

Table of EQAC Recommendations Generally from the Scorecard that EQAC Recommends be Incorporated into the Environmental Policy within the Comprehensive Plan Update

DPD General Note: [Where applicable, below is a summary of current policies within the Environment element of the Comprehensive Plan Policy Plan, which apply to entitlement applications only \(rezonings, special permits, and special exceptions\).](#)

Recommendation/Focus Area	Board Action	EQAC Lead	Existing Policy Guidance from the <a href="#">Environment Element</a> of the Policy Plan	DPD Response and/or Request for Additional Feedback
<p><i>Recommendation: 1LU-2019.3</i></p> <p><b>Improve Policy Plan language to prioritize protection of fragile lands and enhance environmental benefits of redevelopment</b></p>	<p>The Board has been looking for ways to do more to preserve trees</p>	<p>George Lamb</p>	<p><a href="#">Stream Valleys</a>: Water quality is discussed in <b>Objective 2</b> where the use of BMPs and LIDs is encouraged, along with reducing the use of fertilizers and the amount of impervious surfaces. This Objective also introduces the goal of preserving Environmental Quality Corridor (EQCs) and those areas providing buffers to streams, along with minimizing impacts to the RPAs. <b>Objective 3</b> speaks to ensuring new development and redevelopment complies with the Chesapeake Bay Preservation Ordinance. This includes minimizing or supporting no encroachments into these areas which provide a buffer to perennial streams. <b>Objective 7</b> does not support new residential structures within flood hazard impact areas, which helps protect these sensitive areas. <b>Objective 9</b> encourages the protection and restoration of EQCs as a function of providing wildlife movement and conservation of biodiversity. Objective 9 also identifies the other benefits of</p>	<p>Stream valleys (to include RPAs and floodplains), stands of mature trees and, wetlands are some of the most sensitive lands in the County.</p> <p>DPD would like to discuss specific recommendations you may have to enhance existing Plan guidance.</p>

			<p>preserving and protecting EQCs for overall habitat quality, stream protection, and pollution reduction benefits.</p> <p>Also, <b>Objective 11</b> also discusses how the preservation of open space is tool for preserving natural areas and wildlife habitats.</p> <p><u>Mature Trees</u> – <b>Objective 1</b> highlights the need for tree preservation to improve air quality, which include: adding and preserving as many trees as possible on a site, placing trees for shade benefits throughout a site, near parking areas, and along street edges, using native landscaping techniques to minimize the need for mowing and pesticides, and planting native trees. Wooded areas are discussed in <b>Objective 2</b> as the preservation of trees and steep slopes along stream valleys. <b>Objective 10</b> is entirely devoted to tree cover restoration and preservation, with policies that encourage tree preservation, use of conservation easements for mature wooded areas, and new tree planting where feasible.</p> <p><u>Wetlands</u>: <b>Objective 2</b> discusses how BMPs should be uses in developments to recharge groundwater and reduce pollution flowing into wetlands. Wetlands are listed as a feature within RPAs and that RPAs should be prohibited from development. Tidal wetlands are discussed extensively in <b>Objective 3</b> and</p>	
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			<p><b>Appendix 1</b> with a focus of using nature-based solutions to stabilize tidal shoreline features from erosion. In the discussion of EQCs in <b>Objective 9</b>, wetlands are identified as a feature that should be protected and restored for habitat quality purposes.</p>	
<p><i>Recommendation: 1LU-2021.4</i></p> <p><b>Adopt Comprehensive Plan and zoning regulations to encourage private sector Green Building standards</b></p>	<p>The Board has sought to get improved building standards through legislation.</p>	<p>George Lamb</p>	<p><b>Objective 13</b> encourages the design and construction of new buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants. Applications should apply energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. Current policies in the Environment Element encourage green building certifications (LEED or the equivalent) for all residential development. Current policies also encourage green building certifications (LEED or the equivalent) for non-residential development in the Tysons Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development. Public-private partnerships are recommended to meet the sustainable development policies for capital projects identified in the BOS Sustainable Development Policy.</p>	<p>DPD would like to discuss specific recommendations you may have to enhance existing Plan guidance.</p> <p>Please note: Virginia Code does not authorize the County to regulate energy efficiency or to require the use of renewable energy directly through the Zoning Ordinance.</p>

<p><i>Recommendation:</i> 2TRANS-2021.1</p> <p><b>Develop a formal plan to increase light-duty electric vehicle (EV) registrations to at least 15% of total registrations by 2030.</b></p>		Richard Weisman	<p><b>Objective 13, policy g</b> encourages provision of or readiness for charging stations and related infrastructure for electric vehicles (EV) within new development proposals.</p>	<p>DPD would like to discuss specific recommendations you may have to enhance existing Plan guidance.</p>
<p><i>Recommendation:</i> 2TRANS-2023.1</p> <p><b>Provide the resources and funding needed to complete and implement the ActiveFairfax Transportation Plan in a timely manner, including providing a staff position for the Safe Streets for All Program.</b></p>	The county is in the process of seeking comment	Richard Weisman	<p>The following policies provide guidance on reducing car-dependency to promote a healthier environment:  <b>Objective 1, policies a and b</b> promote land use patterns (e.g. mixed-use) and transportation facilities and strategies (e.g. public transportation; trails, bike-lanes, etc.)  <b>Objective 13, policy e</b> encourages non-motorized transportation, provision of showers, provision of bike lockers.</p>	<p>The Active Fairfax Transportation Plan and Safe Streets for All Program are administered through FCDOT. As part of the Policy Plan amendment, FCDOT staff are using these programs to inform potential Policy amendments to the Transportation element of the Policy Plan.</p> <p>DPD would like to discuss specific recommendations you may have from Active Fairfax or Safe Streets for All that could enhance existing Plan guidance.</p>
<p><i>Recommendation:</i> 2TRANS-2024.1.</p> <p><b>Provide an action plan with proposed budgets for implementing the JET recommendations to replace the county connector diesel bus fleet with EVs by 2030, transition non-bus</b></p>		Richard Weisman		<p>JET is administered by OEEC. DPD would like to discuss specific recommendations you may have from JET that could be included as Policy guidance.</p>

county vehicles to EVs by 2035, and develop the necessary charging infrastructure and EV maintenance capability.				
<i>Recommendation:</i> <i>Water (not in scorecard)-</i> <i>Waivers and Exceptions</i> <b>Waivers and Exceptions need to be sensitive to environmental impacts on the environment</b>		Stella Koch		Please provide more clarification on which waivers and exceptions this is in reference to for further discussion.
<i>Recommendation: 3A-W-2024.1</i> <b>Continue and enhance the protection of the Occoquan Reservoir by developing a plan for managing threats such as PFAS and sodium. Fund monitoring and modeling of emerging contaminants such as PFAS and of the rising sodium levels in the Occoquan Reservoir. This effort should include an inventory of present and proposed</b>		Stella Koch, Ken Lanfear, Clyde Wilber	<b>Objective 2, policy i</b> promotes monitoring of Fairfax County's surface and groundwater resources. <b>Objective 2, policy m</b> supports watershed management planning and consideration of watershed management plans in making land use decisions.	When the Zoning Ordinance amendment was approved in September 2024 related to data centers, the Board passed a follow-on motion asking staff to: “ <i>consider additional guidelines within the Land Use and Environment Elements of the Policy Plan to address land use and environmental issues related to data centers, including water demand, water quality, air quality, noise, and other topics in conjunction with the ongoing Policy Plan update.</i> ” This effort is underway as part of this Policy Plan amendment.  The work of monitoring water quality and watershed planning is administered by DPWES. DPD would like to discuss specific recommendations you may

<p><b>pollution sources, such as data centers and other industrial facilities.</b></p>				<p>have that could enhance existing Plan guidance.</p>
<p><i>Recommendation 3A-W-2024.3</i>  <b>If large data centers are approved with evaporative cooling, approval conditions must consider (1) Possible water cutoff during periods of drought; (2) Use of recycled wastewater where feasible; and (3) No return of any “blowdown” to the Occoquan Reservoir.</b></p>		<p>Stella Koch, Ken Lanfear, Clyde Wilber</p>		<p>Please provide more information in regard to what is meant by “approval conditions”.</p> <p>Please note: Water discharge from a cooling tower requires permitting, whether it is connected to the wastewater system or the stormwater system. If a cooling tower discharges to the stormwater system, permitting is required by VDEQ, with effluent limits established for certain pollutants. The stormwater discharge permit also requires ongoing effluent monitoring and reporting to ensure compliance with established pollutant limits. Due to stringent stormwater quality standards, data centers typically elect to discharge to the wastewater system. Discharge to this system requires review in conjunction with the plumbing permit, with limits on constituents established for the protection of the receiving treatment plant and the water body receiving its treated discharge.</p> <p>Staff is considering additional guidelines within the Land Use and Environment Elements of the Policy Plan to address land use and environmental issues related to data centers, including water demand, water quality, air quality, noise, and other</p>

				<p>topics in conjunction with the ongoing Policy Plan update. This effort is underway as part of this Policy Plan amendment. DPD would like to discuss specific recommendations you may have that could be included as Policy guidance.</p>
<p><i>Recommendation:</i> 4WM-2024.2 <b>Fund the Zero Waste Plans.</b></p>	<p>Plans have yet to be adopted but collection sites are a real possibility</p>	<p>Clyde Wilber</p>		<p>The Zero Waste Plan is administered by DPWES. DPD would like to discuss specific recommendations you may have from the Zero Waste Plan that could be included as Policy guidance.</p>
<p><i>Recommendation:</i> 5PER-2021.4 <b>Strengthen authority to address management of invasive species throughout the county</b></p>		<p>Renee Grebe</p>	<p><b>Objective 1, policy c</b> highlights planting native trees, shrubs, and other vegetation to minimize the need for mowing and other maintenance activities for air quality purposes. <b>Objective 9</b> encourages native vegetation and the removal of non-native invasive vegetation within EQCs.</p>	<p>Subsection 5108.2.B(2) of the County's Zoning Ordinance includes the following information: <i>"Preference should be given to native species, and environmentally tolerant species where appropriate for site conditions, as identified in the Public Facilities Manual."</i></p> <p>LDS administers county code chapters for Erosion and Sedimentation Control (Chapter 104), Chesapeake Bay Preservation Ordinance (Chapter 118) Vegetation (Chapter 119), and Tree Conservation Ordinance (Chapter 122). DPD would like to discuss specific recommendations you may have that could enhance existing Plan guidance.</p>

<p><i>Recommendation:</i> 5PER-2023.1 <b>Ensure equitable investment in ecological restorations and corridors</b></p>		Renee Grebe		<p>Please provide additional clarification in regard to the intent of this comment, as it may relate to the following existing policies referenced for <b>Objectives 9 and 11</b> for “prioritize protection of fragile lands and enhance environmental benefits.”</p>
<p><i>Recommendation:</i> 5PER-2023.2 <b>Invest in Authentic Community Connections to Achieve a Healthy, Equitable Tree Canopy</b></p>		Renee Grebe		<p>Please provide additional clarification in regard to the intent of this comment, as it may relate to the following existing policies referenced for <b>Objectives 1, 2 and 10</b> for “prioritize protection of fragile lands and enhance environmental benefits.”</p>
<p><i>Recommendation:</i> 6CE2022.2 <b>Adopt a Climate Plan for public consumption that shows how CECAP, Resilient Fairfax and other climate related efforts, such as VCEA, are being implemented and the progress being made towards achieving goals.</b></p>	CECAP and Resilient Fairfax are adopted	Larry Zaragoza, Ken Gubin, Eric Goplerud		<p>CECAP and Resilient Fairfax are administered by OEEC. DPD would like to discuss specific recommendations you may have from CECAP and Resilient Fairfax that could be included as Policy guidance.</p>
<p><i>Recommendation:</i> 6CE-2021.5 <b>Plan and implement an EV charging network so that residents of buildings without EV</b></p>		Larry Zaragoza, Ken Gubin, Eric Goplerud	<p>For entitlement applications (rezonings, special permits, and special exceptions), the county recommends at a minimum 2% of parking spaces to be developed with EV charging stations and related infrastructure, per <b>Objective 13</b>. Through this objective, staff also recommends parking garages</p>	<p>DPD would like to discuss specific recommendations you may have to enhance existing Plan guidance.</p>



<b><i>charging and travelers will have options for charging their EV's.</i></b>			for multifamily or non-residential buildings be fully wired to support additional EV charging stations in the future.	
<b><i>Recommendation: 6CE2023.1 Collect energy consumption information on current and planned data centers in the county and determine the extent to which data centers obtain green energy in order meet the county's carbon neutrality targets.</i></b>		Larry Zaragoza, Ken Gubin, Eric Goplerud		<p>DPD staff will be reviewing the data center energy efficiency topic during the Policy Plan Amendment.</p> <p>Please note: Virginia Code does not authorize the County to regulate energy efficiency or to require the use of renewable energy directly through the Zoning Ordinance. The Zoning Ordinance currently requires SE approval for an increase in FAR, and that process provides for consideration of Comprehensive Plan policies, which include energy efficiency and use of renewables. Only entitlement applications would be required to follow guidelines in the Comprehensive Plan policies.</p> <p>The new building code standards that apply to data centers provide comprehensive guidelines for optimizing energy efficiency, indoor air quality, and sustainable building design. For projects undergoing rezoning or SE review, LEED certification is recommended, and commitments are typically obtained. LEED certification addresses energy efficiency and incorporates additional sustainability and design principles.</p> <p>DPD would like to discuss specific recommendations you may have that</p>

				could be included as Policy guidance.
<i>Recommendation: 6CE-2021.3</i> <b>Implement major Community Engagement and Educational campaign on the actions that businesses and residents can do to reduce GHG emissions</b>	The Board supports outreach and information on what people can do to reduce GHG	Larry Zaragoza, Ken Gubin, Eric Goplerud		CECAP and Resilient Fairfax are administered by OEEC. DPD would like to discuss specific recommendations you may have from CECAP and Resilient Fairfax that could be included as Policy guidance.