***Potential Compensatory Mitigation Additional Information Request Items to Applicant if Proposal to Use Secondary GSA credits is incomplete. (See subsection 3.6.2.4 of Chapter 3)***

1. Please be aware that in accordance with § 62.1-44.15:23 in the Code of Virginia, when primary Geographic Service Area (GSA) credits are not available, the purchase of Secondary GSA Bank credits is allowed provided that Secondary GSA credits are purchased at three times the wetland credit requirement or two times the stream credit requirement.

1. Additionally, for projects classified as a subdivision, residential, business, commercial, institutional, industrial (including power substations) project, or a mixed-use project of any of the previous type, authorization to use Secondary GSA credits requires the applicant to submit a Tree Preservation and Replacement Plan with credit proof of purchase in accordance with § 62.1-44.15:23 (C)(2) of the Code of Virginia certified by a licensed professional engineer, surveyor, or landscape architect for the planting, preservation, or replacement of trees on the development site to achieve the below minimum tree canopy coverage percentage 20 years post-development:
   1. [Select one of below]:
      * Ten percent tree canopy coverage for a site zoned for business, commercial, or industrial use;
      * Ten percent tree canopy coverage for a residential site zoned for 20 or more units per acre;
      * Fifteen percent tree canopy coverage for a residential site zoned for more than eight but fewer than 20 units per acre;
      * Twenty percent tree canopy coverage for a residential site zoned for more than four but not more than eight units per acre;
      * Twenty-five percent tree canopy coverage for a residential site zoned for more than two but not more than four units per acre; and
      * Thirty percent tree canopy coverage for a residential site zoned for two or fewer units per acre.
      * For a mixed-use development, the tree canopy coverage percentage required pursuant to this subdivision shall be that which is applicable to the predominant use.

*NOTE: Transportation and utility line projects are not required to submit a Tree Preservation and Replacement Plan, but may still use a Secondary GSA*

* 1. Tree replacement or planting areas should include a planting plan with tree canopy coverage projections that follow accepted landscaping calculations for tree canopy based on the species, size, and age of planted stock. Consideration may be given for existing native or non-invasive species, where possible.
  2. Tree preservation areas should include a graphic map depicting the site plan as well as all proposed tree preservation areas onsite. Acceptable tree preservation areas may include but are not limited to existing forested wetlands, RPAs, major or minor floodplains, riparian buffers, proposed open space or common areas, or other existing forested areas, unless excluded by the locality.
  3. Plans required as a result of the adoption of Code of Virginia § 15.2-961 or § 15.2-961.1 by local governments for the replacement or conservation of trees during development may satisfy the Tree Planting and Preservation Plan requirements associated with the use of Secondary GSA credits.