

CBLAD COMPREHENSIVE PLAN REVIEW

CHECK LIST -- GUIDELINES

PART ONE: BACKGROUND AND PROCESS

1. What documents constitute the locality's Comprehensive Plan? (E.g. a land use plan, utilities plan, a policy plan, etc.)

2. What adopted documents have been submitted for evaluation as the Comprehensive Plan element of the local program to comply with 10.1-2109 and 2.2.C of the Regulations?

3. What additional support documents or technical studies have been submitted for evaluation?

4. Briefly describe the citizen participation element of the locality's planning process:

PART TWO: EVALUATION OF PLAN COMPONENTS AND POLICIES

I. PHYSICAL CONSTRAINTS TO DEVELOPMENT

A. Data Collection and Analysis

1. What available data and mapping resources were used to identify physical constraints to development in the Plan?

2. Has the locality identified the following physical constraints to development in the Plan?

	<u>Yes</u>	<u>No</u>	<u>Not Available</u>	<u>Not Applicable</u>
Flood prone areas	---	---	---	---
Highly erodible soils	---	---	---	---
Highly permeable soils	---	---	---	---
Tidal/nontidal wetlands	---	---	---	---
Other sensitive soils	---	---	---	---
Steep Slopes	---	---	---	---
<i>Hydric soils</i>	---	---	---	---
<i>Seasonally high water table</i>	---	---	---	---
<i>Groundwater recharge areas</i>	---	---	---	---
<i>Significant habitat areas</i>	---	---	---	---
<i>Prime Agricultural lands</i>	---	---	---	---
<i>Other protected lands</i>	---	---	---	---

3. How does the locality classify steep slopes in the Plan?

Documentation:

4. List other locally significant feature(s) identified in the Plan:

5. Has the locality identified areas suitable and unsuitable for development based on an analysis of physical constraints? Yes ___ No ___

Documentation:

B. Plan Formulation and Policy Development

1. Does the Plan include a policy or policies addressing physical constraints to development?

Yes ___ No ___

Documentation:

2. List alternatives considered by the locality in addressing physical constraints to development@:

3. Does the Plan include a policy limiting development in flood prone areas? Yes ___ No ___

Documentation:

4. Does the Plan include an explicit discussion of soil suitability for septic tank use?

Yes ___ No ___

Documentation:

5. Are policies addressing *physical constraints to development* in conflict with other Plan policies or recommendations? Yes ___ No ___

Documentation:

C. Mapping

1. *List Plan maps which display data on physical constraints:*

2. *Has the locality developed a future land use map which reflects physical constraints to development@, including soil limitations? Yes ___ No ___ Not Applicable ___*

Documentation:

D. Implementation

1. Does the Plan identify specific strategies and actions to implement policies addressing *physical constraints to development*? Yes___ No ___

Documentation:

2. *List major strategies:*

3. *Does the Plan identify elements of a future work program to strengthen the locality=s ability to address physical constraints to development@? Yes___ No ___ Not Applicable ___*

Documentation:

4. *List future work program elements:*

II. PROTECTION OF PORTABLE WATER SUPPLY

What is the major source of drinking water for the locality?

- Other jurisdiction or regional authority _____
- Groundwater (wells) _____
- Surface water, impoundments or other water bodies _____

Is the locality experiencing contamination or other types of pollution problems with the water supply? Yes _____ No _____ Unknown _____

Documentation:

A. Data Collection and Analysis

1. What information and resources did the locality have available or use in developing its portable water supply protection policy?

- | | | | |
|-------|------------------------------|-------|------------------------|
| _____ | Ground Water Map of Virginia | _____ | USGS Groundwater Study |
| _____ | SWCB Groundwater Study | _____ | Soil Survey |
| _____ | VirGIS maps | _____ | VDH Information |
| _____ | DRASTIC map | _____ | Other |

2. Has the locality identified its watersheds (hydrologic units)? Yes ___ No ___

Documentation:

3. Has the locality identified primary land uses and water uses within each planning unit or watershed? Yes _____ No _____

4. Has the locality identified and described its groundwater aquifers? Yes ___ No ___

Documentation:

5. Has the locality identified the amount, location, and use of surface water withdrawals?

Yes ___ No ___

Documentation:

6. Has the locality identified the amount, location, and use of groundwater withdrawals?

Yes ___ No ___

Documentation:

4. List alternatives considered by the locality in addressing the protection of groundwater resources:

5. Does the Plan address water conservation? Yes ___ No ___

Documentation:

6. How does the Plan address the interrelationships between water supply protection policies and other policies?

7. Are policies addressing the protection of potable water supply (including groundwater resources, where applicable) in conflict with other Plan policies or recommendations?

Yes ___ No ___

Documentation:

C. Mapping

1. List Plan maps which display data on the protection of potable water supply:

2. Does the Plan include a map or maps depicting watershed boundaries? Yes ___ No ___

Documentation:

3. Has the locality developed a land use map which reflects protection of potable water supply?

Yes ___ No ___

Documentation:

D. Implementation

1. Does the Plan identify specific strategies and actions to to implement policies addressing the protection of potable water supply? Yes ___ No ___

Documentation:

2. List the major strategies:

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3. Does the Plan identify elements of a future work program to strengthen the locality's protection of potable water supply? Yes ___ No ___

Documentation:

4. List future work program elements:

III. SHORELINE EROSION CONTROL

1. Is shoreline (including streambanks) erosion occurring with the locality? Yes___ No___ Unk___

2. If yes, is shoreline erosion identified as an issued in the comprehensive plan? Yes___ No ___

A. Data Collection and Analysis

1. What available data and mapping resources were used to identify shoreline (and/or streambank) erosion problems and control measures in the Plan?

2. Does the Plan designate reaches as shoreline planning units? Yes ___ No ___

3. Does the Plan identify erosion rates for each reach? Yes ___ No ___

4. Has the locality conducted an inventory of the type and location of existing erosion control structures? Yes ___ No ___

Documentation:

5. Has the locality identified areas where erosion is occurring, including where existing structures are failing or improperly located/constructed? Yes ___ No ___

Documentation:

6. Has the locality identified and mapped critically eroding areas? Yes ___ No ___

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Documentation:

7. Does the Plan identify areas where structural controls should be avoided? Yes ___ No ___

Documentation:

B. Plan Formulation and Policy Development

1. Does the Plan include a policy or policies addressing shoreline (and/or streambed) erosion?

Yes ___ No ___

Documentation:

2. List management alternatives to shoreline erosion problems@ considered by the locality:

3. Do the policies address potential conflicts from existing and proposed land use (e.g., inappropriate land uses in areas with critically eroding shorelines)? Yes ___ No ___

Documentation:

4. Do the local policies steer development away from areas with critically eroding shorelines?

Yes ___ No ___

Documentation:

5. Does the Plan and/or local policies delineate areas where structural controls may not be used? Yes _____ No _____

Documentation:

6. Are policies addressing shoreline erosion in conflict with other Plan policies or recommendations? Yes ___ No ___

Documentation:

C. Mapping

1. List Plan maps which display data on shoreline erosion.

2. Does the Plan include a map or maps depicting shoreline erosion by reach? Yes ___ No ___
Documentation:

3. Does the Plan include a map or maps depicting critically eroding areas? Yes ___ No ___
Documentation:

4. Has the locality developed a future land use map which reflects shoreline erosion factors?
Yes _____ No _____
Documentation:

D .Implementation

**1. Does the Plan identify specific strategies and actions to implement policies addressing
Ashoreline erosion problems@? Yes ___ No ___**
Documentation:

2. List major strategies:

3. Does the Plan identify elements of a future work program to strengthen the identification and
prevention of Ashoreline erosion@ in the locality? Yes ___ No ___
Documentation:

4. List future work program elements:

IV. PUBLIC AND PRIVATE ACCESS TO WATERFRONT AREAS

A. Data Collection and Analysis

1. What available data and mapping resources were used in developing policies addressing public and private access@ and the effect on water quality?

2. Does the Plan=s environmental inventory include the following sensitive marine areas?

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>	
Shellfish grounds	---	---	---	---
SAV	---	---	---	---
Fish breeding areas	---	---	---	---

3. Has the locality examined physical and oceanographic characteristics? Yes ___ No ___
Documentation:

4. Does this examination include:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>	<u>Not Available</u>
Shoreline features	---	---	---	---
Bathmetry	---	---	---	---
Flushing characteristics	---	---	---	---
Dredging frequency	---	---	---	---

5. Does the Plan identify existing public and private access areas? Yes ___ No ___

(Examples include: parks, recreation facilities, greenways, open space areas, conservation and wildlife habitat areas, etc)

Documentation:

6. Does the Plan (or other supporting documents) identify and map the location of all existing boat-related facilities (marinas, docks, and piers)? Yes ___ No ___

Documentation:

7. Has the locality examined the following data relating to these facilities?

	<u>Yes</u>	<u>No</u>	<u>Not Available</u>	<u>Not Applicable</u>
Pump-out facilities	---	---	---	---
Bathroom facilities	---	---	---	---
Infrastructure service	---	---	---	---

8. Has the locality identified all commercial and recreational fisheries resources? Yes ___ No ___

Documentation:

9. Does the Plan include projections for current and future demand for public and private access areas? Yes ___ No ___

Documentation:

10. Does the locality use VMRC's Siting Criteria in its planning process to identify appropriate locations for marinas and community piers? Yes ___ No ___

Documentation:

11. Are potential (future) public and private access areas for the locality identified? Yes__ No_

Documentation:

12. Was the Chesapeake Bay Area Public Access Plan (1991) used in this process? Yes__ No__

Documentation:

13. Has the locality addressed the potential impacts from the following uses on water quality:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
Public and private access ___	___	___	___
Boat-related facilities	___	___	___
Commercial/Rec fisheries	___	___	___

B. Plan Formulation and Policy Development

1. Does the Plan include a policy or policies addressing public and private access to waterfront areas and the effect on water quality? Yes ___ No ___

Documentation:

2. List alternatives considered by the locality in addressing access to waterfront areas and the effect on water quality@:

3. Are policies addressing public and private access to waterfront areas@ in conflict with other

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Plan policies or recommendations? Yes ___ No ___

Documentation:

4. Does the Plan include a policy or policies addressing the appropriate siting of marinas and effect on water quality@? Yes ___ No ___

Documentation:

5. In addressing the density of docks and piers, does the Plan include a policy or policies on the appropriate siting for these facilities and the effect on water quality? Yes ___ No ___

Documentation:

6. *List alternatives considered by the locality in addressing the appropriate density of docks and piers and the effect on water quality@:*

7. Does the Plan include a policy or policies addressing the relationship of land use to commercial and recreational fisheries? Yes ___ No ___

Documentation:

8. *List alternatives considered by the locality in addressing relationship of land uses to commercial and recreational fisheries:*

C. Mapping

1. *List Plan maps which display data on public and private access for waterfront areas, appropriate locations and densities for marinas and community piers, and the relationship of land use to commercial and recreational fisheries:*

2. *Does the Plan include map(s) depicting potential access sites? Yes ___ No ___*

Documentation:

3. *Does the Plan include map(s) depicting appropriate locations for marina and/or community piers? Yes ___ No ___*

Documentation:

D. Implementation

1. Does the Plan identify specific strategies and actions to address water protection in the siting and development of public and private access@? Yes ___ No ___

Documentation:

2. List major strategies:

3. Does the Plan identify elements of work programs to strengthen the public and private access to local waterfront areas@? Yes ___ No ___

Documentation:

4. List future work program elements:

5. Does the Plan include specific strategies and actions to ensure water quality protection in the development of marinas, docks and piers? Yes __ No __

Documentation:

6. Does the Plan identify strategies and actions to implement policies addressing the appropriate density of docks and piers? Yes ___ No ___

Documentation:

7. List the major strategies:

8. Does the Plan identify elements of a future work program to develop plan policies or strengthen the existing policies on the appropriate density of docks and piers? Yes __ No __

Documentation:

9. List future work program elements:

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REDEVELOPMENT OF INTENSELY DEVELOPED AREAS (IDA)
AND
OTHER AREAS TARGETED FOR REDEVELOPMENT

A. Data Collection and Analysis

1. *What available data and mapping resources were used to identify potential water quality improvements through the redevelopment Intensely Developed Areas (IDAs) and other areas targeted for redevelopment?*

2. **Has the locality identified existing pollution sources?** Yes ___ No ___

Documentation:

3. **Has the locality assessed the following potential water quality problems in each redevelopment area?**

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
Improperly maintained BMPs	___	___	___
Antiquated sewer lines	___	___	___
Underground storage tanks	___	___	___
Dilapidated bulkheads or other shoreline structures	___	___	___
Other	___	___	___

Documentation:

B. Plan Formulation and Policy Development

1. **Does the Plan include a policy or policies addressing existing pollution sources?** Y__ N__

Documentation:

2. **Does the Plan include a policy or policies addressing potential water quality improvement through the redevelopment of IDAs and/or other areas targeted for redevelopment?**

Yes ___ No ___

Documentation:

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3. *List water quality improvement alternatives:*

4. Are policies addressing water quality improvement through the redevelopment of IDAs in conflict with other Plan policies or recommendations? Yes ___ No ___

Documentation:

5. Does the Plan include a policy or policies to re-establish the buffer area in IDAs over time? Yes ___ No ___

Documentation:

6. *List buffer re-establishment alternatives:*

7. Are policies to re-establish the buffer area over time in the conflict with other Plan policies or recommendations? Yes ___ No ___

Documentation:

C. Mapping

1. *Has the locality developed a map or maps identifying future redevelopment areas: Y__ N__*

Documentation:

2. *List Plan maps which display data on potential water quality improvement through redevelopment of IDAs and other areas targeted for redevelopment:*

3. *Has the locality developed specific planning area (or sector) maps which depict Plan recommendations relate to the re-establishment of the buffer area over time? Yes ___ No ___*

Documentation:

D. Implementation

1. Does the Plan identify specific strategies and actions to implement policies addressing existing pollution sources? Yes ___ No ___

Documentation:

2. *List major strategies:*

3. Does the Plan identify specific strategies and actions to implement policies addressing water quality improvement through redevelopment of IDAs and other areas targeted for redevelopment? Yes ___ No ___

Documentation:

4. *List major strategies:*

5. *Does the Plan identify elements of a future work program to strengthen the locality's ability to improve water quality through the redevelopment of intensely developed areas? Yes__ No__*

Documentation:

6. *List future work program elements:*

PART THREE - - ASSESSMENT AND CRITIQUE

A. Adequacy of information base

1. In an overall sense, is the information base used to develop the Plan adequate? Yes__ No__

Comments:

2. Indicate whether data collected for each policy area is adequate:

	<u>Adequate</u>	<u>Not Adequate</u>	<u>Not Applicable</u>
Physical constraints	___	___	___
Soil suitability for septic tanks	___	___	___
Potable water supply	___	___	___

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4. the relationship of land use to commercial and recreational fisheries, Yes ___ No ___
 Recommendations:

5. the scope and importance of appropriate density of docks and piers Yes ___ No ___
 Recommendations:

6. the scope and importance of public and private access to waterfront areas and the effect on water quality, Yes ___ No ___
 Recommendations:

7. the scope of existing pollution sources and the effect on water quality, Yes ___ No ___
 Recommendations

8. the scope and importance of potential water quality improvement through redevelopment of intensely developed areas, Yes ___ No ___
 Recommendations:

9. Indicate whether the policy discussion in each of the following areas is adequate:

	<u>Adequate</u>	<u>Not Adequate</u>	<u>Not Applicable</u>
Physical constraints	___	___	___
Soil suitability for septic tanks	___	___	___
Potable water supply	___	___	___
Shoreline erosion	___	___	___
Relationship of LU to fisheries	___	___	___
Densities of docks and piers	___	___	___
Public/private access	___	___	___
Existing pollution sources	___	___	___
WQ Improvement thru redeve	___	___	___

Recommendations:

10. Within the Plan's policy discussion, has the locality addressed consistency between the Plan and all adopted land use, public services ordinances and policies, and capital improvement programs?

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Yes ___ No ___
 Recommendations:

C. Mapping

1. Indicate whether mapping for each policy area is adequate:

	<u>Adequate</u>	<u>Not Adequate</u>	<u>Not Applicable</u>
Physical constraints	---	---	---
Soil suitability for septic tanks	---	---	---
Potable water supply	---	---	---
Shoreline erosion	---	---	---
Relationship of LU to fisheries	---	---	---
Densities of docks and piers	---	---	---
Public/private access	---	---	---
Existing pollution sources	---	---	---
WQ Improvement thru redeve	---	---	---

Recommendations:

D. Implementation

1. Does the Plan generally identify implementing measures including specific objectives and a time frame for accomplishment? Yes ___ No ___

Comments:

2. Indicate whether the Plan sets for these provisions for each of the following policy areas: (Yes/No)

<u>Frame</u>	<u>Implementing Measures</u>	<u>Specific Objectives</u>	<u>Reasonable Time</u>
Physical constraints	---	---	---
Soil suitability for septic tanks	---	---	---
Potable water supply	---	---	---
Shoreline erosion	---	---	---
Relationship of LU to fisheries	---	---	---
Densities of docks and piers	---	---	---
Public/private access	---	---	---
Existing pollution sources	---	---	---

WQ Improvement thru redeve ____ ____ ____

Recommendations:

=====

Reviewer: _____ Date: _____

Reviewer: _____ Date: _____

Recommendation:

- Consistent
- Consistent with conditions
- Provisionally consistency (attach) recommendations
- Inconsistent (attach recommendations)

Other comments: