

# Environmental and Intergovernmental Reviews

December 2019 - January 2020

In cooperation with State Agencies, PlanRVA routinely is requested to provide environmental and intergovernmental reviews. PlanRVA staff circulate the review requests among member locality staff for comments and questions prior to submitting a response to the requesting State Agency.

## Located within the Richmond Region

### **VADEQ Performance Partnership Grant Amendment 3**

DEQ is seeking \$186,731 in Federal funds with no match requirement. VADEQ will use the funds to accelerate efforts to meet the intent and deadlines set in the EPA NPDES eReporting rule. As a compliment to this effort, DEQ intends to undergo a full business process re-engineering at Governor Ralph Northam's direction as expressed in Executive Order 6. These grant funds will be used for: installation and configuration of nFORM on DEQ servers, establishment of security patterns and CROMERR certification, development of two forms that required by eReporting, and training materials & delivery.

### **Magnolia Green Phase III - Permit Modification**

#### *Chesterfield*

Moseley LP has requested to modify its current Virginia Water Protection (VWP) permit for the Magnolia Green – Phase III project. The project consists of the construction of a residential development and the site is located north of U.S. Route 360 (Hull Street Road) and west of State Route 667 (Otterdale Road) in Chesterfield County. The proposed permit modification will allow the permittee to fill wetlands and stream bed in order to construct associated roads and utility infrastructure and will add a new section to the development plan. The requested modification adds 0.06 acre of permanent forested wetland impact, adds the permanent conversion of no more than 0.02 acre of forested wetland to emergent wetland, and adds 1,877 linear feet of permanent stream bed impacts. The request also adds temporary impacts to 99 linear feet of stream bed. Additionally, a request has also been made to change a stream classification from intermittent stream to ephemeral stream at a previously permitted impact location. The permit will now authorize the permanent impact of 2.02 acres of forested wetlands, 0.02 acre of emergent wetland, 6,897 linear feet of stream bed, and the permanent conversion of no more than 2.22 acres of forested wetland to emergent wetland. In addition, the project shall result in temporary impacts to no more than 0.15 acre emergent wetland and 384 linear feet of stream bed. The activity proposed in the permit modification will affect wetlands and streams that drain to Blackman Creek in the James River watershed. The applicant will provide compensation for permanent impacts to wetlands and stream authorized by this permit through the purchase of 6.28 wetland mitigation bank credits and 7,788 USM stream mitigation bank credits from a mitigation bank in the same or adjacent watershed. If sufficient wetland mitigation bank credits are not available, the permit allows the permittee to purchase credits from an in-lieu-fee fund. Total cumulative impacts for this facility, including those authorized by this permit and previous permits, are permanent impacts to 4.76 acres of forested wetland, 0.02 acre of emergent wetland, and 19,076 linear feet of stream bed; permanent conversion of 4.30 acres of forested wetland to emergent wetland; and temporary impacts to 0.02 acre of forested wetland, 0.15 acre of emergent wetland, and 1,847 linear feet of stream bed. The DEQ's preliminary decision is to issue the permit modification.

## **Data Center Development - American Tobacco Site**

### *Chesterfield*

The Chesterfield Economic Development Authority has applied for a new permit for the Data Center Development – American Tobacco Site project. The project site is located approximately at 2400 Bermuda Hundred Road in Chesterfield County, VA. The project consists of the construction of a data center complex along with roadways, utility infrastructure, and stormwater management facilities. The permit will allow the applicant to fill and convert wetlands and also fill stream beds. The project will result in permanent impacts to no more than 4.27 acres of forested wetland, 1,096 linear feet of stream bed, and the permanent conversion of 1.94 acres of forested wetland to emergent wetland. The activity proposed in the permit will affect wetlands and streams that drain to James River and Appomattox River in the James River watershed. The applicant will provide compensation for permanent impacts to wetlands and streams authorized by this permit through the purchase of 10.48 wetland mitigation bank credits and 1,204 USM stream mitigation bank credits from a mitigation bank or in lieu fee fund in the same or adjacent watershed, as approved by DEQ. The DEQ's preliminary decision is to issue the permit.

## **Project Tiger at Airpark**

### *Hanover*

A Federal Consistency Certification is necessary because the proposed project will require a wetland impact permit from the US Army Corps of Engineers. The proposed project will develop the Site for use as a large-scale regional distribution center with associated infrastructure including buildings, road access, parking, and utility/stormwater management infrastructure.

The Site encompasses approximately 221.75 acres and is located in Hanover County. Currently the Site is unimproved and consists of predominately mixed pine-hardwood forest. The purpose and need of this project is to provide the end user with an improved site that can serve as a regional distribution center with the ability to service the growing number of store locations in the region in a logistically responsible and cost effective manner.

Due to the nature of the project and due to the distance of the proposed project Site to protected resources, the proposed project is anticipated to result in no adverse effects to environmental resources and is consistent with the enforceable policies of the Virginia Coastal Zone Management (CZM) Program.

## **Powhatan Correctional Center**

### *Powhatan*

Virginia Department of Corrections has applied for reissuance of a permit for the Powhatan Correctional Center Wastewater Treatment Facility. The applicant proposes to release treated sewage wastewaters at a rate of 465,000 gallons per day into a water body. Sludge from the treatment process will be removed by a contractor who is responsible for land application of the sludge. The facility proposes to release the treated sewage wastewater into an unnamed tributary to the James River in Powhatan County in the James River watershed. The permit will limit the following pollutants to amounts that protect water quality: nutrients, organic matter, bacteria, chlorine and solids.

## **VCU Health Commuter Parking Lot**

### *Richmond*

The purpose of the proposed project is to provide VCUHS with additional parking resources, specifically for commuters. The project site is located at 2000 Mecklenburg Street. It is a 9.6 acre site bounded by I-64, Mecklenburg Street, forested area, railroad tracks, Bowling Green Road, industrial development, and residential development.

#### Direct Environmental Impacts –

Construction activity will have the potential to create a temporary environment that is conducive to the generation of fugitive dust as a result of site grading, and the general operation of construction equipment. Similarly, the operation of diesel-powered construction equipment could provide a means for the release of fugitive emissions including particulate matter.

The project site is located within the Virginia Coastal Zone Management Area. Accordingly, the proposed project is subject to the enforceable and applicable policies comprising the Coastal Zone Management Program (CZMP) including wetlands management, non-point source pollution control, point source pollution control and air pollution control during all construction phases. Effective post construction stormwater management (SWM) practices will be integrated into the project design to minimize the potential manifestation of long term/cumulative impacts to natural surface water features.

A RMA (resource management area) covers the northern half of the project site. The mitigation of potential impacts includes implementation of applicable E&S controls and effective post construction stormwater management practices which will be integrated into the project design.

In conclusion, despite the impacts identified and considering the proposed mitigation plans, implementation of the proposed project does not reduce or alter streamflow, disturb or destroy archeological sites, result in clearing or construction within a scenic area, consume significant land or generate significant demands on the natural resources of the immediate or surrounding area.