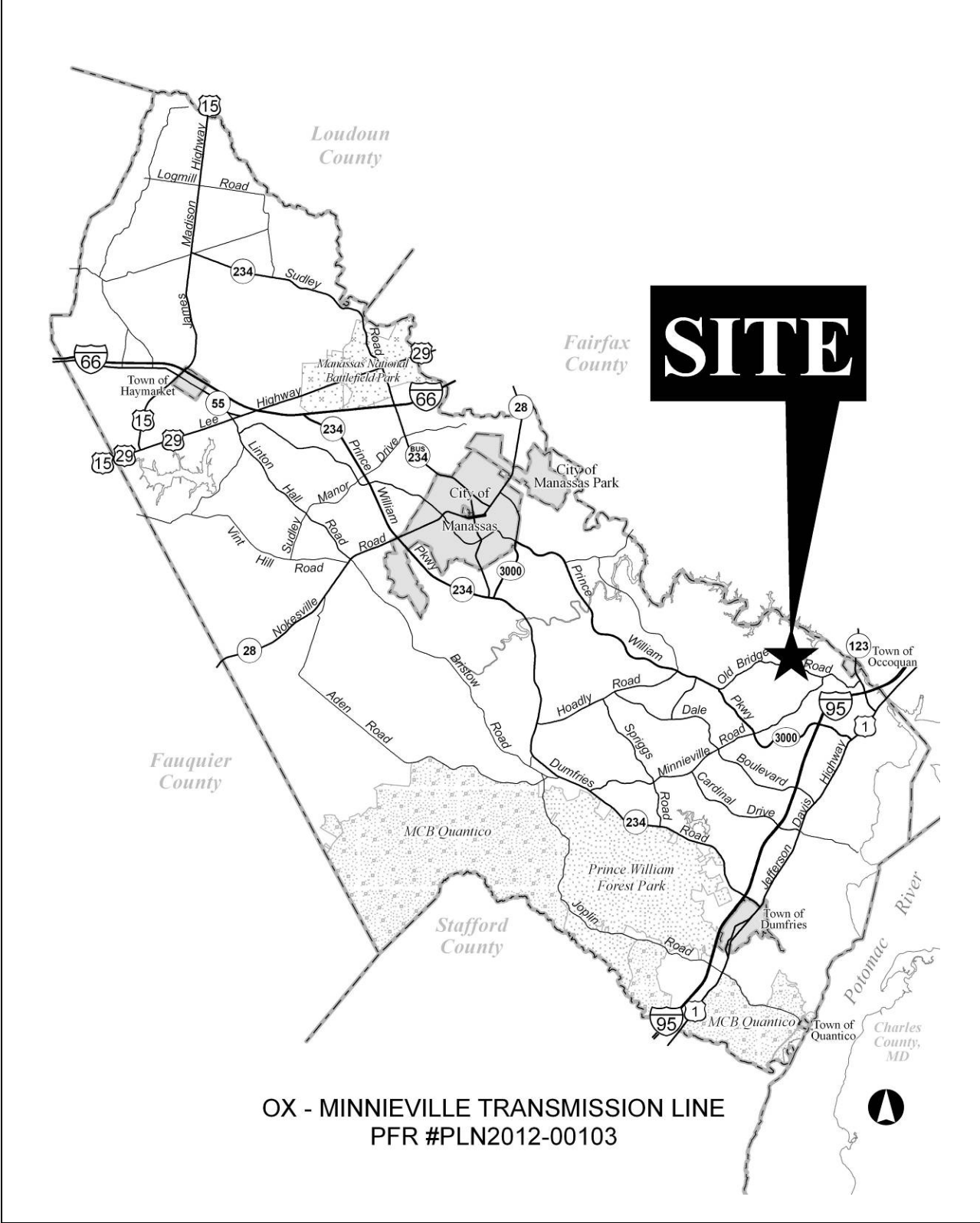
V. **Recommendation** is that the Planning Commission accepts Alternative A and determines that the location, character, and extent of the proposed improvements to the transmission line are substantially consistent with the Comprehensive Plan.

John E. Lassiter, x 7359

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Plans – PFR Plan & ECA Map
- D. Letter of Commitment from Dominion Virginia Power

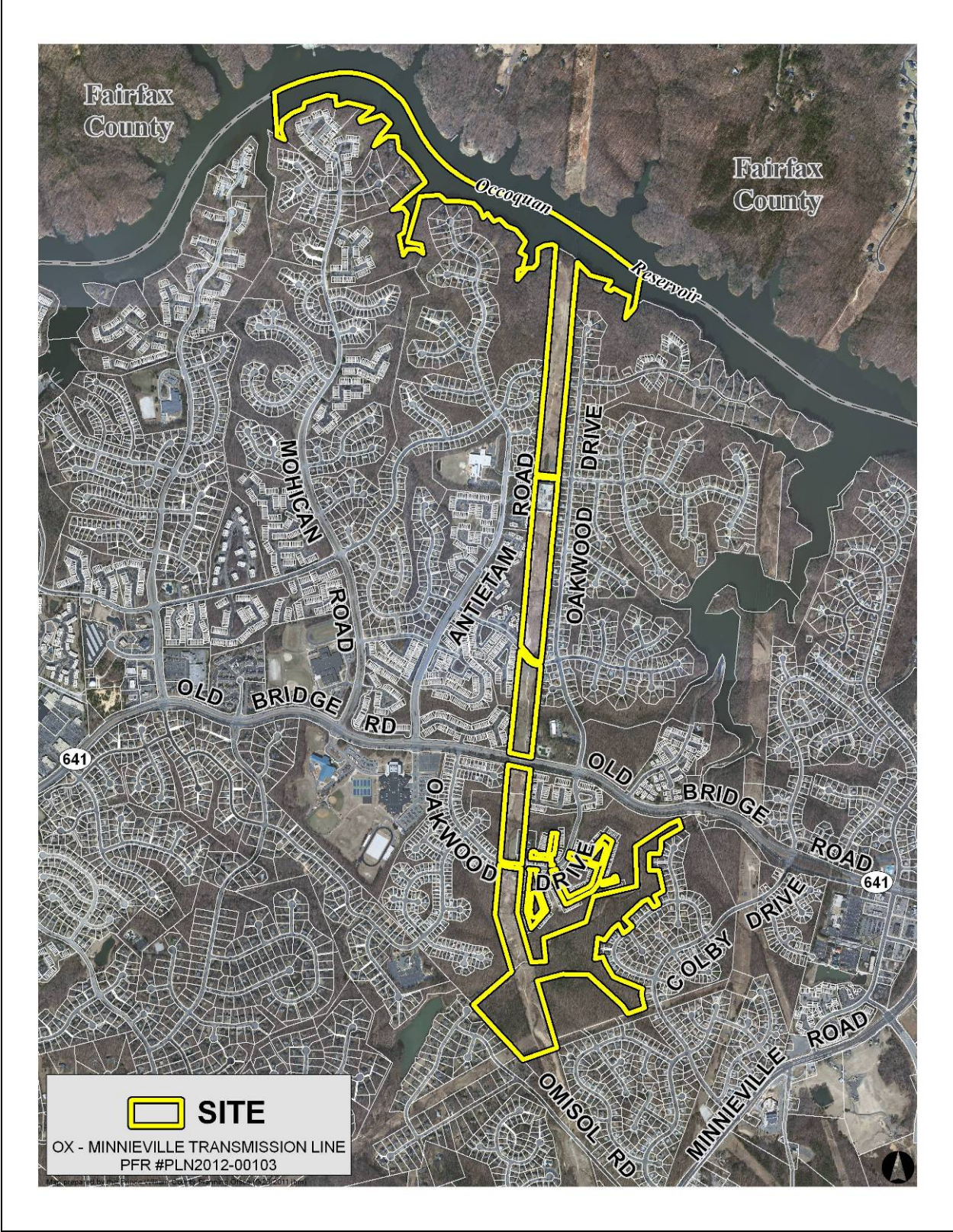
Attachment A – Maps  
VICINITY MAP



OX - MINNIEVILLE TRANSMISSION LINE  
PFR #PLN2012-00103

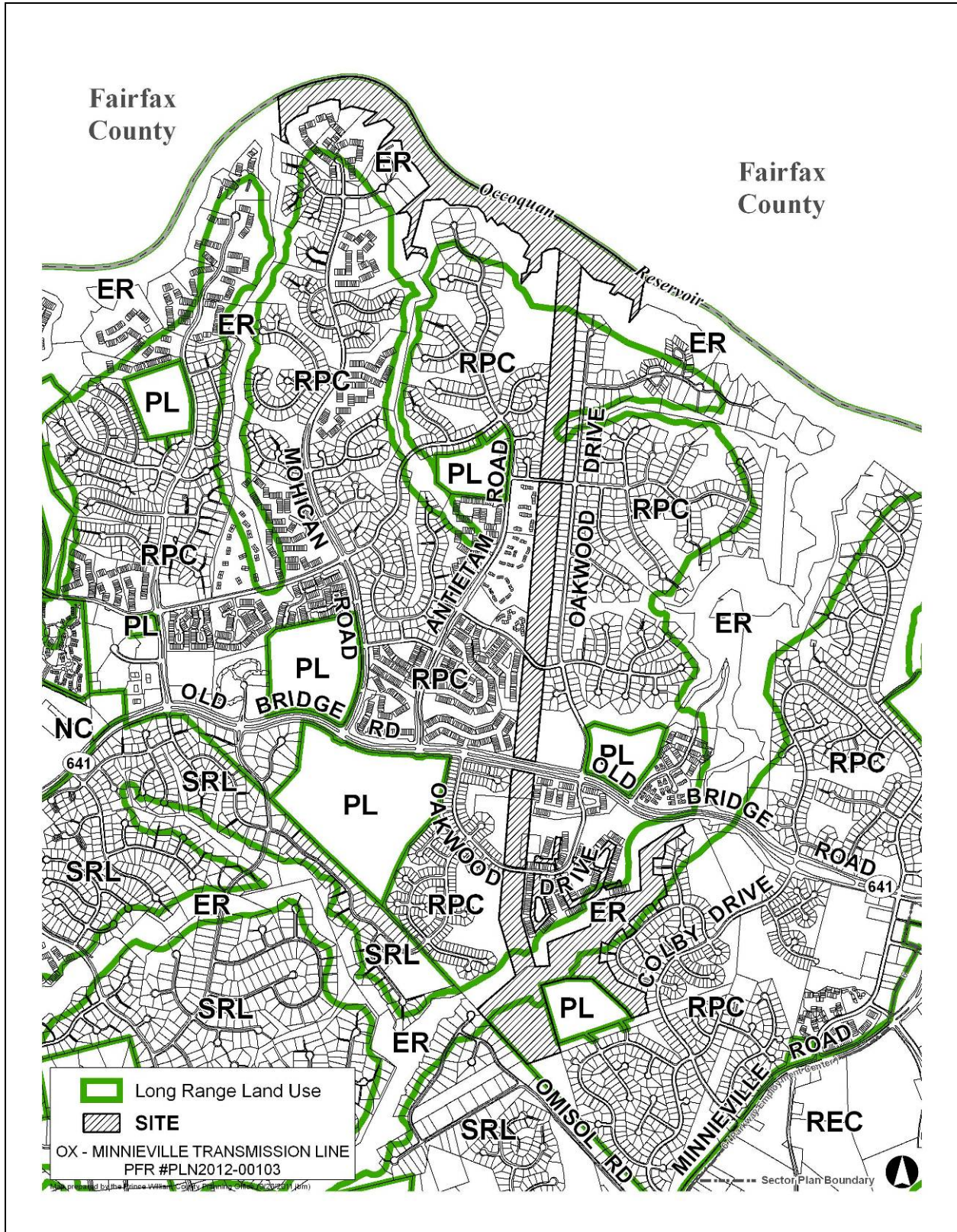


Attachment A – Maps  
AERIAL MAP





Attachment A – Maps  
LONG-RANGE LAND USE MAP





Attachment A – Maps  
**ZONING MAP**





**I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: Consistency with the Comprehensive Plan**

The following is a summary of staff’s analysis of this public facility review request for determination. This analysis is based on the relevant Comprehensive Plan goals, policies, and action strategies. A complete analysis is provided in Part II of this report.

<u>Element</u>	<u>Consistency</u>	<u>Reasons</u>
Land Use	Yes	The proposed electrical transmission line facility can be found to be consistent with the RPC, Residential Planned Community, and ER, Environmental Resource, use designations as this is a public facility. Section 32-201.11 allows electrical transmission lines, which are considered public utilities, in all zoning districts with a PFR. The majority of the properties involved are zoned RPC, Residential Planned Community. There are a few A-1, Agricultural, zoned properties within the 2.1 mile run of the transmission line. Additionally, all work is occurring within an existing 300 foot wide cleared easement. Land Use Policy 3, Implementation Strategy 3.2, requires that the proposed use be compatible with surrounding land uses. Surrounding land uses are primarily single-family residential dwellings.
Community Design	Yes	Transmission line improvements will occur within an existing 300 foot wide transmission line easement. The subject line is currently not used and is physically in the middle position between two other transmission lines. Dominion proposes to replace ± 25 wooden pylon structures (55’ tall) with 13 steel structures (101’ tall). The existing transmission lines on either side of the proposed line are 106’ (5 feet higher than what is proposed with the subject application). Due to the height of the structures, some visual compatibility concerns remain.

**Attachment B – Staff Analysis**

Cultural Resources	Yes	A Phase I archaeological survey was submitted as part of the application. No archaeological sites were identified. The County Archaeologist and the Historical Commission recommend no further archaeological work.
Environment	Yes	The transmission line easement is 2.1 miles long. Within that distance, there are three environmental areas. Of the total acreage of the easement (30.0 acres), there are about 4.0 acres of mapped Resource Protection Area (RPA), 1.83 acres of stream corridor, and 0.63 acres of wetlands. However, Dominion has reduced environmental disturbance and has avoided placing electrical pylons within environmental features. In fact, the impact on the environment is somewhat reduced with this project as the ±25 wooden structures have two points of contact with the ground. The proposed project will employ a lesser number of structures (13) with only one point of contact with the ground. No stormwater management (SWM) is required for this project as it meets the utility exemption of DCSM 740.04.B. However, erosion and sedimentation control will be needed during and after construction. The applicant has agreed to protect the three environmental areas by providing a dedicated vehicle crossing over these environmental areas and use devices (such as culverts) to reduce the impact on the environment.
Transportation	Yes	The applicant was not required to submit a transportation impact analysis (TIA) as the facility will not generate sufficient trips to warrant such a study. Several elements of the applicant’s PFR Plan were not consistent with recognized transportation standards. However, design of the site entrance and access roadway will be determined at site plan and must conform to VDOT and County DCSM standards. The construction of permanent accessway crossings over the three environmental areas is recommended. Further coordination with the Transportation Office will be required at that time.



**II. Comprehensive Plan Consistency Analysis**

The application is a proposal by Dominion Virginia Power to replace the 55-foot tall transmission line structures with 101-foot tall steel structures. The area surrounding the subject property has been developed as the Lake Ridge community with single family residential uses the dominant use in the area.

**Area Characteristics**

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Occoquan Reservoir and Fairfax County	ER	A-1
East	Residential, Public Land and Environmental Resource	RPC, PL, ER	RPC
South	Residential	RPC, SRL	A-1, R-4, RPC
West	Residential and Public Land	RPC, PL	RPC

**Procedural Information/Background**

Public facility reviews have a different standard of review than applications for rezonings or special use permits. Virginia Code Section 15.2-2232 requires that the Planning Commission review the general location, character, and extent of all public facilities when the proposed facility is not already clearly shown in the Comprehensive Plan. When the application was first submitted, staff noted that it would be difficult to conclude that the addition of thirteen electrical pylon structure (each of which is 46 feet taller than the previous structure it replaced) did not unduly influence the “extent and character” components of “location, character and extent.” Due to this situation, together with the potential additional combined impacts, staff recommended that the proposal should not be processed administratively but should be subject to a formal review, including a public hearing.

Land Use Policy 3, Implementation Strategy 3.2, also requires that the public facilities should be compatible with the surrounding land uses. Many of the site layout, design, and engineering components may still need to be resolved during the site plan process. However, staff has identified a number of these concerns which the applicant has addressed through a “Letter of Commitment.”

**Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is located within the Development Area of the County and is classified as RPC, Residential Planned Community, and ER, Environmental Resource, designations. The following table summarizes the uses and densities intended within the RPC and ER designations.

<b>Long-Range Land Use Plan Classification</b>	<b>Land Uses Intended</b>
<b>Residential Planned Community (RPC)</b>	The Residential Planned Community classification includes areas zoned RPC, Residential Planned Community. This classification is intended for planned developments not less than 500 contiguous acres under one ownership or control in those areas of the County where provisions for sanitary sewers, sewage disposal facilities, adequate highway access, and public water supply are assured. Within such planned communities, the location of all residential, commercial, industrial, and governmental uses, school sites, parks, playgrounds, recreational areas, commuter parking areas, and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in an orderly relationship to one another.
<b>Environmental Resource (ER)</b>	This classification is explained and defined in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Act (FEMA) Flood Hazard Use Maps or natural 100-year floodplains as defined in the Design and Construction Standards Manual and resource protection areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with



## Attachment B – Staff Analysis

	wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource designation.
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This is a request from Dominion Virginia Power for a public facility review (PFR) to determine consistency with the Comprehensive Plan for a transmission line rebuild project. The project area runs from the Occoquan River (on the north) to 0.7 mile south of Old Bridge Road (on the south). Approximately 1 mile (of the total 2.1 miles) of the project runs slightly west of and parallel to Oakwood Drive. The Long Range Land Use designation of the property is RPC, Residential Planned Community and ER, Environmental Resource. The subject properties are zoned RPC, Residential Planned Community and A-1 Agricultural. A small portion of the transmission line corridor is within the Old Bridge Road Highway Corridor Overlay District (HCOD) which was approved after February 20, 1996.

The transmission line crosses through ten properties which are identified as GPINs 8292-69-6698, 8293-61-4293, 8293-62-6085, 8293-63-5257, 8293-63-5314, 8293-66-8432, 8293-67-9148, 8293-72-2445, 8293-79-0723 and 8294-61-6821. Dominion owns 8293-67-9148 in fee simple. The Fairfax Water Authority owns 8294-61-6821. All other parcels noted above are owned by the Lake Ridge Parks & Recreation Association.

The project involves rebuilding an existing 2.1 mile portion of 115 kilovolt (kV) overhead transmission line. Specifically, the proposal involves the replacement of the existing 55-foot tall wooden frame structures with 101-foot tall steel structures. The existing line is situated between two other parallel transmission lines within the  $\pm$  300 foot wide cleared easement (the subject transmission line is in the middle position). These lines are described as a double circuit 230 kV line with an average height of 106 feet and a 500 kV line with an average height of 106 feet. The proposed upgrade will remain within its current position within the easement.

Dominion's planning team has identified load and outage vulnerabilities on the existing transmission line, which was built in 1954. Between 2000 and 2010, the population in Prince William County has grown by 43.2% which is the second highest growth by County in Virginia. It is estimated that by summer 2013, forecasted demand growth will necessitate additional capacity to serve the local area. Dominion employs the North American Electric Reliability Corporation (NERC) reliability standards and must maintain adequate levels of service in order to provide safe, reliable, and affordable electrical power to customers in this area. In order to meet current demand projections, the new transmission line should be in service by March 2013. When the electrical pylons are replaced, the applicant will re-install the transmission lines on the new structures. This work will occur on portions of the above-referenced GPINs. No additional lateral clearance will be done within the existing easement.

Public facility reviews are evaluated by the Planning Commission based on Virginia Code Section 15.2-2232 and specifically on an evaluation of general location, character, and extent. The Planning

Commission is being requested to conduct a formal PFR, with a public hearing, to determine consistency with the adopted Comprehensive Plan.

### **Proposal's Strengths**

- **Comprehensive Plan Compatibility** – Provided that the public facility is compatible with surrounding land uses and its impacts are properly mitigated, it can be determined that the proposed use is consistent with the RPC and ER designations. The applicant has incorporated measures into the PFR plan to mitigate impacts. Additionally, Land Use Policy 3, Implementation Strategy 3.2, requires that all public facilities shall be planned, sited, and buffered in a manner so as to provide compatibility with existing and planned land uses. The areas surrounding the subject site are similarly planned and zoned.
- **Zoning Ordinance Consistency** – Section 32-201.11 allows electrical facilities, such as transmission lines, which are considered public utilities, in all zoning districts. An administrative or formal PFR is required.
- **Transmission Line Designated in Comprehensive Plan** – The subject transmission corridor which will serve the project has been designated as a “feature shown” in the Comprehensive Plan. Figure 4 of the Land Use Plan is entitled “Designated Corridors or Routes of Electric Transmission Lines of 150 Kilovolts or More” and shows electrical transmission line corridors approved by the Board of County Supervisors. The Plan shows that both of the transmission lines (on either side of the middle line) have been approved. (The subject line, at 115 kV, was considered to be too low in voltage to be considered in Figure 4.)

### **Proposal's Weaknesses**

- None identified.

**On balance**, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Land Use Plan.

## **Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.



### **Proposal's Strengths**

- **Location** – The facility is being placed at this location specifically because: 1) the line is currently inactive and carries no voltage; 2) once the project has been completed, the electrical infrastructure would be capable of supporting a 230 kV transmission line; and 3) the rehabilitation of an unused line would be cheaper and cause less future disruption than the construction of a new electrical transmission line.
- **Position Near Center of the Woodbridge Area Electrical Grid** - The transmission line is located near the center of a number of large electrical substations in the Woodbridge area. The transmission line is physically located between the Lake Ridge substation and the Woodbridge substation. Although, these are not on the same continuous transmission line, the electrical system functions as a “grid.”
- **Contingency Planning for the Grid** - The load center for the northwest quadrant of Dominion’s Woodbridge Service Area is fed from the Occoquan, Lake Ridge, and Woodbridge substations. Although, the various substations are on different transmission lines, they are networked. The proposed facility will assist each of the surrounding substations by reducing the amount of load on each substation. As load continues to grow, the contingency for the loss of a transformer at one of the existing substations will require assistance from a mobile transformer unit which has the potential to increase outage times for customers. An improved transmission line will increase the capability of the existing substations and will increase overall system reliability.

### **Proposal's Weaknesses**

- **Visual Compatibility Concerns** – With this project, Dominion intends to replace ± 25 wooden pylons which are 55 feet tall with thirteen steel structures which are 101 feet tall. The height of the existing structure will almost be doubled. This creates visual compatibility concerns especially where the easement crosses Old Bridge Road. However, on either side of the subject transmission line, there are structures which are already taller than 101 feet. The locations of the existing and proposed pylons are shown on the PFR Plan.
- **Vegetation within Dominion Easement** – Due to Dominion’s policy regarding woody vegetation within its easements, the applicant cannot provide large and medium trees for screening purposes which are normally required. However, the applicant can provide smaller plant materials, such as shrubs.

**On balance**, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Community Design Plan. This is because the applicant has recognized community concerns and has sought to mitigate these concerns through a “Letter of Commitment.”

### **Cultural Resources Plan Analysis**

Residents of and visitors to Prince William County are aware of the important links of the County today with the rich heritage of the past because of the preservation and enhancement of our cultural resources. The Cultural Resources Plan sets out policies and action strategies that further the County's goal of identifying and protecting our historical, archaeological, architectural and cultural resources, including those significant to our minority community, for the benefit of citizens and visitors. The plan includes recommendations relating to the identification of assets, preservation through the use of federal, state, local and private initiatives, mitigation of negative impacts, and public education/awareness programs. Land use applications should include appropriate records review for prehistoric and historic resources, as well as Phase I, II, and III level archaeological studies, as appropriate.

An archaeology assessment was submitted with the application and titled *Phase IA Assessment of the Proposed Transmission Line Rebuild from the Minnieville Junction to the Occoquan Reservoir* (Dutton *et al* 2011). The report did not identify any archaeology sites, and identified disturbed soils and deflated soils caused by erosion throughout the project area. Based on the testing, the report recommended no additional cultural resources studies because the area exhibits a low potential for finding archaeology sites.

#### **Proposal's Strengths**

- County Archaeologist – The County Archaeologist concurs with the findings of the Phase I report.
- Historical Commission – The Historical Commission recommends no further archaeological work.

#### **Proposal's Weaknesses**

- None identified.

**On balance**, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

### **Environment Plan Analysis**

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow that natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental

resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is located in Sub-watershed #440 and #444 which drains into the Hooes Run tributary of the Occoquan River in the Occoquan River watershed. An Environmental Constraints Analysis (ECA) was submitted with this application. Approximately 13% ( $\pm$  4 acres) of the overall 30-acre transmission line area is mapped as Resource Protection Area (RPA) based on Chesapeake Bay Protection Area (CBPA) mapping. This RPA is located in three locations where the line crosses the Occoquan River and then where it crosses Hooes Run south of Castille Court. No Perennial Flow Determination (PFD) is needed. A wetland delineation was performed by Angler Environmental on May 26, 2011. Various areas of non-tidal wetlands were located along the transmission line with a total of 0.63 acres of wetlands and 1.83 acres of stream corridor within the transmission line corridor. An investigation has been done for the area defining the location of streams, wetlands, and RPA within the transmission corridor.

### **Proposal's Strengths**

- Exempt from Chesapeake Bay Regulations – The rebuilding of this electric line is considered to be exempt from Chesapeake Bay regulations by virtue of the utility exemption found in DCSM 740.04B. However, the applicant must still comply with Virginia Erosion and Sedimentation Control regulations and the Virginia Stormwater Management Act.
- Erosion and Sedimentation Control Measures – The applicant has agreed to employ erosion and sedimentation control measures during and after construction. Minimization of siltation impacts to the streams and wetlands is encouraged. Additionally, access to the utility corridor with heavy equipment should have the route planned ahead and disturbance should be minimized during periods of wet weather.
- No Stormwater Management Facility Required – The Environmental Services office has determined that no SWM will be required as the proposed work will not add (but will reduce) impervious area.
- Permeable Surfaces – The applicant has committed to the use of pervious surfaces, such as gravel and porous pavements, where allowable for access to the utility line easement.

### **Proposal's Weaknesses**

- Permanent Environmental Area Crossings Needed – At points where environmental areas must be crossed to access the Dominion easement, the development of permanent environmental area crossings is proposed. The applicant has also committed to minimal disturbance of the environmental area (within the accessway), except to perform maintenance practices needed to keep the easement clear of large woody vegetation.

**On balance**, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Environment Plan.

**Transportation Plan Analysis**

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County’s goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The following table provides information concerning the most current AAWDT (weekday daily volumes) and the levels of services of roadways important to this development:

Roadway Name	Number of Lanes	2009 VDOT Volumes	2005 Daily LOS
Old Bridge Road	6	50,400	C

The Transportation Office has requested that: 1) the applicant assure that the proposed transmission line pylon structures are located outside of the right-of-way and easements along roadways (such as Woodfern Court and Oakwood Drive); 2) to assure that the proposed transmission line pylons do not impact any pedestrian facilities and sidewalks; and 3) the applicant should provide cross section details (such as the distances between the pylons and edges of roadway, sidewalks, or right-of-way lines.)

**Proposal’s Strengths**

- **TIA Not Required** – A traffic impact analysis (TIA) was not required because this use does not generate sufficient trips to exceed the thresholds provided in the DCSM.
- **Frequency of Use** – The amount of traffic (mostly from servicing the facility) to be generated by the use will be very low (estimated 2 visits per month).
- **Minimal Impact** – The infrequent vehicle trips generated to and from the transmission line will have minimal impacts on area roads.



### Proposal's Weaknesses

- None identified.

**On balance**, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Transportation Plan.

### Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- As previously stated, since this is a PFR, the analysis is limited based on location, character, and extent. Therefore, staff's review and analysis is limited to the relevant parameters of this PFR request and many of the design and site layout matters remain unresolved.
- To mitigate some of the layout, design, and outstanding issues, Dominion Virginia Power has offered a Letter of Commitment, dated October 13, 2011, which is provided as Attachment D. This letter serves as their voluntary documentation to acknowledge and provide assurances of their future intentions to address and mitigate concerns during the planning, site plan review, and building processes.
- In their Letter of Commitment, Dominion addressed many of staff's concerns, including: 1) care to be taken where crossing each of the three recognized environmental areas; 2) where applicable, conformance of road construction with DCSM geometrics and standards; 3) minimization of site clearing to the extent possible; 4) the provision of additional landscaping and screening; and 5) the visual impact of thirteen (13) 101' foot tall structures.
- Dominion met with the Lake Ridge Home Owners Association on October 18, 2011. At the meeting, construction practices, potential traffic disruption, erosion and sedimentation control, and project stabilization were discussed. Dominion assured those assembled that the proper precautions and safeguards would be employed. Dominion has also established a "Project Page" on their website, particularly aimed at keeping communications open during and after construction. Dominion will also meet with LOCCA on October 27, 2011.

### Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of

## **Attachment B – Staff Analysis**

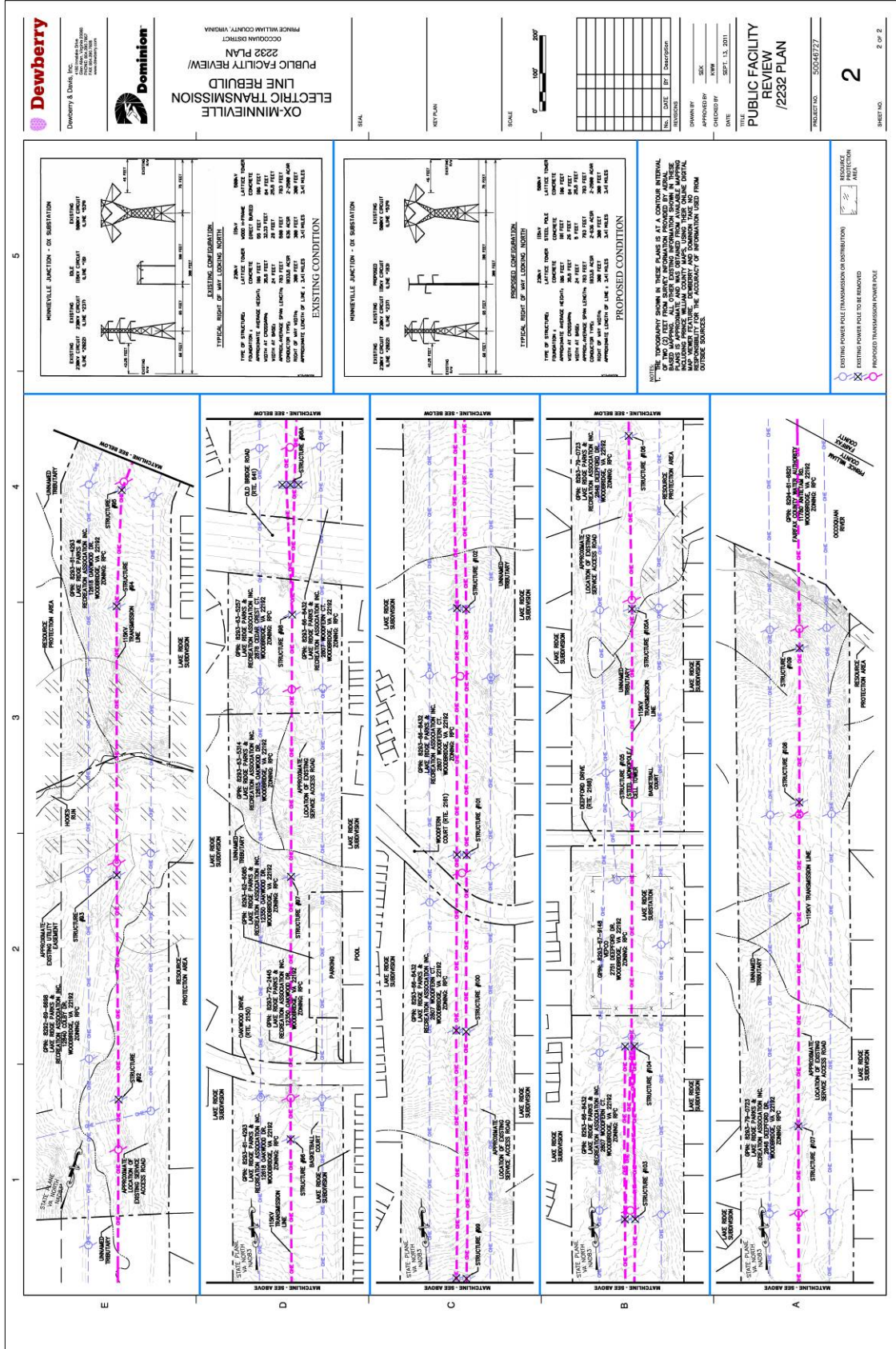
construction permits. The listing of these issues is provided to ensure that these concerns are a part of the review record. Such issues are more appropriately addressed during site plan review.

- DCSM and Zoning Ordinance requirements will pertain and must be satisfied. As previously mentioned, many of the transportation comments relate to DCSM standards, site plan layout, and design issues, which are not relevant to the this particular PFR process.
- All site plan requirements will pertain, where engineering/design details are to be addressed.

### **Agency Comments**

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Office of Planning:

County Arborist  
County Archaeologist  
Public Works – Watershed/Environmental Services  
Police, Crime Prevention  
Environmental Health  
PWC Transportation

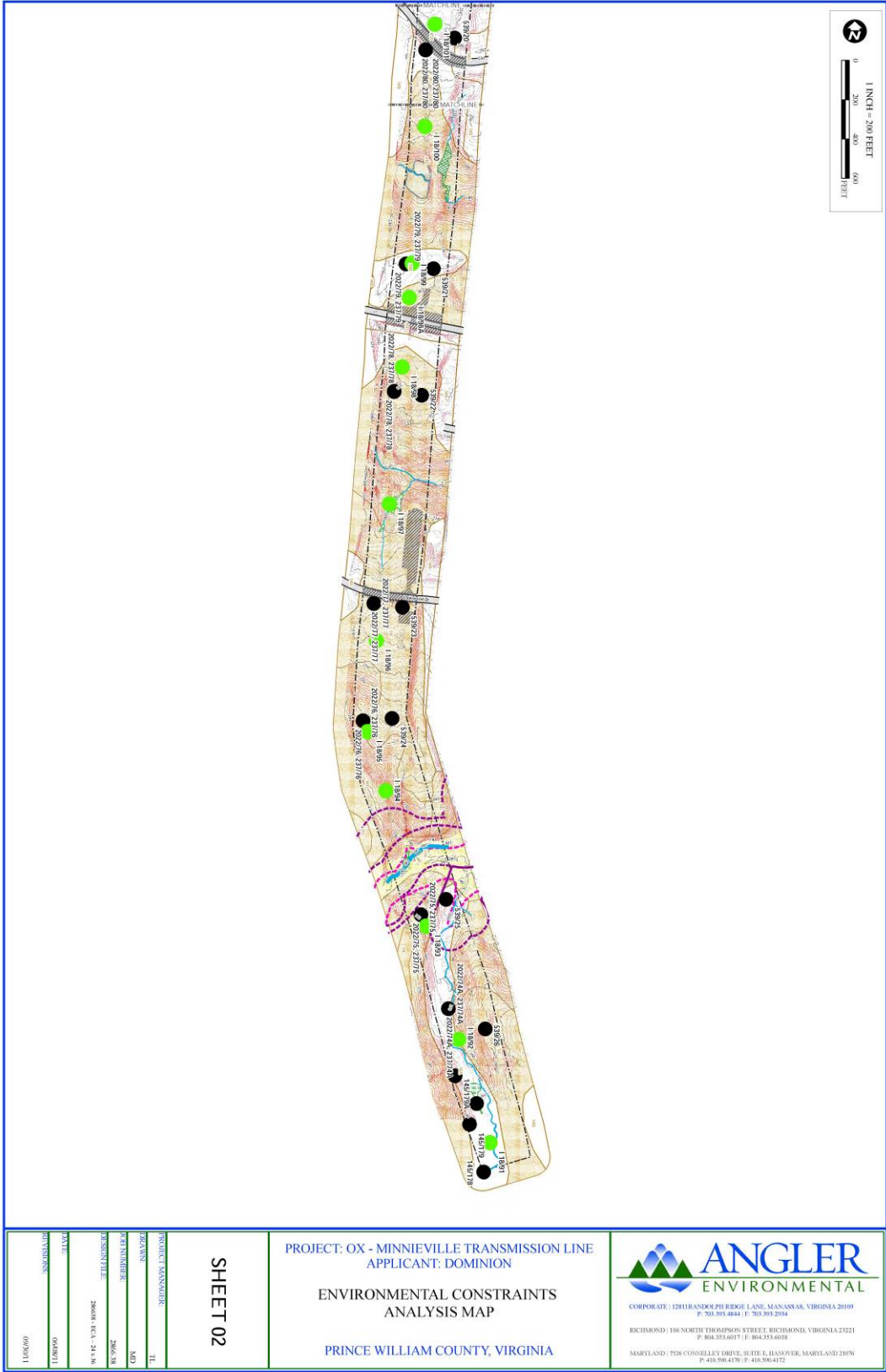


# Attachment C – Plans ECA Plan





Attachment C – Plans  
 ECA Plan



SHEET 02

PROJECT: OX - MINNIEVILLE TRANSMISSION LINE  
 APPLICANT: DOMINION  
 ENVIRONMENTAL CONSTRAINTS  
 ANALYSIS MAP  
 PRINCE WILLIAM COUNTY, VIRGINIA

**ANGLER ENVIRONMENTAL**  
 CORPORATE | 12311 RANDOLPH RIDGE LANE, MANASSAS, VIRGINIA 20109  
 P: 703.393.4844 | F: 703.393.2944  
 RICHMOND | 106 NORTH THOMPSON STREET, RICHMOND, VIRGINIA 23211  
 P: 804.526.6072 | F: 804.533.8018  
 MARYLAND | 7528 CONNELLEY DRIVE, WHITE HALLS OVER, MARYLAND 21076  
 P: 410.590.4179 | F: 410.590.4172

PROJECT MANAGER	TL
DESIGNER	MD
DATE	2024.01.24
SCALE	AS SHOWN
APPROVED	06/26/24
DATE	06/26/24
SCALE	AS SHOWN
APPROVED	06/26/24

## Attachment D – Letter of Commitment

Dominion Virginia Power  
701 East Cary Street, Richmond, VA 23219  
Mailing Address: P.O. Box 26666  
Richmond, VA 23261  
Web Address: www.dom.com



October 19, 2011

Mr. John Lassiter, AICP  
Department of Planning  
Prince William County Government  
5 County Complex Court  
Prince William, Virginia 22192

RE: PLN2012-00103 Dominion's Ox-Minnieville Transmission Line Rebuild Project, Letter of Commitment

Dear Mr. Lassiter:

In support of Dominion Virginia Power's (Dominion's) Public Facilities Review Application of our Ox-Minnieville Transmission Line Rebuild Project in Prince William County, PFR #PLN2012-00103, Dominion offers the following six items of commitment in response to concerns brought forward by staff during project review.

1. Dominion commits to work with the Prince William County Service Authority to coordinate construction activities ensuring damage prevention to their facilities; and
2. Dominion commits to coordinate with the Virginia Department of Transportation (VDOT) and the County Transportation Division to ensure the safety of the traveling public during construction; and
3. Dominion commits to comply with County, State, and Federal environmental regulations by minimizing any necessary land disturbances, permitting with the appropriate regulatory authorities, preparing an erosion and sediment control plan, and continually inspecting and maintaining erosion and sediment control measures; and
4. Dominion commits to avoid crossing waterways/streams where possible. In those locations where it is unavoidable, Dominion will utilize temporary culverts or temporary bridges as necessary to minimize impacts; and
5. Dominion commits to a one-time \$1,000 monetary donation to Prince William County (Neighborhood Services Account OCA#409116-3450) to be paid prior to the start of construction for the purposes of landscaping along Old Bridge Road in the area west of Hooses Run and east of Woodbridge High School. The funds should assist in the beautification of Old Bridge Road through the planting of shrubs, grasses, and perennials; and
6. Dominion commits to continued community outreach throughout construction through the use of letters, e-mail, a project website, and a dedicated construction communication coordinator. Dominion will contact the area Prince William County supervisors prior to the start of construction.

Thank you for your assistance with this important project for Prince William County. We look forward to the hearing before the Planning Commission on November 2, 2011.

Sincerely,

*David L. Pelley for CRF*

Courtney R. Fisher  
Sr. Siting & Permitting Specialist

**Attachment E – Historical Commission Resolution**

**HISTORICAL COMMISSION RESOLUTION**

**MOTION: VAN DERLASKE**

**October 11, 2011  
Regular Meeting  
Res. No. 11-038**

**SECOND: BURGESS**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

**WHEREAS**, the Prince William County Historical Commission’s review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ PLN2011-00359	Villages of Piedmont II	<ul style="list-style-type: none"><li>• Include copy of American Battlefield Protection Program map for the Buckland Mills Battlefield in the proffers</li><li>• Include proffer that artifacts shall be curated with the County</li></ul>
REZ PLN2011-00373	The Haven at Fortuna	No further work
REZ PLN2012-00021	Wolf Run Residential	No further work
PFR PLN2012-00103	Dominion Transmission Line Rebuild	No further work
PRA PLN2012-00105	Wellington Glen	No further work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Cunard, Knock, Yankey

**MOTION CARRIED**

**CERTIFIED COPY** \_\_\_\_\_