

ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

2012 CZMP Staff Review Comments

Issue No. 2-031

_____ This Department has no comments on the proposed zoning reclassification.

_____ The proposed zoning reclassification is consistent with the goals, policies, and programs of this Department.

X_____ The proposed zoning reclassification raises certain environmental concerns but is generally consistent with the goals, policies, and programs of this Department (see comments below).

_____ The proposed zoning reclassification raises substantial environmental concerns which are not consistent with the goals, policies, or programs of this Department (see comments below).

Notice: Please be advised that any land development activity (clearing, grading, or construction) at the above-referenced site must comply with all environmental requirements in effect at the time of such development activity.

Comments:

This 231.97-acre area is the recent Chestnut Ridge Country Club site. According to the zoning reclassification petition, the club is closed, so the appropriateness of the RC-5 zoning is being evaluated. This large property contains priority forest, steep forested stream valley slopes, and headwaters of Dipping Pond Run, a Use III Cold Water Fisheries (trout) stream that is tributary to the upper Jones Falls. The sensitivity of these resources needs to be factored into any reclassification decision to avoid resource degradation.

First and second order tributaries to Dipping Pond Run originate on the western and southern portion of this site. The western portion of the site and the buffers around the streams are forested. The balance of the site is the golf course. Both Brook trout and Brown trout have been found in Dipping Pond Run downstream of this site. Trout communities, particularly brook trout, are sensitive to the amount of impervious surfaces within their drainage area due to increased stream temperature, pollutant concentrations, and flow volume associated with increased runoff from impervious areas.

A zoning classification that would allow less density on this site would reduce potential impacts to the aquatic community and trout resources downstream, and reduce pollutant loads from future development. Pollutant load reductions would contribute to achieving the nutrient and sediment reductions needed for the Chesapeake Bay TMDL.

Approved: _____

Vincent J. Gardina
Vincent J. Gardina, Director

Date: _____

2/16/12