

## James River Water Project FAQs

*A collaboration between the Counties of Fluvanna and Louisa to support our long-term water needs.*

FAQ	Facts
1. Why is the pipeline being built?	<i>The pipeline is being constructed to supply Fluvanna and Louisa Counties with a projected 50 year water need as identified in their respective Long Range Water Supply Plans mandated by the Virginia Department of Environmental Quality. A sustainable and plentiful water supply is a key driver for economic development. Each County's vision for economic development differs in many respects; however, a quality surface water source remains the catalyst for implementing their respective plans.</i>
2. Where will the pipeline go? And how was the route of the pipeline chosen?	<i>The pipeline will originate with an intake structure at the James River near the Town of Columbia. The raw water line is planned to run primarily within existing CVEC electric line easements from the James River to a new Water Treatment Plant located in Louisa County near Ferncliff.</i>
3. Who "owns" the line, the two Counties or some other public body?	<i>The James River Water Authority will own all infrastructure from the river intake up to Route 6. From Route 6 north, all infrastructure will be owned by the County of Louisa.</i>
4. What's meant by "raw water line" and "drinking water line"? What's the difference?	<i>"Raw Water" is the untreated river water that, in this case, will be delivered to a facility for treatment, located at Ferncliff. Raw water is considered "non-potable" water that cannot be used for domestic consumption.  "Drinking Water" is the treated water that will be delivered to the end user for domestic consumption.</i>
5. Where will the "finished" or drinking water pipes be located?	<i>Finished or drinking water will be treated in Louisa County and the distribution pipes will be located primarily along the Rt. 250 corridor.</i>
6. When will the construction begin? And how long will it take?	<i>Construction is planned to begin in the summer of 2016, with an anticipated completion date of 2018.</i>
7. Will the project require the use of private property or easements on private property?	<i>Yes. Once the final route of the pipeline has been identified, the James River Water Authority and Louisa County Water Authority will contact those owners of specific parcels across which the pipeline will travel to initiate the easement acquisition process. These easements are agreements between the property owner and the Authorities that allow the Authority access to the property for construction and maintenance of the pipeline.</i>

<p>8. Who may connect to the “raw water” line in the future?</p>	<p><i>The raw water line is for the benefit of the two counties. Therefore, Fluvanna and Louisa Counties will control who, when, and where any connections may be made to the raw water line.</i></p> <p><i>Current plans call for one connection for each county to the JRWA portion of the project, and one additional future connection for Fluvanna County along the Louisa-owned portion of the pipeline. The specific location of the future connection will be decided by Fluvanna County.</i></p> <p><i>In addition, there will be fire hydrants located at key access points along the entire length of the water pipeline from the James River to Ferncliff. This will improve firefighting support in the eastern part of Fluvanna.</i></p>
<p>9. How much will the project cost?</p>	<p><i>The total estimated project costs range from \$40 to \$45 million. The JRWA portion of the project is estimated to cost \$7 to \$9 million.</i></p>
<p>10. How much of the cost will belong to each County?</p>	<p><i>Fluvanna County will be responsible for 50% of the Capital Costs associated with the small portion of the Project belonging to the JRWA.</i></p> <p><i>Louisa County will be responsible for the remaining 50% of the capital costs associated with the JRWA portion of the project and all other costs associated with infrastructure north of Route 6.</i></p>
<p>11. Construction costs will have to be financed. Who is responsible for paying the debt?</p>	<p><i>Long-term financing will be needed, and it is anticipated that 30-year bonds will be used (“issued”). Financing for the JRWA project will be borne equally by Louisa and Fluvanna Counties. Louisa County will separately finance the remainder of the project.</i></p>
<p>12. I heard that the pipeline would draw so much water from the James River that the local eco-systems will change. Is that true?</p>	<p><i>This is not true. Numerous Federal and State agencies have reviewed the permit specification and must approve the final plans prior to construction.</i></p>

**Questions #13-31 from the Public at the Planning Commission Public Hearings for SUPs 15:06 and 15:08 on Sep 23, 2015**

FAQ	Facts
<p>13. Additional SUP Condition recommended to consider historic setting and minimize impact.</p>	<p><i>Project requirements include approvals from many Federal and State government agencies, including the Virginia Department of Historic Resources (DHR). The project team will work within any required constraints or restrictions, and every reasonable precaution will be taken to preserve the historic resources that may be in the project area. The site of the historic Point of Fork Arsenal is ~1 ½ miles from the pumping station and the pipeline does not approach the arsenal site at all.</i></p>

14. Will this project impact taxes?	<i>The County's Comprehensive Plan targets the attraction of business development in our Zion's Crossroads Community Planning Area in order to help alleviate the tax burden on residential property owners. Without water availability that will not be able to happen.</i>
15. Why are the acreage amounts so large in the Public Hearing notice if the project is primarily using existing easements and a small intake facility?	<i>The County includes the acreage of an entire parcel when advertising for public hearings for zoning proposals. The Columbia and Fork Union District contain many large rural parcels. The actual project size is much smaller, but the advertisement reflects the acreage of the entire affected parcel, not just the affected portion.</i>
16. Will water line hook-ups be mandatory?	<i>This is a raw water line. This is not treated water. There will be no requirement to connect along the pipeline area.</i>
17. Where will the new water treatment plant be located?	<i>The water treatment plant will be located in Louisa County and the distribution pipes will primarily be along the Route 250 Corridor.</i>
18. Are there water restrictions in the permit?	<i>Yes. The total amount of withdrawal, and the rate of withdrawal from the James River, will be limited by the conditions of the withdrawal permit issued by the Virginia Department of Environmental Quality.</i>
19. A hundred others will want to hook up.	<i>This is a proposed raw water pipeline, and will not be available for commercial or residential connections. Fluvanna County is in the process of developing a Master Water Plan that will help plan where a public drinking water system needs to go in the future.</i>
20. What is the depth of the proposed hole in river?	<i>A hole is not being proposed. A portion of the river bottom will be excavated and an intake structure will sit above the bottom of the river approximately a foot and a half in height.</i>
21. Will dynamite be used?	<i>Field conditions will dictate the necessity for blasting any area of the project, but no blasting is planned at this time.</i>
22. What is being done to mitigate noise?	<i>The pumps are all going to be located inside an insulated structure. The generator will be enclosed as well. The facilities proposed in the project will have to meet all County Code requirements related to noise. At a minimum, the plant will have to meet Fluvanna County Code requirements for sound abatement (60/55 decibels).</i>
23. What is the size of intake structure?	<i>The proposed intake structure will be approximately 48' x 18', and will be entirely below the water surface in the River. The proposed pump station structure is a single-story building, with dimensions approximately 40 ft X 60 ft. The necessity for flood protection dictates that the floor of the pump station building be elevated +/-16' above ground level, which will result in the peak of the roof on the building being between 32' and 35' above the ground surface.</i>

24. Will work be done on weekends?	<i>All construction activity for the waterline shall only occur Monday through Saturday, 7am to 5pm, unless special conditions or circumstances exist. Any roadway work will have to meet VDOT standards.</i>
25. Something like this has not been done before.	<i>Projects of this scope are rare in Fluvanna County, but there have been multiple large utility projects over the past several decades throughout the Commonwealth. This is not an unusual public infrastructure project in size, scope, or purpose.</i>
26. Been working on this in public meetings since 2012	<i>There have been numerous public meetings in a variety of settings since 2012 regarding all aspects of this project.</i>
27. The need has been studied for 2 decades.	<i>The project and alternate routes have been thoroughly discussed and reviewed over the years.</i>
28. Environmental Concerns - Recommend additional SUP Conditions that need to be enforced: No pesticides, safeguard streams, no heavy equipment through stream, allow easement opt-in/opt-out, etc.	<i>The project and its construction are strictly regulated by the parameters required by the Virginia Department of Conservation and Recreation, Virginia Department of Environmental Quality, the Environmental Protection Agency, the Virginia Marine Resources Commission, and the Virginia Department of Game and Inland Fisheries. The use of pesticides in specific locations of the easements can be negotiated during the easement acquisition process.</i>
29. Why pump water to Louisa and then pay Louisa to buy our water?	<i>The County is not buying water from Louisa. Half of the water being piped from the James River will be Louisa's and half will be Fluvanna's per the terms of the JRWA agreement. It will be pumped to a treatment facility in Louisa where Fluvanna will pay Louisa the cost of treating and then transporting the water to Fluvanna County for use in its own water distribution systems.</i>
30. How much will we be paid for our land/easements? Why doesn't Fluvanna staff have answers?	<i>Once the need is determined, the property has to be appraised and fair market value will be determined. Property owners will receive fair market value for any additional easements or real property needed for the project.</i>

<p>31. Why isn't the project using the old Bremo Bluff permit site? Why can't another intake and pumping station site be used instead of on Point of Fork?</p>	<p><i>The original permit site on the James River at Bremo Bluff would require a significantly more expensive pipeline route along Route 15. That route would also impact a far greater number of parcels that the current project anticipates. Other potential routes between the Bremo Bluff area and Point of Fork create similar cost and property impact challenges.</i></p> <p><i>The DEQ withdrawal permit is designated for the currently proposed Point of Fork site and cannot be relocated without permit modification, another timely and costly step.</i></p> <p><i>Additionally, over 90% of the current project routing falls within existing electric or gas line easements, meaning less disruption and fewer property owners impacted adversely.</i></p> <p><i>During the preliminary engineering and study phase of the project, a total of three potential locations were considered for the raw water intake along the Columbia and Point of Fork areas. In addition to the current planned intake site on Point of Fork, one location further downriver and another upriver from the selected site were studied and considered. Neither of the alternative sites was found to be feasible due to various factors, including: depth of the river, silting that occurs at the confluence of the Rivanna and James Rivers, and difficult geological conditions.</i></p>
--	--

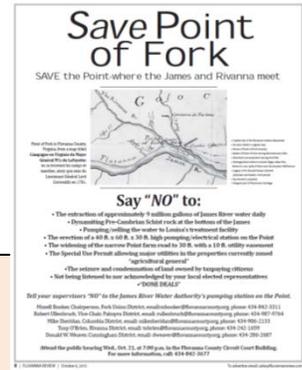
**Additional Questions and Answers (Items 32-36) added October 26, 2015**

FAQ	Facts
<p>32. How much has been spent so far? (Studies, contracts, etc.)</p>	<p><i>The James River Water Authority (JRWA) project (from the James River to Route 6 near Columbia) is jointly funded by Fluvanna and Louisa Counties. Since the JRWA meetings were restarted in 2013, each county has contributed \$537,500 to administrative operations costs, selection of a project team, DEQ permit issuance efforts, preliminary engineering work, and project design, not including staff time.</i></p> <p><i>Costs expended for the Louisa County Water Authority (LCWA) project (from Route 6 near Columbia to the Louisa County line near Ferncliff) are not known. That information would come from the LCWA or Louisa County.</i></p>
<p>33. How much are we contractually obligated for at this time?</p>	<p><i>Complete JRWA project costs have not been finalized, but are expected to be in the range of \$7 to \$10 million, with both Fluvanna and Louisa Counties contributing 50% of the final costs.</i></p> <p><i>The LCWA project costs are not known. That information would come from the LCWA or Louisa County.</i></p>

34. In the Fluvanna Review, the County Administrator is quoted as stating that two other locations were evaluated, but unavailable for intake (too shallow, too much silt).	<i>See Item #31.</i>
35. A few years ago I believe the Thomas Jefferson Planning District Commission (TJDPDC) provided an analysis of potential benefits of bringing water to Zion Crossroads. What were the results and where can those reports be located?	<i>The TJPDC and County staff reports are located at:</i> <a href="http://fluvannacounty.org/business/projects">http://fluvannacounty.org/business/projects</a>
36. There are a lot of questions about guarantees for businesses.	<i>None known or pending at this time.</i>

## Fluvanna Review Advertisement

### *“Save Point of Fork”*



“Save the Point” Advertisement: “Say No to...”	Facts
A. The extraction of approximately 9 million gallons of James River water daily.	<i>The draft permit would allow an average of 4.12 million gallons per day (MGD) to be withdrawn from the James River, with a maximum Peak Day withdrawal of 8.57 MGD. The Virginia Department of Environmental Quality (DEQ) carefully monitors all water withdrawals to help ensure that the river is protected under all circumstances including times of low water or drought conditions.</i>
B. Dynamiting Pre-Cambrian Schist rock at the bottom of the James.	<i>To date, there are no plans to use explosives during project construction.</i>
C. Pumping/selling the water to Louisa’s treatment facility.	<i>The intake structure and raw water pump station project is a cooperative effort between Louisa and Fluvanna Counties, through the James River Water Authority, to which the two counties are the only members/customers. The intake, pump station, and piping are designed to handle the raw water needs of both Fluvanna County and Louisa County. Initially, raw water that is withdrawn from the James River by permit will be piped to a new proposed Louisa County water treatment plant in the Ferncliff area. Treated water will also be piped from the Ferncliff Water Treatment Plant to the Zion Crossroads area to support existing and future development needs in designated growth areas of both counties.</i>
D. The erection of a 40 ft. x 60 ft. x 30 ft. high pumping/electrical station on the Point.	<i>Correct. A pumping station will be needed adjacent to the river water intake. The pumping station is planned to go in a heavily wooded area and will be screened by the existing large trees, and additional natural screening may be added. As a result, the structure will likely not be visible unless you are very close by. Most people participating in recreation activities on the James River will not be able to see the pumping facility.</i>  <i>Noise from the pumping station will be minimized by having the pumps and motors enclosed in an insulated building. The backup generator will have a sound deadening enclosure, and will be enclosed by concrete walls on four sides.</i>
E. The widening of the narrow Point farm road to 30 ft. with a 10 ft. utility easement.	<i>While the total easement width will be 30’, there are no plans to make the roadway more than 1’-2’ wider than it is now.</i>

<p>F. The Special Use Permit allowing major utilities in the properties currently zoned “agricultural general.”</p>	<p><i>The travel of a public utility raw water line through rural areas of our county is allowed. The proposed water line will not impact development in those rural areas since it is conveying raw, untreated river water that is neither suitable nor allowed for human consumption. In short, the proposed pipeline cannot be utilized as a source of drinking water for proposed or existing developments. In addition, approximately 90% of the pipeline will be routed within existing CVEC electric or Colonial Gas pipeline easements.</i></p>
<p>G. The seizure and condemnation of land owned by taxpaying citizens.</p>	<p><i>Potentially yes, but <u>only</u> in accordance with Federal &amp; State Constitutional and legal requirements. This project qualifies under the State and Federal Constitutions as a Public Use. However, fair-market value purchase offers WILL be made, and negotiations with affected land owners WILL be attempted prior to the initiation of ANY condemnation of easements or real property. NOTE: As designed, the project requires the Fee Simple acquisition of one 2-3 acre parcel of real property. The remainder of the property acquisitions will consist of easements, which do not involve transfer of ownership.</i></p>
<p>H. Not being listened to nor acknowledged by your local elected representatives.</p>	<p><i>Elected officials and staff from both Fluvanna and Louisa Counties are making concerted efforts to keep the public informed by holding numerous information sessions for those interested, providing factual information about the project, answering questions, and meeting with citizens. Project information is also posted on both County web sites.</i></p> <p><i>Questions about any aspect of the James River Water Project can be addressed to the County Administrator’s Offices in each county:</i></p> <p><b>Fluvanna County Administrator: Steve Nichols</b>  Ph: (434) 591-1910, Email: <a href="mailto:snichols@fluvannacounty.org">snichols@fluvannacounty.org</a></p> <p><b>Louisa County Administrator: Christian Goodwin</b>  Ph: (540) 967-3400, Email: <a href="mailto:cgoodwin@louisa.org">cgoodwin@louisa.org</a></p>
<p>I. “DONE DEALS”</p>	<p><i>While design is nearing completion, the project is not a “done deal”. Constructive suggestions for viable and economic alternatives are welcome and will be considered.</i></p>