

## Public Notice – Environmental Permit

**PURPOSE OF NOTICE:** To seek public comment on a draft permit from the Department of Environmental Quality that will allow One Loudoun Holdings, LLC to impact surface waters associated with the construction of “One Loudoun”, a mixed-use development in Loudoun County, Virginia.

**PUBLIC COMMENT PERIOD:** For 30 days, starting from the day after the notice is in the newspaper:

**PERMIT NAME:** Virginia Water Protection Permit issued by DEQ, under the authority of the State Water Control Board

**PERMIT NAME:** VWP Permit issued by DEQ, under the authority of the State Water Control Board

**APPLICANT NAME, ADDRESS AND PERMIT NUMBER:** One Loudoun Holdings, LLC, 8401 Greensboro Drive, Suite 450, McLean, Virginia 22102; VWP Individual Permit Number 07-1493.

**PROJECT DESCRIPTION:** One Loudoun Holdings, LLC has applied for a modification of the VWP permit for the “One Loudoun” project in Loudoun County, Virginia. The project is located in the southwest quadrant of the intersection of Harry Byrd Highway (Route 7) and Loudoun County Parkway (Route 607) in Loudoun County, Virginia. The current permit authorizes the permanent impact of 3.70 acres of palustrine forested wetlands (PFO), 0.64 acre of palustrine scrub-shrub wetlands (PSS), 0.50 acres of palustrine emergent wetlands (PEM), and 0.19 acre (752 linear feet) of stream channel. The permit authorizes temporary impacts to 0.04 acre of PFO and 0.04 acre (80 linear feet) of stream channel. This requested modification would authorize an additional impact to 0.40 acre of PFO. Compensation for the additional impact is proposed to be through the purchase of 0.34 wetland credit from a DEQ approved mitigation bank. The final modified wetland compensation would consist of the on-site creation of 4.90 acres of PFO, the enhancement of 0.48 acre of PEM/PSS, the reforestation of 2.08 acres of upland buffer, the on-site preservation of 3.75 acres of wetland and 3.10 acres of upland buffer, the purchase of 3.65 wetland credits from Loudoun County Wetlands and Stream Restoration Bank in Loudoun County, Virginia and the purchase of 0.34 wetland credits from the Cedar Run Wetlands and Stream Restoration Bank in Loudoun County, Virginia, or another DEQ approved mitigation bank that is authorized to sell credits to permitted impact site. Stream channel losses shall be compensated through the on-site preservation of 6,248 linear feet of Russell Branch and unnamed tributaries to Russell Branch with 31.55 acres of adjacent riparian buffers, the reforestation of 0.67 acre of riparian buffer, and the allocation of 1,522 stream condition units from the Northern Virginia Stream Restoration Bank in Fairfax County, Virginia. The activity proposed in the permit will affect Russell Branch and unnamed tributaries to Beaverdam Run in the Potomac River watershed. A watershed is the land area drained by a river and its incoming streams. DEQ’s preliminary decision is to approve the permit modification.

**HOW TO COMMENT AND/OR REQUEST A PUBLIC HEARING:** DEQ accepts comments and requests for public hearing by e-mail, fax or postal mail. All comments and requests must be in writing and be received by DEQ during the comment period. Submittals must include the names, mailing addresses and telephone numbers of the commenter/requester and of all persons represented by the commenter/requester. A request for public hearing must also include: 1) The reason why a public hearing is requested. 2) A brief, informal statement regarding the nature and extent of the interest of the requester or of those represented by the requestor, including how and to what extent such interest would be directly and adversely affected by the permit. 3) Specific references, where possible, to terms and conditions of the permit with suggested revisions. A public hearing may be held, including another comment period, if public response is significant, based on individual requests for a public hearing, and there are substantial, disputed issues relevant to the permit.

**CONTACT FOR PUBLIC COMMENTS, DOCUMENT REQUESTS AND ADDITIONAL INFORMATION:** Stephanie Kopf; Northern Regional Office, 13901 Crown Court, Woodbridge, Virginia 22193; Phone: (703) 583-3869; E-mail: Stephanie.Kopf@deq.virginia.gov; Fax: (703) 583-3821. The public may review the draft permit and application at the DEQ office named above.