

The following sample letter can be emailed to the Planning Commissioners (plancom@fairfaxcounty.gov) and to the Board of Supervisors (clerktothebos@fairfaxcounty.gov), **subject** "Oppose RZ 2022-SU-00019 / SE 2022-SU-00038". Be sure to address the first line to the appropriate recipients and add your name and address at the bottom.

Dear [indicate to whom you are sending, either All Planning Commissioners or All Board of Supervisors]

As a resident, I am requesting that the RZ 2022-SU-00019 / SE 2022-SU-00038 application be denied. The specified uses – 110-foot tall data center or heavily truck trafficked high-cube parcel warehouse – **conflict with the Comprehensive Plan, Land Unit H, including the "Guidelines for Higher Intensity within Areas Planned for Industrial Use" in Appendix 12 of The Policy, and are incompatible with, and will negatively impact, the surrounding areas.** Additionally, some information requested as part of this entitlement phase by County departments has either been ignored, pushed off to site plan or only partially provided.

The **entire 79 acre parcel was I-3** light industrial district until **July 28, 2020** when, during the pandemic (legality questionable), the **Board of Supervisors allowed a rezoning** of part of it to a heavier industrial district, I-5, for a car dealership maintenance area.

There are **no other data centers within Fairfax County that are currently approved or operational at 110-feet, storing 148,000 gallons of flammable diesel fuel and toxic diesel exhaust fluid, adjacent to a Resource Protection Area (RPA) and tributary to our drinking water**, therefore there is insufficient information regarding the impacts of such a data center on the residents' quality of life, home values, animals, and the environment. **The Board of Supervisors directed staff to supply a year-end report on the environmental impacts of data centers and their proper siting, yet the County seems unwilling to wait on that report for this unprecedented data center.** The Resource Protection Area (RPA) / Cub Run Stream Valley Park will become a test ground and the residents of Pleasant Valley will be test subjects without recourse.

- The applicant-provided noise study is based on 20 diesel generators, not the 27 stated in the Statement of Justification and the Staff Report, therefore also bringing into question the number of HVAC units. Even so, **the incomplete noise study demonstrates that the**

noise will at times exceed the 60 dBA, violating the Comprehensive Plan's requirement **“to ensure that surrounding uses are not negatively impacted by this higher intensity”**.

- The **\$1000 (thousand dollar) fine** and the fact that the "civil penalties provision shall not apply to noise generation in connection with business being performed on industrially zoned property" and that the code exempts back-up generator maintenance, **make the continuous noise ordinance insufficient especially considering that there is no guidance for the 24/7 low-frequency HVAC noise which passes through barriers and travels farther than high frequency noise**, leaving no real recourse for subjected residents/businesses. Even though the applicant has agreed to a pre- and post-construction noise study, any violations after will place the burden on residents/businesses to prove. Again, violating the requirement **“to ensure that surrounding uses are not negatively impacted by this higher intensity”**.
- The data center **0.8 FAR exceeds the maximum intensity of 0.35 FAR for Land Unit H, towering over 80 feet above the adjacent properties, irreparably changing the character of the area** and inviting more such development. In addition, the **required new substation** requires more land be developed to support it and the miles of transmission lines, **violating the criteria that new uses "be supported by existing infrastructure"**.
- The elevation of Pleasant Valley reaches over 60 feet above the applicant property making the **RPA tree "buffer" insufficient in height and evergreens to shield homes** from noise and visual impacts violating the Comprehensive Plan's requirement **“to ensure that surrounding uses are not negatively impacted by this higher intensity”**
- The warehouse and associated **increase in truck traffic noise and diesel emissions** (nitrogen oxides and particulate matter), and **routing truck traffic through the smaller Lafayette Center Dr, within 300 yards of Pleasant Valley residents, conflict with the Comprehensive Plan's objective** **“to protect existing residential areas from the encroachment of commercial development”** and **“to ensure that surrounding uses are not negatively impacted by this higher intensity”**
- Rezoning the land to a more industrial use, with 27 air-polluting diesel generators, 24/7 noise polluting (affecting humans and wildlife) HVACs and diesel generators and trucks, huge quantities of on-site toxic fuel storage, zero-distance from the RPA and a within a few hundred feet of a tributary to our drinking water, **violates the Board of Supervisor's**

priority: “Fairfax County will continue to protect our drinking water, air quality, stream valleys and tree canopy through responsible environmental regulations and practices.”

- **In the Staff Report, County departments requests have either been ignored, pushed off to site plan or only partially provided.** For example, the Fairfax County Park Authority’s repeated requests for handling, storage, and spill containment plans have only been recommended to be provided, not required, and only after the rezoning is approved; and the Development Review Branch’s continued “request that **a noise study** be performed as part of this entitlement phase **to identify the anticipated transportation noise levels” has been ignored.** These are only 2 of numerous examples throughout the June 14, 2023 Staff Report.

Although the Comprehensive Plan provides guidelines, they are all too often ignored when it is convenient or profitable to do so. The county should not always be expected to approve whatever a developer wants; in doing so, the county opens the area up to more of the same industrial development. The county should take into account an I-5 district’s distance from homes, schools, churches, wildlife and natural resources, and not rezone an area to I-5 simply because an applicant wants them to.

I strongly oppose this application and request that you deny RZ 2022-SU-00019 / SE 2022-SU-00038.

Respectfully,
[Your Name]
[Your Address]