

Environmental and Intergovernmental Reviews

September 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

Magnolia Green Phase III

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 stream bed in order to construct associated roads and appurtenant infrastructure for a newly proposed Magnolia Academy Children's Center. The activity proposed in the permit modification will affect wetlands and streams that drain to Blackman Creek in the James River watershed. The DEQ's preliminary decision is to issue the permit modification. PlanRVA staff received no comments from locality staff as part of the review process. PlanRVA staff responded with no comments about the proposed permit.

Heavy Wall Tee Replacement

Henrico

TC Energy Company, is proposing to perform a dig project to replace an existing 18"x18" standard thickness tee with a heavier wall thickness tee on the existing Line VM-107 in Henrico County, Virginia. The proposed project is located to the west of Virginia State Route 150/Chippenham Parkway approximately 0.4-mile south of the intersection with River Road and approximately 0.3 mile north of the James River. The project area consists of vegetated and developed (paved) right-of-way and meter station lot and overhead electric transmission line right-of-way. As this project has the potential to affect Virginia's coastal uses and/or resources, it will be constructed and operated in a manner which is consistent with the Virginia Coastal Zone Management (CZM) Program. Columbia has documented that the proposed activity should not have an adverse effect on the environmental or natural resources of the Commonwealth of Virginia's coastal zone. The proposed Project is located within a RMA due to being located within the 100-year floodplain and in areas with highly erodible soils. Approximately 0.06 acres of RMA will be temporarily impacted for excavation and stockpiling activities and will be restored to pre-construction contours upon completion of the project. PlanRVA staff received no comments from locality staff about this review. PlanRVA staff had no concerns about the proposed project.

Dominion Energy Materials and Metering Services Center

Richmond

Dominion Energy has applied for reissuance of a permit for the private Materials and Metering Services Center. The applicant proposes to release storm water at a rate of 1.1 million gallons per day into a water body. The facility proposes to release the storm water to the Grindall Creek in the City of Richmond, Virginia in the James River watershed. The permit will limit the following pollutants to amounts that protect water quality: inorganics. PlanRVA staff received no comments from locality staff. PlanRVA staff responded with no concerns about the proposed permit.

Brookland Park Apartments

Richmond

The project involves the redevelopment of the property into a multi-family apartment complex, The Brookland Park Apartments. The proposed apartment complex will contain 66 units over 4 levels, 2 common areas and courtyards, a community room and gym, parking to the north along Newbury Avenue, decorative fencing, and various native landscaping plants. Based on the proposed development plan, CPDC has determined that the construction and operation of The Brookland Park Apartment project will have no adverse effect on the coastal uses and/or natural resources of Virginia that are addressed by the nine (9) enforceable policies of the Virginia Coastal Zone Management (CZM) Program. PlanRVA staff received no comments from locality staff. PlanRVA staff responded with no comments or concerns about the proposed project.

VCU Athletics Project

Richmond

The proposed project is the acquisition and future redevelopment of an existing salvation Army store located at the northeast corner of Hermitage Road and Rhoadmiller Street in Richmond. The proposed project will include the demolition of the existing building on-site. The concept for the future redevelopment includes a large athletic facility for Virginia Commonwealth University (VCU). VCU also recently submitted a Part I EIR for review for the acquisition of the adjoining property to the north. The subject property is comprised of a single parcel totaling approximately 4.053-acres. The project site is currently developed with a large commercial warehouse which was formerly utilized as a Salvation Army facility and is now unoccupied. It is located in a mixed light industrial and commercial area of the City of Richmond. A desired start of construction has not yet been determined and plans or design for future development is still in the very preliminary planning phase.

At this time, project specific plans are not available as the project is still in preliminary conceptual design phases, but based on preliminary information provided for the proposed facility and the review of the natural and cultural resources existing at the site, the potential project impacts appear to be limited and are not expected to be significant given the highly disturbed and developed nature of the site and surrounding area. PlanRVA staff received no comments about the proposed project from locality staff. PlanRVA staff responded with no concerns about the proposed project.

2020 Wetlands Program

Virginia

DEQ is requesting \$329,000 in federal funds to fund agency staff who will oversee the development of TMDLs, TMDL alternatives, and TMDL Implementation Plans in Virginia. These funds will also be used with other funds to support creation of TMDL plans. Background: DEQ has developed lists of impaired waters in every even year since 1992. The "Final 2018 305(b)/303(d) Water Quality Assessment Integrated Report" was approved by EPA in September 2019. The report details the pollutant responsible for the violations, and the cause and probable sources of the pollutant. Since 1998, DEQ has developed plans, with public input, to restore and maintain the water quality for the impaired waters. These plans are called "Total Maximum Daily Loads," or TMDLs. Detailed Implementation Plans are then developed to design specific BMPs to address impairments. PlanRVA responded with no concerns about the grant application.

Located outside - but potentially impacting - the Richmond Region

Clydesdale Mobile Home Park

Isle of Wight

Bracey Enterprises, Inc. has applied for a reissuance of a permit for Clydesdale Mobile Home Park in Isle of Wight County, Virginia. The permit would allow the applicant to withdraw an average of 41,096 gallons per day. The groundwater withdrawal will support the potable water needs of the mobile home park. The proposed withdrawal will utilize the Potomac aquifer at a depth between 310 feet to 400 feet below the land surface at the withdrawal site. Computer modeling predicts that the aquifer will not experience one foot of drawdown due to the withdrawal. PlanRVA staff received no comments about this permit from locality staff. PlanRVA staff responded with no comments to DEQ staff.

Southampton Meadows

Southampton

Southampton Park, L.L.C. has applied for a reissuance of a permit for Southampton Meadows Mobile Home Park in Southampton County, Virginia. The permit would allow the applicant to withdraw an average of 70,137 of gallons per day. The groundwater withdrawal will support the potable water needs in the park. The proposed withdrawal will utilize the Virginia Beach aquifer at a depth between 152 feet to 185 feet below the land surface at the withdrawal site. PlanRVA staff did not receive any comments from locality staff. PlanRVA staff had no comments about the proposed permit.

