

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: February 10, 2010

TO: Patrick Giglio, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Review Team

THROUGH: William Marsh, Environmental Review Team Leader

CC: Dana Malone, County Urban Forester
Nita Bearer, Zoning Planner

**SUBJECT: SPEX-2009-0011, SPEX-2009-0029, & CMPT-2009-0002
Potomac Radio
(2nd Submission)**

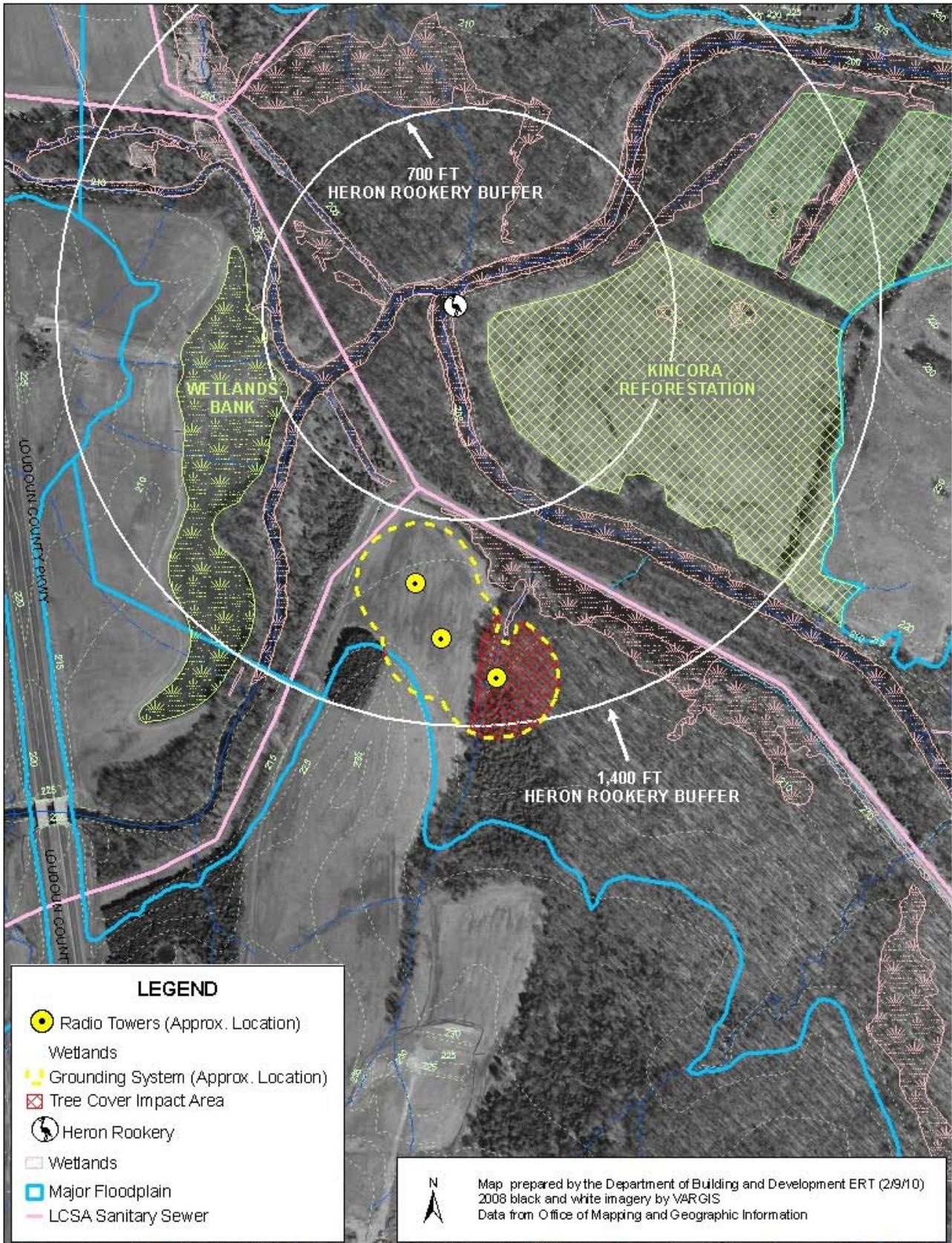
The Environmental Review Team (ERT) has reviewed the revised application and offers the following comments.

1. Staff appreciates the site selection explanation provided in the applicant's responses and the Riparian Planting Plan provided as Exhibit D, which includes elements recommended by the County Urban Forester. However, staff notes that Community Planning's first submission comments state that the Revised General Plan (RGP) does not support the proposed communication facility within the floodplain or 50-foot management buffer. Staff supports this comment and further notes that the proposed use and associated removal of approximately two acres of existing tree cover is inconsistent with riparian enhancement efforts in other recently approved projects in the vicinity of the subject property. In the floodplain to the northwest, the County approved an 8-acre wetland mitigation bank with grading permit X20070010001, dated July 16, 2009, which has been constructed. The County approved SPEX-0008-0054 Kincora Village on June 11, 2009, which includes the reforestation of approximately 55 acres of open floodplain, including approximately 30 acres adjacent to Broad Run, northeast of the subject property. Attachment A depicts the areas described above. To comply with RGP River and Stream Corridor Policies and to be more consistent with neighboring efforts, staff recommends that the towers be relocated outside of the major floodplain. If the Board of Supervisors chooses to approve the subject application, staff recommends: 1) the Riparian Planting Plan be included as a condition of approval; and 2) preserving tree canopy designated for reforestation located at the outer edges of the grounding system for the eastern most tower, which the applicant indicated as being feasible.

2. The application materials are being forwarded to the Virginia Department of Game and Inland Fisheries (DGIF) for review. Staff recommends that comments and recommendations from DGIF be incorporated within this application, as has been done with the adjacent Kincora special exception application. Particularly, due to the site being located approximately 700 to 1,400 feet from a 50-nest heron rookery, staff would like input from DGIF on noise impacts and impacts of the towers and support wires on safe bird flight and nesting habits. Furthermore, staff would like more information regarding the generator noise attenuation measures referenced in the applicant's responses and supports the applicant agreeing to no construction activity during the heron nesting season. Attachment A depicts the location of the heron rookery and Attachment B provides photographs.
3. The applicant's responses state that they will agree to use propane for fueling the generator and that the fuel tank can be enclosed in a container that will prevent leaks, providing ConVault as an example. However, according to the flyer provided as Exhibit I and ConVault representatives, their tanks are design only for liquid fuels. Please clarify this discrepancy. Staff supports the use of propane fuel, but recommends that the generator and associated fuel tank be located outside of the floodplain limits.
4. Although the applicant's responses state that the project will comply with Section 535 of the 1972 Loudoun County Zoning Ordinance, staff recommends providing an analysis of the noise produced by the proposed generator to verify that adjacent parcels are not adversely affected. The analysis should identify the proposed generator size and noise level at peak demand. The noise analysis will also be helpful as part of DGIF's review in determining whether the generator noise could impact the heron rookery.

Please contact me if you need additional information or have questions.

ATTACHMENT A: RADIO TOWERS –ADJACENT USES/HERON ROOKERY



ATTACHMENT B: HERON ROOKERY PHOTOGRAPHS

