



CHESAPEAKE BAY ORDINANCE Water Quality Impact Assessment (WQIA) Review Form

*This form is jointly utilized by the
Planning and Engineering Departments.*

801 Crawford Street, Portsmouth, Virginia 23704

A *Water Quality Impact Assessment (WQIA)* is a state-mandated requirement of the Chesapeake Bay Preservation Area Designation and Management Regulations (<https://law.lis.virginia.gov/admincode/title9/agency25/chapter830/>) that were adopted in 1989 by the Virginia General Assembly. The regulations focus on local land use planning and land management to improve water quality. The regulations are mandatory for all Tidewater Virginia localities. A WQIA is required for **ALL** land disturbance requests in the Resource Protection Area (RPA) and for any development within Resource Management Areas (RMAs) when required by the City Engineer due to the unique characteristics of the site or intensity of development.

COMPLETENESS REVIEW:

If City staff determines that the submittal contains insufficient information for staff review (INCOMPLETE), the applicant will be informed of the deficiencies and will be allowed to amend or resubmit their proposal.

If City staff determines that the submittal is COMPLETE, the request will be reviewed by a staff review team and receive a determination of APPROVED or NOT APPROVED. If the proposal is NOT APPROVED, the applicant will be given an opportunity to amend and resubmit their proposal, if appropriate.

If APPROVED, a review fee of \$125 will be assessed and the request will be forwarded to the Zoning Administrator for the issuance of a Zoning Compliance Permit.

GENERAL PROJECT INFORMATION

**Project
Address:**

When was the lot platted?

- Prior to October 1, 1989
- Between October 1, 1989 and March 1, 2002
- After March 1, 2002

Check the appropriate boxes to describe the project:

- RMA RPA RPA/IDA Development Redevelopment Water Dependent Use
- Road or Driveway Crossing Flood Control/Stormwater Facility Site Lines/Vista Access Path
- General Woodlot Management Shoreline Erosion Control Project Commercial Property
- Industrial Property Residential Property Other

What is the existing land use?

- Vacant Single Family Multifamily Commercial Industrial Government
- Other _____

What is the total area of the proposed land disturbance in the 100-foot RPA buffer including the areas of clearing or grading, location of any structures, drives for other impervious cover and sewage disposal systems or reserve drainfield sites, and areas for equipment access?

- less than 2,500 sf greater than 2,500 sf
- Total square footage _____

Type of Water Quality Impact Assessment: (CHECK ONE)

- Minor (Less than 5,000 sf of land disturbance)
- Major (Greater than 5,000 sf of land disturbance)

WQIA-REQUIRED INFORMATION

If the project is under 2,500 square feet of land disturbance in the Resource Protection Area, please complete A-G and disregard H. If the project equals or exceeds 2,500 square feet in the Resource Protection Area, please complete A-F, disregard G, and complete H.

Attach a plan/physical survey showing existing conditions and proposed work that includes (The required information **MUST be shown ON THE PLAN.)** Item G may be attached separately.

- A. A field delineated edge of wetlands
- B. The Resource Protection Area (RPA) (seaward and landward 50-foot buffer lines)
- C. Existing structures(s), proposed structure(s) and accessory structure(s)
- D. A boundary line showing the limits of land disturbance on the submitted plan – include project area, equipment access paths as well as equipment and material laydown areas
- E. A written description of the project, including a construction//development sequence and a description of equipment to be used
- F. Tree removal associated with the project
 - 1. For pre-approval to remove trees within the project area, indicate the location, species and caliper/trunk size of each tree to be removed for the project on the submitted plan. Staff will evaluate any necessary replacement trees/vegetation as part of the WQIA review process.
 - 2. For violations where trees have been removed prior to approval,, the submitted plan shall fully reflect all replacement trees. Trees shall be replaced at a 3 to 1 ratio (3 new trees for each 1 tree removed from the Resource Protection Area.) Replacement trees must be located in the Resource Protection Area on the submitted plan and must be a minimum size of 1 1//2" Diameter at Breast Height (DBH). Tree species, size and location shall be indicated on the plan.
- G. Calculate the proposed planting unit(s) required – One planting unit shall be proposed for every 400 Square feet or fraction thereof of proposed land disturbance in the Resource Protection Area, one Planting unit shall be planted. (Ex. 207 sq. ft. of land disturbance requires ONE planting unit.)

A PLANTING UNIT IS COMPRISED OF:

*One (1) canopy tree @ 1 ½'-2" caliper of large evergreen @ 6'; **AND**
Two (2) understory trees @ ¾-1 ½" caliper or evergreen @ 4'; **AND**
Three (s) small shrubs or woody groundcover @ 15"-18"*

**Please use the attached plant list from the Virginia State
Buffer Modification and Mitigation Manual.**

Planting Unit Requirements:

1. The attached plant list from DEQ's Riparian Buffer Guidelines Manual **MUST** be used to satisfy the planting unit requirements.
2. All planting unit(s) shall be located in the Resource Protection Area and shown on the submitted Plan.
3. Use a local nursery recommended to determine which plants from the approved list are available.
4. DO NOT PLANT anything until the City has approved plants and plan.
5. After approval, plant the planting unit(s) with the plant label tags attached until after inspection.
6. Call the City to schedule an inspection
7. A re-inspection is required after one year and that the plantings must survive or be replaced if they die before then.

-OR-

- H. Use the Virginia Runoff Reduction Method (VRRM) spreadsheet and instructions (see link below) to determine an appropriate Best Management Practice (BMP) for the project:

<https://www.deq.virginia.gov/Programs/Water/LawsRegulationsGuidance/Guidance/StormwaterManagementGuidance.aspx>

PRIMARY POINT OF CONTACT INFORMATION

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Email address: _____ Phone: _____

APPLICANT'S SIGNATURE

By signing this application below, I hereby attest to the truth and accuracy of all facts and information presented with this Review Form.

Applicant's Signature

Date