



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director  
Prince George's County Planning Department

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301-952-3595

October 6, 2016

Mr. Matthew C. Tedesco, Principal  
McNamee Hosea, Attorneys, and Advisors  
6411 Ivy Lane, Suite 200  
Greenbelt, Maryland 20770

**RE: Mattawoman Energy, LLC (MR-1317F)  
Proposed Reclaimed Water Pump Station  
(MR-1619A)**

Dear Mr. Tedesco:

The Prince George's County Planning Department appreciates the opportunity to provide written comments on the construction of a 2,550 square foot (30,000 foot-high) reclaimed water pump station on a 0.6 acre site of vacant land owned by the Washington Suburban Sanitary Commission (WSSC). The pump site is on the grounds of the existing (94.1 acre) Piscataway Waste Water Treatment Plant (PWWTP) located on the north side of Farmington Road West, Accokeek, MD, and west of Indian Head Highway (MD 210).

In 2013, the Prince George's County Planning Board reviewed the future Mattawoman Energy, LLC electricity plant (MR-1317F) and transmitted a report and recommendations to the applicant and other public agencies including the Maryland Public Service Commission (PSC). The Board's review did not include an assessment of the potential impacts associated with the construction of the proposed reclaimed water pump station and the three proposed linear lines planned to support the future Mattawoman power plant. The three linear lines include 24 inch underground (purple) reclaimed water line to be located ten miles from the PWWTP to the power plant; a natural gas line to be located nine miles from Dominion Cove in Charles County to the future power plant; and three 230 kilovolt (kv) generator lead line connections to be located from existing 230kv Potomac Electric Power Company (PEPCO) overhead transmission lines approximately one half mile west of the Mattawoman electricity plant.

The proposed reclaimed water pump station will contain a pump room, a broom closet, and an electric room to serve as connection points between the PWWTP and the future Mattawoman Energy Plant. The pump station will treat reclaimed water with chlorine and pump the water through dedicated 24 inch water line to the Mattawoman Energy Plant. The total disturbed area associated with the construction of the pump station is approximately 3.44 acres. This includes the construction of the 24 inch reclaimed water line (on a 0.6 acre site) and is adjacent to the Alvina Cook property that will be graded through a single permit and a WSSC contract.

Mattawoman Energy, LLC and WSSC have executed a Memorandum of Understanding (MoU), "Agreement for Treated Effluent" to address the purchase of treated reclaimed water and the land on which the proposed pump station will be constructed. The MoU also allows Mattawoman Energy, LLC to purchase and transport reclaimed water from WSSC to the future Mattawoman power plant via a ten mile stretch of underground (purple) waste water line. Under the agreement, WSSC will continue to own the land on which the pump station will be constructed. However, an access easement will be granted to Mattawoman for the construction, operation, and maintenance of the new facility.

The proposed 24 inch reclaimed water line that is planned to serve the Mattawoman Energy Power Generation Plant is included in the Certificate of Public Convenience and Necessity (CPCN) application and approved by the Maryland PSC (Case No. 9330) in accordance with its final order (No. 87243), dated



November 13, 2015, as amended by a letter on February 25, 2016. The construction of the proposed 24 inch reclaimed water line was included in the CPCN certificate of approval and made subject to specific conditions that would require the approval of the Maryland Department of the Environment (MDE), Environmental Protection Agency (EPA), Joint Base Andrews and the Prince George's County Health Department.

## **BACKGROUND**

In 2015 the Prince George's County Planning Board reviewed a proposed 24 inch potable water main improvement project (MR-1521F) from WSSC to run along MD 237 (Accokeek Road). The project involved the design and construction of approximately 24,000 feet of a 24 inch water main and a flow control valve to connect two water distribution pressure zones (385B and 345A). Most of the proposed water main was to be located within the public right-of-way and underneath existing Accokeek Road (MD 237) pavement. The remainder of the water main will be located within 25 foot wide easements located on private agricultural properties, including The Maryland-National Capital Park and Planning Commission (M-NCPPC) park property. The WSSC project will also involve a similar project by Mattawoman Energy, LLC on the same roadway. This is why Mattawoman Energy, LLC has entered into an agreement with WSSC to construct a 24 inch reclaimed waterline that will also impact portions of the existing Accokeek Road for approximately 3.8 miles. Information provided for this project does not indicate how WSSC and Mattawoman Energy, LLC, will coordinate the construction of both water lines without closing portions of Accokeek Road, since the two projects will be installed parallel and on the opposite side of the existing Accokeek Road.

## **Staff Discussion of Issues and Concern**

### Environmental Review

An approved Natural Resources Inventory (NRI) will be mandated if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site.

Forest impacts resulting from the proposed activity will be reviewed and approved through the Maryland Department of Natural Resources (DNR) in accordance with the Maryland Forest Conservation Act.

The construction of the proposed electric switchyard will impact existing streams and wetlands. These impacts are under review with a non-tidal wetland and waterway permit (15-NT-0158/201560734) by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE).

### Stormwater Management

A stormwater management concept letter and plan were not included with the application. The site may be subject to state review for stormwater management.

### Historic Preservation

The proposed Waste Water Pump Station (MR-1619A) and the proposed Electric Switch Yard (MR-1620A) are located within one mile of Historic Sites 85A-032-10 (William Early Berry House) and 85A-032-11 (William H. Early Store) and Historic Resource 85A-032-28 (Marian Early Bean House). Any documentation from the applicant regarding this project should be amended to reflect proximity of the project to the aforementioned historic sites and resource.

### Brandywine DRMO Land Use Controls (LUC)

The site of the LUC area is outlined on PGAtlas and described as LUC and is associated with the Interim Record of Decision (IROD) for Site SS-01 Brandywine Defense Reutilization and Marketing Office (DRMO), adopted on September 27, 2006, by the U.S. Air Force, and the U.S. Environmental Protection Agency with the concurrence of the Maryland Department of the Environment. All work proposed within the LUC area is required to be approved by the Prince George's County Department of Health for potential impacts to a contamination plume, and for remediation measures as described in the Final Feasibility Study in 2016. The LUC area is located south of the proposed electric switchyard along Cherry Tree Crossing Road and traversed by the proposed reclaimed water line from PWWTP to the proposed Power Generation facility as shown on the enclosed map in reference to the LUC area.



The Maryland Power Plant Research Program (PPRP), in its role representing the State Agencies in the Public Service Commission (PSC) Certificate of Public Convenience and Necessity (CPCN) proceedings for PSC Case 9330, recommended condition C-14 to the PSC to address potential impacts associated with dewatering conducted to support the construction of the reclaimed water pipeline. The PSC adopted the PPRP conditions when the October 13, 2015, proposed Order No. 87243 granting approval to construct the Mattawoman Energy, LLC power plant became final on November 13, 2016. Condition C-14 requires Mattawoman to conduct the analysis to determine if construction dewatering is necessary, and if dewatering is necessary, file a request to amend the CPCN to obtain approval from the PSC for the appropriation and use of water for construction dewatering. The appropriation request will include an evaluation of potential impacts of dewatering to the aquifer and other users, and in the vicinity of the DRMO site, the potential for the dewatering to impact the DRMO LUC area. Mattawoman has not yet submitted its technical evaluation to determine if dewatering is necessary to support the construction of the pipeline in the vicinity of the DRMO site.

The proposed 24 inch (purple) reclaimed water line will run from the PWWTP under Indian Head Highway (MD 210) east on Farmington Road, Berry Road, Accokeek Road and enter the proposed Mattawoman Energy Plant from Brandywine Road (MD 381) at the intersection of Cherry Tree Crossing Road. The 24 inch reclaimed water line may impact the LUC under the jurisdiction of Joint Base Andrews (JBA). Currently, Mattawoman Energy, LLC does not have an MoU with JBA to address any possible impacts of the construction of the two linear lines. Mattawoman Energy, LLC should coordinate with JBA to establish a comprehensive approach to managing the proposed construction activities within the LUC area.

#### **STAFF RECOMMENDATIONS**

- The construction of the proposed 24 inch reclaimed water line must be reviewed and approved by a number of public agencies: JBA, Maryland Department of the Environment (MDE), Environmental Protection Agency (EPA), and the Prince George's County Department of Health to address potential impacts on the LUC area. The applicant should work with JBA, MDE, EPA and the Prince George's County Department of Health to establish a working relationship through an MoU to facilitate discussion on the environmental concerns associated with the construction of the proposed 24 inch reclaimed water line south of MD 381. An MoU would address the creation of an easement between JBA and Mattawoman Energy, LLC prior to the construction of the 24 inch reclaimed water line and the proposed electric transmission towers in the LUC area.
- Mattawoman Energy, LLC should coordinate with JBA to establish a comprehensive approach to managing the proposed construction activities within the LUC area.
- The applicant should minimize impact of Historic Sites located within one mile of the proposed waste water line: Historic Sites 85A-032-10 (William Early Berry House) and 85A-032-11 (William H. Early Store) and Historic Resource 85A-032-28 (Marian Early Bean House). The applicant should provide documentation to Planning Department staff (Historic Preservation Section) regarding the above matter to accurately reflect the exact proximity of the project to the aforementioned historic sites and resource.
- In 2013 the Planning Board reviewed the Mattawoman Power Generation Plant (MR-1317F) and requested that the applicant should provide written documentation from Joint Base Andrews that all potential mission and operational impacts due to the project have been resolved or effectively mitigated. To date, the Planning Board has not received a written document from Joint Base Andrews confirming that the all potential mission and operational impacts due to the project have been resolved or effectively mitigated. Mattawoman Energy should provide written documentation from Joint Base Andrews that all potential mission and operational impacts due to the project have been resolved or effectively mitigated but not limited to adherence of the requirements described in PPRP condition C-14 to the CPNC.

- The construction of the two proposed 24 inch water lines along the existing Accokeek Road right-of-way would impact vehicular traffic during the construction phases of the project. Since Accokeek Road is under the jurisdiction of Maryland State Highway Administration (SHA), WSSC and Mattawoman Energy, LLC should coordinate the construction schedule of the project with SHA and the Prince George's County Department of Public Works and Transportation.

Enclosed are staff memoranda from the Environmental Planning Section, Historic Preservation Section and Community Planning Division that address the concerns outlined above.

If you should have any questions or need additional information, please contact Christine A. Osei, Project Manager, at 301-952-3313 via email at Christine.Osei@ppd.mncppc.org.

Sincerely,



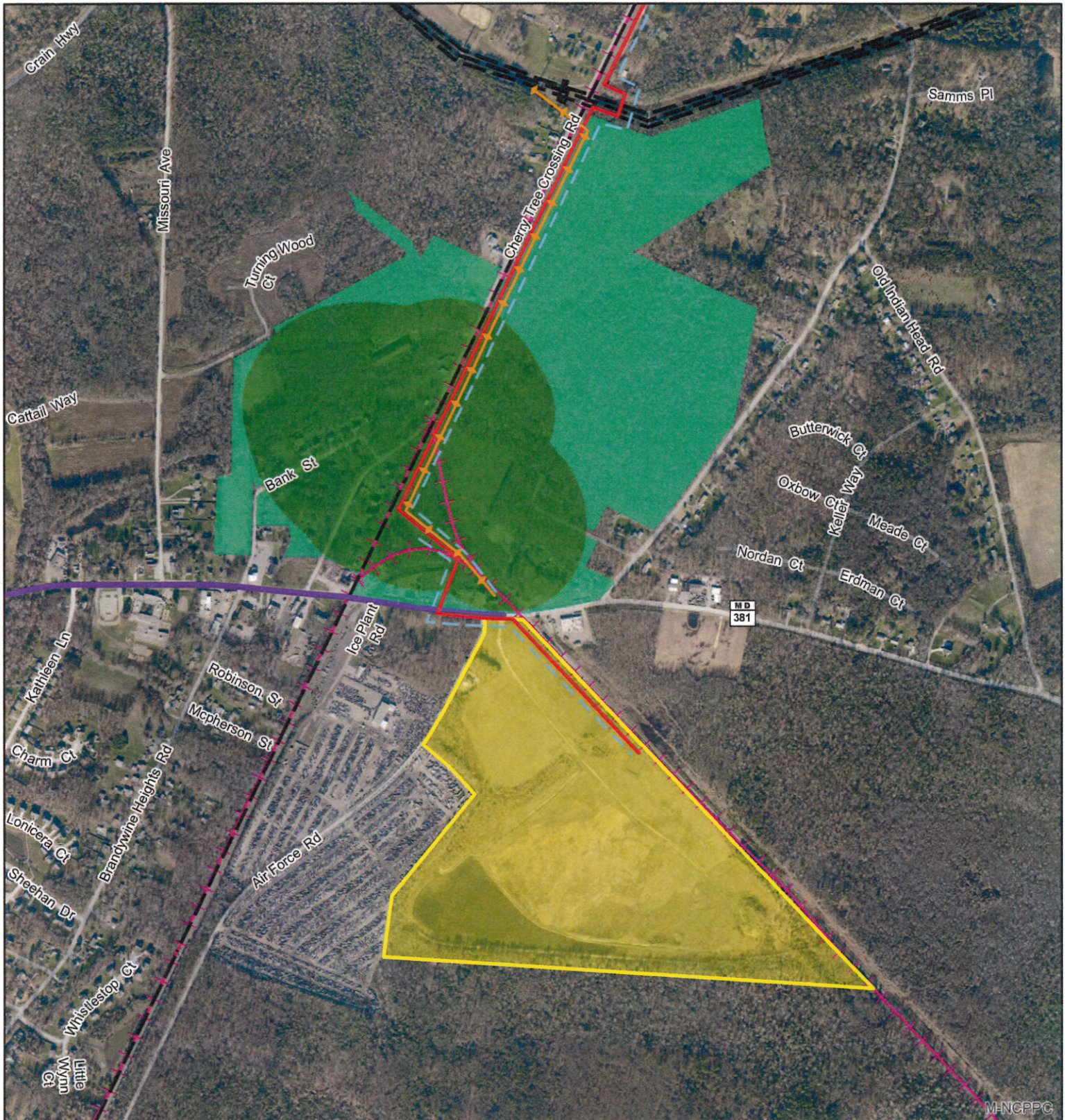
Debra Borden  
Acting Planning Director

Enclosures

- c: Rick Grills, Geologist, Maryland Department of the Environment  
David M. Connolly, Remediation Program Manager, Joint Base Andrews  
S. Andrew (Andy) Sochanski, RPM, (PG) the United States Environmental Protection Agency  
Frederick S. Kelley, Program Manager, Power Plant Research Program  
Michael Rooney, AFCEC/CZO Senior Project Manager, Joint Base Andrews  
Kenneth A. Clare, LEHS, Prince George's County Department of Health  
Carla A. Reid, General Manager, Washington Sanitary Suburban Commission  
Brian Young, District Engineer, State Highway Administration  
Redis C. Floyd, Clerk of the Council, Prince George's County Council  
Derick Berlage, Chief, Countywide Planning Division  
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division  
Christine A. Osei, Project Manager, Special Projects Section, Countywide Planning Division



# MR-1619A, MR-1620A, and Adjacent Land Use Control Areas



## Joint Base Andrews Land Use Control Areas (LUC)

- LUC SS01: Former Defense Reutilization & Marketing Office
- LUC may exist on a portion of this property

## Existing Infrastructure

- Major Power Transmission Line
- Freight Rail Line

## MR-1619A

- Proposed Reclaimed Waterline
- Mattawoman Site Connection

## MR-1620A

- Proposed 230kV Generator Lead Line
- Proposed Joint Utility Easement
- Proposed Relocation of 69kV Transmission



## **STAFF COMMENTS**



August 15, 2016

**MEMORANDUM**

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Planning Supervisor, Environmental Planning Section

FROM: Chuck Schneider, Senior Planner, Environmental Planning Section

SUBJECT: MR-1619A (Mattawoman Energy, LLC) - Proposed Reclaimed Water Pump Station

The Environmental Planning Section has reviewed the application for Mandatory Review dated August 9, 2016 for the (Mattawoman Energy, LLC) - Proposed Reclaimed Water Pump Station. The following comments, based on a review of the submitted application and other available information, are provided for your consideration.

**Background**

This MR case is solely for the construction of the pumping station building. All of the proposed reclaimed water lines were previously reviewed by the Environmental Planning Section with the review and approval of MR-1317F Mattawoman Energy LLC. The project area is a small maintained grassy area within the existing facility known as the Piscataway Wastewater Treatment Plant, owned by the Washington Suburban Sanitary Commission (WSSC).

**Proposed Activity**

Mattawoman Energy, LLC is proposing to construct a pumping station on the WSSC - Piscataway Wastewater Treatment Plant property. The proposed pumping station will send reclaimed water from the treatment plant to an off-site location owned by Mattawoman Energy LLC. This reclaimed water will then be used as coolant in the energy producing process.

**Site Description**

The proposed pumping station will be located at the existing WSSC Piscataway Wastewater Treatment Plant facility off of Farmington Road adjacent to Indian Head Highway (Maryland Route 210) in Piscataway, MD. A review of the available information indicates that no streams or wetlands are found within the project area, but there are streams and wetland areas on the overall property. The predominant soils found to occur according to the USDA NRCS Web Soil Survey are Grosstown-Urban land complex and Woodstown-Urban land complex soils series. According to PGAtlas.com, Prince George's County GIS database, Marlboro clay does not occur on or in the vicinity of this site. According to the Sensitive Species Project Review Area (SSSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or near this property. The on site stream systems drain to the adjacent Piscataway Creek, which drains to the Potomac River, is part of Piscataway Creek watershed. According to PGAtlas.com, this site is within the Evaluation Area and Network Gap of the designated network of the Approved Countywide



Green Infrastructure Plan. The site has frontage on Farmington Road, which is identified as a master planned collector roadway. The adjacent Indian Head Highway is shown within the entranceway of the site. Indian Head Highway is identified as a master planned freeway roadway, which is regulated for traffic generated noise when residential uses are proposed. Farmington Road is designated a scenic/historic roadway. This proposed location is also found with the Mount Vernon Viewshed Primary Concern. The property is located in Environmental Strategy Area 2 as designated by Plan Prince George's 2035 Approved General Plan.

### **Environmental Review**

#### **Existing Conditions/Natural Resources Inventory**

An approved Natural Resources Inventory (NRI) will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site. A review of PGAtlas.com, shows that the proposed site does not contain any regulated environmental features. This review is a tool and a field visit is required to determine if regulated environmental features are present. The proposed location of the pumping station project appears to be maintained grass with no woodlands. Depending on the field visit investigation for the presence or lack of regulated environmental features, either a NRI or NRI Equivalency Letter (NRI-EL) will be required for this project.

Instructions for the preparation and submission of a NRI or NRI-EL can be found in the Prince George's County Environmental Technical Manual (ETM).

**Comment:** No additional information with regard to existing conditions is required at this time.

#### **Forest Conservation**

Forest impacts resulting from the proposed activity will be reviewed and approved through the Maryland Department of Natural Resources (DNR) in accordance with the Maryland Forest Conservation Act. The location of the proposed pumping station project is maintained grass with no woodlands.

**Comment:** No additional information with regard to Forest Conservation is required at this time.

#### **Preservation and/or Restoration of Regulated Environmental Features**

If regulated environmental features are present, the development is required to preserve and/or restore these features to the fullest extent possible. The presence and extent of regulated environmental features will be determined during the review and approval of an NRI, if required.

All impacts to streams, wetlands and associated buffers should be avoided or minimized where possible. Based on PGAtlas.com, the proposed site does not contain any regulated environmental features and appears to be maintained grass with no woodlands. If streams, wetlands and associated buffers are identified within the project area within the NRI review and proposed impact are unavoidable then a non-tidal wetland and waterway permit will be evaluated by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE). Any mitigation requirements from this wetland permit will be implemented as part of the activity.

**Comment:** No additional information with regard to impacts is required at this time.



### **Mount Vernon Viewshed of Primary Concern**

There is a viewshed delineated within Prince Georges County from the George Washington home site of Mount Vernon, found on the Virginia side of the Potomac River. Within this viewshed, referred to as the Area of Primary Concern; all new structures within this delineated viewshed area are evaluated to determine if these structures will affect the Mount Vernon viewshed. This proposed structure will be located amongst several existing buildings of various sizes and to the north and northwest by a large existing woodland area. A viewshed review of the area was performed by The Maryland-National Capital Park and Planning (M-NCPPC) Staff, which determined that the proposed rooftop elevation of 30 feet of the new pumping station will not affect the Mount Vernon viewshed.

**Comment:** No additional information with regard to impacts is required at this time.

### **Noise**

This property is located on the north side of Farmington Road, which is identified as a master planned collector roadway. The project is also adjacent to Indian Head Highway which is identified as a master planned freeway roadway. Only Indian Head Highway is regulated for traffic generated noise when residential uses are proposed. This application is for the construction of a pumping station and the only noise will be generated during the construction of the building.

**Comment:** No additional information regarding noise is required.

### **Stormwater Management**

A stormwater management concept letter and plan were not included with the application. At this time it appears that the site will be subject to state review for stormwater management. The project will be required to conform the current requirement to use environmental site design to the maximum extent practicable under state law.

### **Andrews Air Force Base – Brandywine DRMO Land Use Control (LUC)**

The proposed 230kv generation lead lines (that extend from a new PEPCO substation to the future Mattawoman Power Plant) would require several transmission line towers to be constructed through the LUC which is under the jurisdiction of Joint Base Andrews (JBA). The area is associated with the IROD for Site SS-01 Brandywine Defense Reutilization and Marketing Office (DRMO) adopted on September 27, 2006, by the U.S. Air Force, and the U.S. Environmental Protection Agency with the concurrence of the Maryland Department of the Environment. All work proposed within the LUC area is required to be approved by the Prince George's County Health Department for potential impacts to a contamination plume, and for remediation measures being undertaken. A LUC waiver letter is required from the Air Force for all construction activities occurring within the LUC boundary. The LUC area covers an area south of the proposed generation lead lines; along Cherry Tree Crossing Road and the intersection of MD 381 (Brandywine Road) as shown on the enclosed map in reference to LUC area. An update to the LUC requirements to support the final remedy will be adopted upon signature of the final IROD, currently planned for early 2017.

Thank you for the opportunity to comment on the (Mattawoman Energy LLC) – Proposed Reclaimed Water Pump Station. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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August 16, 2016

## **MEMORANDUM**

TO: Christine A. Osei, Planner Coordinator, Special Projects Section, Countywide Planning Division

VIA: Ivy A. Lewis, Chief, Community Planning Division

FROM: Michael Zamore, Acting Planning Supervisor, Community Planning Division

SUBJECT: MR-1619A (Mattawoman Energy, LLC) - Proposed Reclaimed Water Pump Station

## **DETERMINATIONS**

General Plan: This application is located within the 2014 *Plan Prince George's 2035 Approved General Plan* Growth Boundary. The proposal is not inconsistent with the General Plan's Development Pattern policies for the Established Communities (i.e. established neighborhoods, municipalities, and unincorporated areas outside designated centers).

Master Plan: This application conforms to the Institutional land use recommendations of the 2013 *Approved Subregion 6 Master Plan* and *Sectional Map Amendment*, which is the prevailing plan.

## **BACKGROUND**

Location: The Washington Suburban Sanitary Commission (WSSC) property is located near the intersection of Farmington Road West and Indian Head Highway (Maryland Route 210) in Accokeek, Maryland.

Size: The plan covers 3.44 acres

Existing Uses: Developed (wastewater treatment)

Proposal: The applicant proposes to construct and operate a pump station and reclaimed water pipeline on the existing WSSC Piscataway Wastewater Treatment Plant property.



## GENERAL PLAN, MASTER PLAN AND SMA

General Plan:	2014 <i>Plan Prince George's 2035 Approved General Plan</i>
Master Plan:	2013 <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i>
Planning Area/ Community:	PA 83 (Accokeek)
Land Use:	The 2013 <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i> identifies the area's future land use as Institutional.
Environmental:	Refer to the Environmental Planning Section referral for comments on the environmental elements of the 2013 <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i> , the 2005 <i>Approved Countywide Green Infrastructure Plan</i> , as well as potential environmental impacts associated with the Chesapeake Bay Conservation Area.
Historic Resources:	None identified on the site but the site is in proximity to several historic structures.
Transportation:	The Approved Master Plan of Transportation lists Farmington Road West, near the site, as a Designated Scenic and Historic Road.
Parks and Trails:	No parks or trails are identified on this site but it is in proximity to Piscataway National Park.
SMA/Zoning:	The 2013 <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i> shows this property in the Reserved Open Space (ROS) Zone. A pump station is a permitted use in that zone.
Aviation Policy:	The property is not within the Military Installation Overlay Zone (MIOZ) for Joint Base Andrews (JBA).

## PLANNING ISSUES

The site is located within the Mount Vernon Viewshed Area of Primary Concern but the proposed development will not impact the historic view from the national historic site. However, the applicant is encouraged to seek opportunities to reduce overall sky glow by maximizing the use of lighting that reduces glare. A system of full cut-off optics is encouraged.

**From:** Krause, Robert

**Sent:** Thursday, September 08, 2016 10:39 AM

**To:** Osei, Christine [Christine.Osei@ppd.mncppc.org](mailto:Christine.Osei@ppd.mncppc.org)

**Cc:** Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Berger, Howard [Howard.Berger@ppd.mncppc.org](mailto:Howard.Berger@ppd.mncppc.org)

**Subject:** RE: Staff Comments on MR-1619A - Proposed Reclaimed Water Pump Station

Christine,

Please note the amended comments from our section on MR-1619A:

**“The Proposed Waste Water Pump Station, Mr-1619A is located within one mile of Historic Sites 85A-032-10 (William Early Berry House) and 85A-032-11 (William H. Early Store) and Historic Resource 85A-032-28 (Marian Early Bean House). Any documentation from the applicant regarding this project should be amended to reflect proximity of the project to the aforementioned historic sites and resource.**

**The proposed project will be located along existing right of ways, and will have no impact to any Prince George’s County designated Historic Sites or Historic Resources.”**

If you need this in memo form I can supply one.

Thank you,

Robert