

Translation from Latvian

TRANSLATION CORRECT

LLC "Utilitas Wind"

Registration number: 40203411869

Renārs Urbanovičs

Member of the Board

Rīga, 11.05.2026.

Rīga, 8 April 2026

To the State Environmental Service Republic of Latvia
Rūpniecības street 23,
Rīga, LV-1045

Application for the intended activity of construction of the wind farm "Eleja" and associated infrastructure in Jelgava and Bauska municipalities

In accordance with Section 4 of the Law on Environmental Impact Assessment and Paragraph 26¹ of Annex 1 thereof, Article 2 of Cabinet of Ministers Regulation No. 18 "Procedures for Environmental Impact Assessment of Intended Activities and Approval of Intended Activities", and Section 7 of the Law on the Facilitated Procedure for the Construction of Energy Supply Facilities Necessary for Promoting Energy Security and Independence.

Name of the Initiator: LLC "Utilitas Wind"

Registration number: 40203411869

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Name of the Intended Activity (Object): Construction of the wind farm "Eleja" and associated infrastructure in Sesava and Eleja parishes of Jelgava municipality and Viesturi parish of Bauska municipality

Information on the description of the physical characteristics of the intended activity, including information on the scope, preparation of the site before commencing the intended activity, types of technologies to be used, necessary objects of infrastructure:

LLC "Utilitas Wind" (hereinafter – the Initiator) is one of the largest wind energy producers in the region, engaged in the development and management of wind farms across all three Baltic States. The Initiator intends to develop the "Eleja" wind farm in Sesava and Eleja parishes of Jelgava municipality and Viesturi parish of Bauska municipality. The wind farm research area borders the Republic of Lithuania. It is planned to construct up to 17 next-generation high-capacity wind turbines within the wind farm, with the total installed capacity reaching

approximately 136 MW. The exact number of wind turbines will be determined during the Environmental Impact Assessment (hereinafter – EIA) process, taking into account regulatory requirements for turbine placement and assessments by environmental and nature experts regarding feasibility. At the same time, it is emphasized that the total volume of the project will not exceed the above-mentioned maximum number of turbines.

During the planning stage of the wind farm, the Initiator has identified a territory that would be potentially suitable for implementation of such project. However, considering that the EIA process may reveal conditions requiring modification of the initial design and/or scale, the Initiator is willing to conduct the EIA over a broader area (hereinafter – research area) (see Figure 1), to ensure the best possible placement of the wind farm from the perspective of environmental protection and public health.

When the possible solutions of wind turbine placement within the research area will be analysed, not only the location of the nearest villages, such as Bērvircava, Sesava, Tīrumi and Eleja, will be taken into the account, but also each individual residential building, from which the wind turbines will be located at least 800 m away. The location and size of the research area is also affected by the locations of natural values already identified.

The size of the research area is 2738 ha. The research area includes 174 land parcels or parts thereof, the list of which is attached in Annex 1 to the Application. Wind turbines and the associated infrastructure will only be built on those land parcels where agreements with landowners have been reached regarding the construction of wind turbines or associated infrastructure.

The Initiator has not yet chosen a specific wind turbine model for the implementation of the project. During the EIA, it is planned to assess and compare the latest models from manufacturers such as Enercon, Vestas, Siemens-Gamesa, General Electric, or Nordex, to determine the most suitable solution. The entire group of the latest models of the above-mentioned manufacturers can be characterized by these parameters:

- The nominal capacity of each turbine is from 6 to 8 MW;
- The highest available wind turbine towers can reach and exceed the height of 175 m;
- The diameter of the wind turbines can reach or even exceed 170 m.

To ensure the transmission of the generated electricity to the grid, a new substation will be built, as well as power transmission network. When planning the cable line placement, Article 21 of the Energy Law will be considered, which states that for the installation of new energy supply commercial facilities should, as far as possible, utilize road land boundaries in accordance with the provisions of Article 18 of the Law on Roads.

It is planned that during construction and operation the access to the wind farm will be ensured via the state main road A8 Riga – Jelgava – border of Lithuania (Meitene), regional road P103 Dobeles – Bauska, local roads V1072 station of Platone – Sesava – border of Lithuania and V1073 Eleja – Lielsesava, municipal roads as well as newly built access roads.

The exact layout of the access roads as well as other infrastructure objects and technical parameters will be determined during the process of EIA, evaluating the existing road network, the need of construction of new roads and other types of infrastructure, the construction possibilities thereof and the possible environmental impact.

Compliance with the spatial plan:

Spatial plan of Jelgava municipality

At the time of the preparation of the Application, the spatial plan of Jelgava municipality is in force in the respective municipality (Jelgava Municipality Binding Regulations No. 25 of 7 November 2024)¹. According to the functional zoning of the spatial plan of Jelgava municipality, the intended activity area falls within forest, agricultural, transport infrastructure, industrial building and water territories. According to the Regulations for the Planning, Use and Building of the Territory, the construction of wind turbines is allowed in agricultural, industrial building and water territories, however it is not allowed in forest territories. If the construction of wind turbines is planned in forest territories, it will be necessary to amend the spatial plan of Jelgava municipality or to develop a local plan for the territory of the wind farm.

Regulations for the Planning, Use and Building of the Territory also specify the scenically valuable areas (TIN5) and the scenic roads (TIN51). It is not permitted to conduct any economic activities in the scenically valuable areas, that would significantly reduce the ecological, cultural heritage and visual value of the landscape, including the construction of new wind turbines. In scenic route areas, an open view line from the scenic routes towards the adjacent territory must be ensured, and no construction that is discordant with the typical culturally historical environment may be allowed. In TIN51 areas, the landscape characteristic of the Zemgale region is preserved, ensuring the open and wide nature of the landscape with distant scenic perspectives. A landscape impact assessment will be conducted for the placement of new wind turbines, and if necessary, recommendations for impact mitigation will be developed. During the visibility analysis, the visibility of the wind turbines from the scenic route segments will also be assessed.

The wind turbine placement will be planned in accordance with the conditions stated in the Regulations for the Planning, Use and Building of the Territory:

- Outside the EU habitat areas and preserving optimal hydrological regimes;
- At least 500 m from specifically protected nature areas, micro-reserves and the buffer zones thereof. The aforementioned distance will be increased, if, in accordance with the opinion of an expert certified within the procedure specified in regulations, a greater distance is necessary for the protection of bird species;
- It is permissible to place alternative energy facilities in cultural heritage monuments or the protection zones thereof, if an approval is obtained from the responsible authority.

¹ Pieejams: https://geolatvija.lv/geo/tapis?document=open#document_30883

Spatial plan of Bauska municipality

In the research area of the planned wind farm, the functional zones defined in the current spatial plan of Bauska municipality² are agricultural territories (including agricultural lands of national importance), forest and water territories. The construction of wind turbines is in line with the functional zoning defined by the Regulations for the Planning, Use and Building of the Territory and the types of permitted land use specified within. The exception is agricultural territories of national importance, where the construction of wind turbines is prohibited.

Regulations for the Planning, Use and Building of the Territory of Bauska municipality specify the scenically valuable areas and scenic routes (TIN5). In the scenically valuable areas, the placement of the technical infrastructure of large-scale objects (farms, industrial buildings, warehouses, etc.), construction of wind farms, that decreases the cultural heritage, ecological and visual value of the TIN5 areas specified, is prohibited. The research area of the wind farm is not located within the scenically valuable areas; however, the impact will be assessed in detail during the EIA process, considering the height of the planned wind turbines and the potential impact.

The spatial plan defines several restrictions for the construction of high-capacity wind turbines, that will be taken into account during the wind farm planning process:

- It is prohibited to place the wind turbines within the agricultural territories of national significance;
- The placement of wind turbines shall be planned outside the habitat areas of EU significance, maintaining optimal hydrological regime;
- The placement and colouring of the wind turbines have to blend well into the landscape;
- The towers for the wind turbines with capacity of 20 kW or greater, are to be placed ensuring that the distance from the axis of state main and municipal roads and the outer rail of the public railway is at least 1.5 times greater than the maximum height of the wind turbine;
- The wind farms shall be placed outside the cultural heritage monuments or the protection zones thereof;
- The construction of wind turbines is prohibited in the areas of karst processes (TIN13);
- The construction of wind turbines with the capacity of 20 kW or greater is prohibited in TIN16, that has been set at a distance of up to 2 km from cities and villages;
- The placement of wind turbines is prohibited in scenically valuable areas (TIN5);
- The construction of wind turbines is prohibited in agricultural areas of local importance (TIN6), if it reduces the possibility of using the land for agricultural purposes.

² Pieejams: https://geolatvija.lv/geo/tapis?document=open#document_33358

Information on significant environmental aspects, from which the environmental impact of the intended activity arises, their characterization and assessment:

Public health and safety

Environmental noise in the context of wind turbines is generally not expected to be a significant environmental factor, as in Latvia there is established a setback distance from residential and public buildings for the placement of wind turbines. Defining of the setback distance ensures that the noise levels generated even by the loudest wind turbines will be well below the limits set by legal acts at a distance of 800 m from their location. Therefore, a significant impact can only be caused by the cumulative effect of the entire farm or other industrial sources, that will be assessed in detail within the scope of the EIA.

The low-frequency noise and its permissible impact levels are not regulated by Latvian regulations; however, within the EIA of wind farms conducted during the last decade it has been identified as a factor, that could affect public health. During the EIA of wind farm “Eleja”, low-frequency noise will be one of the environmental factors to be assessed.

The shadow flicker is caused by the movement of the rotor blades periodically blocking the sunlight and creating moving shadows on the ground and the surface of various objects. The permissible impact levels are also not regulated in Latvian regulations; however, it is assessed in the process of EIA, in most cases using the recommendations for the impact assessment and the permissible impact levels developed in Germany. The impact of the shadow flicker effect will be evaluated during the EIA of the wind farm “Eleja”.

Wind turbines are high-risk objects, that due to technical defects, improper operation and maintenance, or exposure to external factors can cause accidents or breakdowns, therefore it is necessary to assess the possible accidents and risks, related to the icing of wind turbine rotor blades, mechanical damage, failure of lubrication system and fires. During the preparation of the assessment, safety distances from the wind turbines to sensitive areas will be calculated and, if necessary, measures will be proposed to reduce the risks to the acceptable levels or to prevent them.

Specially protected nature areas and the impact on natural values

According to the information provided by the Nature Conservation Agency in the nature data management system “Ozols”, the nearest specially protected nature area to the planned wind farm “Eleja” is located approximately 3.63 km away. It is a protected dendrological plantation “Eleja Manor Park”. The second closest specially protected area at the distance of 3.65 is the protected valley “Valleys of Eleja” (see Figure 2).

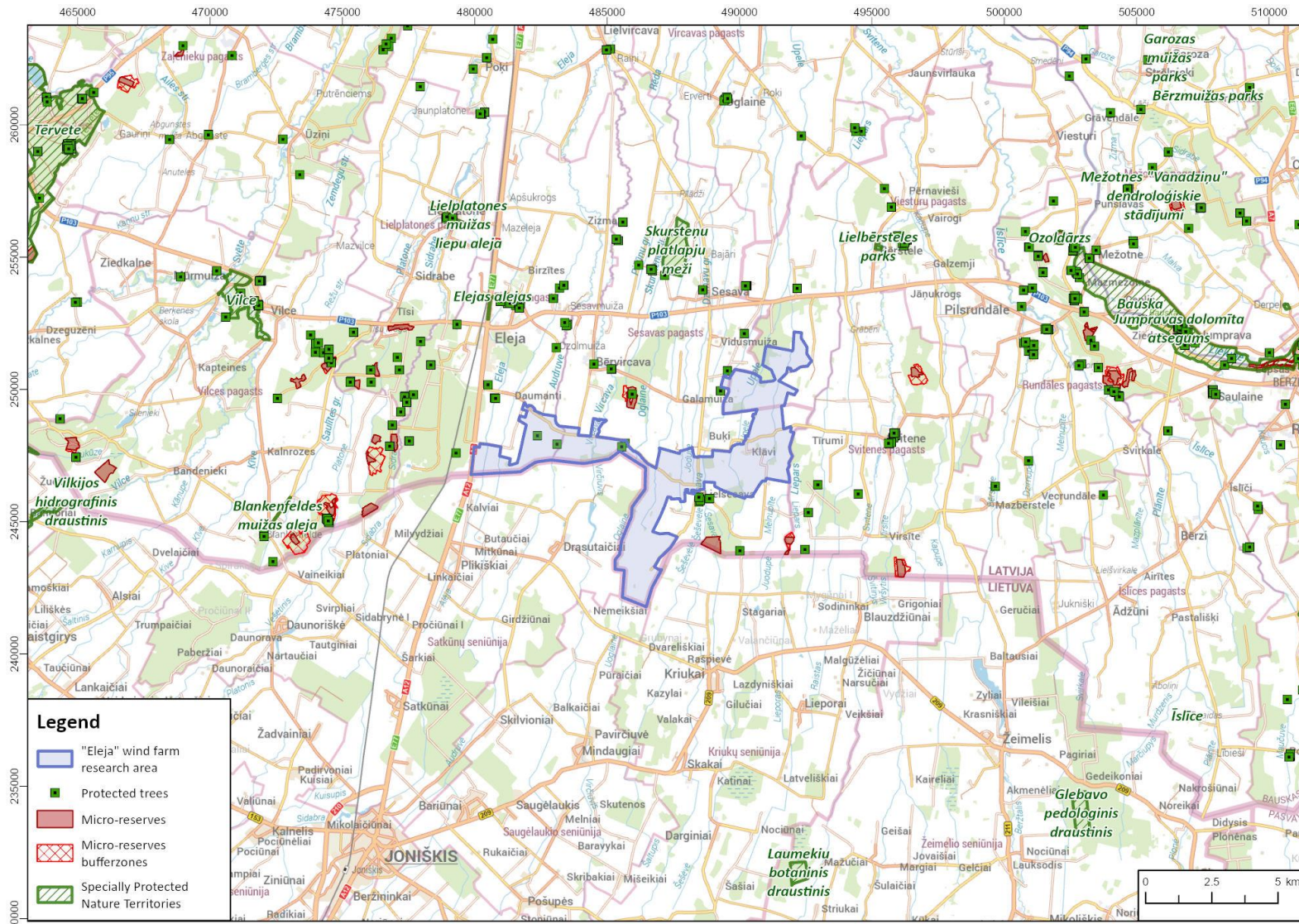


Figure 2. The specially protected nature areas in the territory adjacent to the intended activity

Within 10 km of the research area of the planned wind farm, there are 18 micro-reserves, the closest of which is located approximately 940 m away, designated to the protection of the lesser spotted eagle (*Clanga pomarina*). Generally, it can be concluded, that the majority of micro-reserves in the vicinity are created for the protection of bird species. Within the research area 4 English Oaks (*Quercus robur*) are located, that have been assigned the status of protected trees (great trees).

Within the scope of EIA, the natural values found in the research area and in the vicinity thereof, are thoroughly studied by nature experts, that are to assess the impact of the planned wind farm on the natural values, and, if necessary, provide recommendations for mitigation measures.

Landscape and cultural heritage

According to the spatial plan of Jelgava municipality, the nearest scenically valuable areas are scenically valuable road sections that cross aesthetically attractive areas or viewpoints, such as:

- The section from Svēte to Vilce of the road V1056;
- The section from Ziedkalne to Vilce of the road P103;
- The section from Vilce to Eleja of the road P103;
- The section from Vilce to Blenkenfelde Manor of the road V1055;
- The section of Valley of the Blankenfelde Manor of the road V1078;
- The section of the road P103 from Eleja in the direction towards Sesava.

According to the spatial plans of Jelgava and Bauska municipalities, scenically valuable areas and scenic roads have been identified in the territories of the municipalities for the protection, management and development of the vast agricultural plain landscape that is significant to the region and municipalities of Zemgale, as well as cultural historical landscape and mosaic-like rural and forest landscapes. TIN5 area that is closest to the research area of the planned wind farm “Eleja” is located in the Svitene parish, around Svitene cemetery and in Pilsrundāle village. It is important to note that the Rundale Palace Ensemble located approximately 8.9 km away from the research area of the proposed wind farm “Eleja” is planned to be nominated for UNESCO World Heritage List. In turn, the road P103 in Viesturi parish between Sesava and Pilsrundāle has been identified as the nearest scenic road.

In the context of wind farm construction, a significant aspect of the assessment is the impact on the cultural heritage. No state-protected cultural monuments have been identified in the research area; however the research area borders several cultural monument protection zones: of the cultural monument of local significance “The manor houses of Lielsesava Manor” (No. 5243), of the cultural monuments of regional significance “Settlement of Lati” (No. 1008) and “Ancient cemetery Eži” (No. 1001).

The possible impact on the landscape and the cultural heritage objects located in the vicinity will be assessed in the EIA report.

Surface water bodies

The research area of the planned wind farm is located in the Lielupe River Basin District. The research area contains watercourses of national importance, such as Audruve (watercourse code No. 385324:01), Daumanti ditch (3853242:01), Mill ditch (385462:01), Eleja (385322:01), Jodupe (385464:01), Liepāre (38562:01), Oglaine (38546:01), Robežnieki ditch (385326:01), Romāni ditch (3854918:01), Sesava (3854:01), Upele (38548:01), Vircava (38532:01), Žibārti ditch (385482:01) and Žubas ditch (3854642:01).

Contaminated areas and high-risk objects

According to the information included in the Contaminated Site Management System (CSMS) of the State Environmental Service, one potentially contaminated site is located within the research area of the wind farm – an old landfill.

According to the Cabinet of Ministers Regulations No. 46 of 21 January 2021 “List of high-hazard objects”, the nearest high-hazard object is located in Eleja, specifically a fertilizer storage warehouse of “Ltd. Scandagra Latvia” (category B object) which is located approximately 3 km away from the research territory of the intended action.

The information provided in the Application is true and complies with the requirements set out in regulations.

Respectfully,
LLC “Utilitas Wind” board member
Renārs Urbanovičs

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AND CONTAINS A TIME STAMP

Annex 1. Land parcels within the research area of wind farm "Eleja"

No.	Cadastral identifier	Cadastral number	Name
1	54740120074	54740120074	-
2	54740100047	54740100004	Akācijas
3	54740100005	54740100004	Akācijas
4	54740120092	54740100004	Akācijas
5	54740100012	54740100012	Akmentiņi
6	54740070110	54740070110	Atvasaras
7	54740070122	54740070122	Audruves
8	54480080031	54480080031	Bernāti
9	54740110635	54740110635	Bērzi
10	40960110020	40960110020	Bites
11	54740110068	54740110068	Bites
12	54740110035	54740110035	Blāzmas
13	54740120072	54740120072	Brieži
14	54740120093	54740120093	Briežu lauki
15	54740120094	54740120093	Briežu lauki
16	54480080045	54480080002	Brīgi
17	54480080046	54480080002	Brīgi
18	54740070108	54740070108	Briljanti
19	54740110042	54740070095	Briņķi
20	54740070096	54740070095	Briņķi
21	54740070095	54740070095	Briņķi
22	54740120009	54740120009	Brīvzemnieki
23	54740120064	54740090040	Buķu melderi
24	54740100009	54740100009	Buļļi
25	54740100073	54740110066	Celmiņi
26	40960110025	40960110003	Ceriņi
27	40960110002	40960110003	Ceriņi
28	40960110015	40960110003	Ceriņi
29	54480080049	54480080049	Dalbiņi
30	54480080061	54480080049	Dalbiņi
31	54480080060	54480080049	Dalbiņi
32	54740120106	54740120041	Dižvāveres
33	54740100013	54740100013	Druvas
34	54740070077	54740070076	Dūjas
35	54740070076	54740070076	Dūjas
36	54740110638	54740110078	Dzērves
37	54740120053	54740120053	Eglaines
38	54740100633	54740060023	Ēriki
39	54740110036	54740110036	Ezernieki
40	54740060612	54740060078	Gailenes

No.	Cadastral identifier	Cadastral number	Name
41	54740110029	54740110029	Graši
42	54740110047	54740110047	Griezes
43	54740110048	54740110047	Griezes
44	54740120033	54740120033	Grigaļi
45	54740120063	54740120033	Grigaļi
46	54740100007	54740100006	Gruzdi
47	54740100006	54740100006	Gruzdi
48	54740070323	54740070323	Irbes
49	54740120071	54740120071	Ivulla
50	54480080003	54480080003	Jasaiši 1 - Apaļo
51	54480080037	54480060083	Jaunā iela 6
52	54740100056	54740100056	Jaunavotiņi
53	54740100055	54740100087	Jaunavotiņu lauks
54	40960110010	40960110010	Jaunčabuti
55	54740100069	54740100014	Jaundruvas
56	54740100014	54740100014	Jaundruvas
57	54740120013	54740120013	Jaunozoli
58	54740070097	54740110019	Jaunpumpuri
59	54740110019	54740110019	Jaunpumpuri
60	54480080108	54480080108	Jaunrinkas
61	54740120015	54740120015	Jaunstašuļi
62	54740100039	54740100039	Jaunzeilandi
63	54740100044	54740120021	Jumis
64	54740100031	54740120006	Kadiķi
65	54740100029	54740120006	Kadiķi
66	54740120079	54740120079	Kaktusiņi
67	54480060401	54480080015	Ķezberi
68	54740110023	54740110023	Klāvi
69	54740110065	54740110065	Klāvi - Ezernieki
70	54740110064	54740110064	Klāvi - Žibarti - Upenieki
71	54740110063	54740110063	Klāvi - Zīles
72	54740110046	54740110045	Klāvu kalte
73	54740110045	54740110045	Klāvu kalte
74	54740110639	54740110075	Klāvu lauks
75	54740110057	54740110057	Klāvu veikals
76	54740120023	54740120023	Kūdras
77	54740110054	54740110054	Kundziņi
78	54740110037	54740110037	Kūri
79	54740110043	54740110043	Kvēpi
80	54740120096	54740120096	Kviesīši
81	54740120034	54740120034	Laimītes

No.	Cadastral identifier	Cadastral number	Name
82	54740110050	54740110049	Laipiņas
83	54740110049	54740110049	Laipiņas
84	54740120051	54740120051	Lauči
85	54740100079	54740100079	Līdumi
86	54740110032	54740100079	Līdumi
87	40960110022	40960110021	Lieleži
88	40960110021	40960110021	Lieleži
89	54740120010	54740120010	Lielķauki
90	54740110005	54740110005	Ligzdiņas
91	54740110059	54740110059	Līvi
92	54740110060	54740110060	Līvu ferma
93	54740110034	54740110034	Magones
94	54740120007	54740120007	Mazcūkgani
95	40960110023	40960110023	Mazeži
96	54740090019	54740090018	Mazeži
97	54740100002	54740100002	Mazzeilandi
98	54740120642	54740120070	Meldri
99	54740110640	54740110016	Mežapuiķi
100	54740070327	54740070327	Mežnoras
101	54740120022	54740120022	Namēji
102	54740100075	54740100035	Naudiņi
103	54740110010	54740110009	Noras
104	54740110009	54740110009	Noras
105	54740120025	54740120025	Oši
106	54740110636	54740020522	Pagasta zemes Sesava
107	54740110631	54740020522	Pagasta zemes Sesava
108	54740110008	54740110058	Palsas
109	54480060343	54480060343	Pārejas punkts
110	54480080008	54480080008	Pārupji
111	40960110028	40960110028	Pavasari
112	54740120076	54740120078	Puiķu mežs
113	54480080083	54480080083	Purviņi
114	54740120030	54740120030	Ramānpriedes
115	54740100635	54740100059	Rihardi
116	54480080048	54480080048	Rinkas
117	54740070588	54740070348	Robežkrogs
118	54740070251	54740070251	Robežnieki
119	54740120433	54740120433	Romāni
120	54740110069	54740120054	Roņi
121	54740100032	54740090056	Saktas
122	54740100074	54740090056	Saktas

No.	Cadastral identifier	Cadastral number	Name
123	54740100033	54740090035	Salnāji
124	54740100630	54740100088	Salnāju lauks
125	54480080064	54480080064	Saulgriezes
126	54740100080	54740100080	Saulrieti
127	54740070019	54740070420	Saulstaru lauki
128	54740100015	54740100015	Selgas
129	54480080033	54480080033	Senlejas
130	54740110051	54740110051	Sermuļi
131	54740110006	54740110006	Silmači
132	54740110637	54740110076	Sirmanti
133	40960110013	40960110013	Sirmantozoli
134	54480080024	54480080084	Skroderi-Imbertēni
135	54480080022	54480080022	Sprandiņi
136	54740120027	54740120027	Stakles
137	54740120016	54740120016	Stašuļi
138	54740120035	54740120035	Stepes
139	54740120036	54740120102	Stepes 1
140	54740120037	54740120103	Stepes 2
141	40960110004	40960110004	Tālavas
142	54740110038	54740110038	Tītari
143	54740110024	54740110022	Trani
144	54740110025	54740110022	Trani
145	54740110022	54740110022	Trani
146	54740120075	54740070123	Upes iela 41
147	54740110062	54740100064	V1033
148	54740100062	54740010085	V1072
149	54740120091	54740010085	V1072
150	54740120091	54740010085	V1072
151	54480080097	54480080097	V1073
152	54740100065	54740070311	V1073
153	54740070311	54740070311	V1073
154	54740120095	54740070385	Vasaras
155	54740110055	54740110055	Veipi
156	54740070093	54740070377	Veseri
157	54740110033	54740110033	Vīburi
158	54740110007	54740110007	Viesturi
159	54740070569	54740070008	Vilcāni
160	54740120105	54740120107	Vilnīši
161	54740110641	54740110004	Virzas
162	54740120014	54740120014	Višķeri
163	54740070008	54740070007	Vizbules

No.	Cadastral identifier	Cadastral number	Name
164	54480080082	54480080081	Volfārte
165	54740100003	54740100003	Zālītes
166	54740100001	54740100001	Zeilandi
167	54480080095	54480080095	Zeltiņi
168	54480080065	54480060106	Zemgaļi
169	54740100053	54740100053	Zemzari
170	54740110004	54740110002	Žībārti
171	54740110002	54740110002	Žībārti
172	54740100060	54740100060	Ziediņi
173	54740110634	54740110056	Zilēni
174	54740110026	54740110026	Zīles