

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM



DATE: November 20, 2009
TO: Marchant Schneider, Department of Planning
FROM: William Marsh, Environmental Review Team Leader *Wm*
CC: Joe Gorney, Department of Planning
Amy Lohr, Zoning Administration

SUBJECT: SPEX-2009-0020, CMPT-2009-0006, SPEX-2009-0033, and SPMI-2009-0009, Loudoun Water Storage Facility

The Environmental Review Team (ERT) has reviewed the second submittal and offers the following comments. ERT also offers comments about the overall project as described in the "Central Water Supply Plan: Final Report" dated September 2008.

Issues related to SPEX-2009-0020, CMPT-2009-0006, SPEX-2009-0033, and SPMI-2009-0009:

1. Staff continues to recommend a commitment to reforestation adjacent to Goose Creek that does not interfere with existing power line easements and road access widths. Reforestation may also compliment Type IV buffer requirements per Revised 1993 Zoning Ordinance (ZO) Section 5-621(B).
2. Staff recommends a condition of approval that the applicant and/or property owner complete a floodplain study of Goose Creek proximate to the location of the quarry and a study of the tributary within the subject property that drains into Goose Creek and contains minor floodplain and major floodplain. Said floodplain study shall depict updated topography and flood elevations prior to use of the quarry site as a water storage reservoir. This recommendation supports the fourth purpose and intent per ZO Section 4-1501, to "comply with Federal and State laws and regulations that address the need for floodplain management and protection... ." The study would update flood hazards to reflect topography that has been adjusted during quarry operations. The study will be reviewed and approved by the County consistent with Zoning Ordinance and Facility Standards Manual standards.

Issues related to "Central Water Supply Plan: Final Report" dated September 2008:

3. Staff continues to encourage water conservation efforts that were recommended in the September 2008 report and further consideration of re-use of water from the Town of

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Leesburg. Staff is also in communication with the Town of Leesburg and the power plant applicant regarding water re-use options.

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