





Wegmans Distribution Center

Public Information Briefing

July 20, 2020

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TONIGHT'S PROCEEDINGS

- Until 7:00 p. m., DEQ will be available to answer questions about the VWP permit process or the project
 - Webinar attendees may use the chat box to submit questions to be read out loud
- No public comments are received during the Q&A
- During the hearing, public comments will be *received only*
 - Staff will not be responding to comments during the hearing
- Decision will be made at the State Water Control Board meeting on September 24th

VWP PROGRAM REGULATES ACTIVITIES IN STATE SURFACE WATERS

- Alterations to surface waters, which include “all state waters that are not groundwater” (9VAC25-210-10), including wetlands, streams and open water.
- Activities typically regulated under VWP:
 - dredging
 - excavation
 - filling
 - draining

ACTIVITIES *NOT* REGULATED UNDER VWP PROGRAM

- Zoning of property
- Regulating noise pollution
- Resource Protection Areas (RPA)
- Traffic
- Public safety
- Aesthetics

PROPOSED PROJECT'S PURPOSE & NEED

As stated in the application:

The purpose of the project is to construct a “regional grocery distribution center that will (a) serve existing retail locations, (b) relieve transportation burdens from existing supply centers, and (c) provide a base of support to serve future retail locations in the mid-Atlantic region.”

The project is needed to develop a new regional distribution center centrally located to accommodate existing and proposed retail locations in the mid-Atlantic region in a *“logistically responsible and cost-efficient manner.”*

PROPOSED PROJECT PURPOSE

- Distribution Center will include:
 - dry warehouse
 - refrigerated warehouse
 - return center
 - food manufacturing facility
 - offices
 - support facilities
 - stormwater management BMPs
 - parking and staging areas for tractor trailers
 - support buildings for fleet maintenance, dispatch, and site security

PERMIT REVIEW REQUIREMENTS

- ✓ **Conduct avoidance and minimization of surface water impacts to the maximum extent *practicable***
 - ***Practicable* is defined as: available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes”**
- Provide compensation for unavoidable impacts sufficient to achieve no net loss of acreage and functions
- Allow no significant impairment of state waters or fish and wildlife resources

OFFSITE ALTERNATIVES

- Permittee submitted evaluation of 5 sites, including the preferred site, against 14 screening criteria
- Preferred site meets purpose and need of the project and results in the least amount of onsite impacts
- Alternative sites either did not meet purpose and need or had greater estimated surface water impacts
- Determined by staff to be the least environmentally damaging practical alternative

ONSITE AVOIDANCE & MINIMIZATION

- Implementation of best industry practices to reduce needed footprint and meet the project's purpose and need as explained in the application:
 - cross docking
 - L-shaped campus
 - flow Through selection technique
- Other on-site alternatives considered and incorporated during application review:
 - pairing utility crossing with road crossings to reduce impacts
 - installing culvert pipes at road crossings to maintain flows
 - constructing road crossing perpendicularly to surface waters and at the narrowest points feasible
 - designing of roadways, buildings, and stormwater facilities to avoid laterally impacting wetlands, where feasible

ONSITE AVOIDANCE & MINIMIZATION

- Other on-site alternatives considered but determined not practicable
 - reducing building footprint by adding a vertical level
 - reducing parking requirements
- Avoided approximately 11 acres of surface waters on-site

PERMIT REVIEW REQUIREMENTS

- Conduct avoidance and minimization of wetland impacts to the maximum extent *practicable*
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PROPOSED IMPACTS & MITIGATION

Type	Impact	Mitigation Ratio	Required Mitigation Credits
Forested wetlands – Permanent Fill	4.98 acres	2:1	9.96
Forested wetlands – Secondary Impacts	0.91 acre	2:1	1.82
Emergent wetland – Permanent Fill	0.23 acre	1:1	0.23
Total	6.12 acres	--	12.01

PROPOSED MITIGATION

- Purchase required prior to taking impacts
- Letter of Credit Availability from the York River Wetland Mitigation Bank
- State law requires mitigation bank to be in the:
 - same hydrologic unit code as the project site; or
 - adjacent hydrologic unit code in the same river watershed as the project site
- Proposed mitigation bank complies with legal requirements

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STATE & FEDERAL COORDINATION

- Department of Conservation and Recreation
- Department of Game and Inland Fisheries
- Virginia Department of Health
- Virginia Marine Resources Commission
- No objections to the proposed project were received from these agencies

Additionally, federal agency and Virginia Department of Historic Resources coordination being performed through U.S. Army Corps of Engineers permitting process

NEXT STEPS

- Comment Period began: June 20, 2020
- Comment Period ends: August 4, 2020
- Staff assesses public comments received tonight or in writing during the comment period
 - Verbal and written comments are given the same consideration
- Staff prepares a written response to comments
- Staff revises draft permit in light of comments if appropriate

NEXT STEPS

- Staff will present the project to the State Water Control Board (SWCB) and make a recommendation to approve or deny the permit
- Anyone participating by providing written comments or speaking on record tonight may respond to staff's summary when this action is presented to the SWCB
- SWCB Meeting: September 24, 2020
- SWCB will render a final decision on whether to issue the permit, issue the permit with modifications, or deny the permit

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DEQ IS ACCEPTING PUBLIC COMMENT UNTIL AUGUST 4th

By email: Jaime.Robb@deq.Virginia.gov

By USPS or Hand delivered:
4949-A Cox Road, Glen Allen, VA 23060

Project documents including the draft permit, fact sheet, and application are posted at:
<https://www.deq.virginia.gov/Wegmans>

*FOR ASSISTANCE WITH TECHNICAL DIFFICULTIES DURING
THE HEARING, CONTACT:*

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