

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 Three 230kV Generator Lead Lines  
(MR-1620A)**

Dear Mr. Tedesco:

The Prince George's County Planning Department appreciates the opportunity to provide written comments on the proposed three 230kv generator lead lines to connect to the future Mattawoman Power Plant. The proposed lead lines involve the construction of two 20 by 40 foot control rooms (approximately 14 feet high) that will monitor and transmit electricity between Mattawoman Energy Power Plant and the Potomac Electric Power Company's (PEPCO) 230kv transmission lines. The Mattawoman Energy Power Plant (MR-1317F) was reviewed by the Prince George's County Planning Board in 2013 without a full assessment of the potential impacts of constructing the proposed 230kv generator lead lines through the approximate 90 acre land use control (LUC) area associated with the Brandywine Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) site established in September 2006 in the Interim Record of Decision (IROD).

The subject application is to construct three 230kv generator lead lines to connect to the future Mattawoman Power Plant from the existing PEPCO 230kv transmission lines located north of the proposed lead lines and within an existing 250 foot right-of-way. The proposed 230kv generator lead lines will emanate from a proposed metering facility on site of the future Mattawoman Power Plant, and move in a northwest direction along the existing Chessie Seaboard Express (CSX) rail line for approximately three miles and terminate at a proposed switchyard. Mattawoman Energy, LLC will own and operate the southern portion of the switchyard where their generator lead lines end, and PEPCO will own and operate the remaining northern portion of the switchyard including the underground interconnections into the existing 230kv lines. The lead lines will run along the existing Cherry Tree Crossing Road through the LUC area that is under the jurisdiction of Joint Base Andrews (JBA). Any proposed construction activities near the site are required to be evaluated with regard to risks posed by contaminants at the site and the potential for construction and dewatering activities to exacerbate site conditions, per the September 2006 IROD.

The future Mattawoman Power Plant was approved by the Maryland Public Service (PSC) (Case No. 9330) in accordance with its final order (N0. 87243), dated November 13, 2015. The PSC decision also included the construction of the generator lead lines in the Certificate of Public Convenience and Necessity (CPCN) with specific conditions that require Mattawoman Energy, LLC to work with Joint Base Andrews to secure an easement prior to the construction of the generator lead lines within the LUC area. Mattawoman Energy is also required to seek the approval of the Prince George's County Health Department for potential impacts to a contamination plume, and for remediation measures being undertaken as well as the proposed 24 inch reclaimed water line (south of the LUC area) north of Brandywine Road (MD 381).



Mattawoman Energy, LLC, the Pennsylvania-New Jersey-Maryland Interconnection (PJM), LLC, and PEPCO have executed a Memorandum of Understanding (MoU) known as "Interconnection Service Agreement" to facilitate the construction of the three generator lead lines. The agreement outlines the responsibilities of all parties associated with constructing electric connection lines to the future Mattawoman power generation plant.

#### **Discussion of Issues and Concerns**

- **Brandywine DRMO Land Use Controls (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.

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 G-1 to the PSC to address potential impacts associated with construction of transmission facilities within the DRMO LUC area. 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 G-1 requires Mattawoman to conduct soil and groundwater testing to properly evaluate whether special protections should be required for the management of impacted soil or groundwater generated during the installation of the transmission line poles, and the health and safety of the workers installing the transmission facilities. Condition G-1 also requires Mattawoman to submit a plan to the DRMO National Priorities List (NPL) Site Tier 1 Project Review Team describing the proposed approach to collect groundwater quality samples in the vicinity of the transmission line poles to determine if construction had any impact on groundwater quality. Mattawoman has not yet submitted the plan to the Tier 1 team for review and approval.

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.

- **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. The project will be required to conform to the current requirement to use environmental site design to the maximum extent practicable under state law.



- Historic Preservation

The Proposed Wastewater 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.

#### STAFF RECOMMENDATIONS

- The construction of the proposed 230kv generator lead lines (with electric towers) through the LUC area (along existing Cherry Crossing Tree Road) will require a careful evaluation of potential environmental impacts associated with the IROD for Site SS-01 Brandywine 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 (MDE). The applicant should work with JBA, MDE, EPA and the Prince George's County Health Department to establish a working relationship to facilitate discussion on the environmental concerns associated with the LUC area. Evaluation will be also be needed with respect to the final remedy, when it becomes formalized in a new IROD. Additionally, the applicant will need to provide JBA, MDE, EPA and the Prince George's County Health Department the information and plan specified in PPRP Condition G-1 to the CPCN.
- 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, including but not limited to adherence of the requirements described in PPRP condition C-14 to the CPCN.
- The applicant should minimize impact of Historic Sites located within one mile of the proposed wastewater 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.

Enclosed are staff memoranda from Environmental Planning Section, Historic Preservation Section and Community Planning Division that further expound on the concerns raised 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,



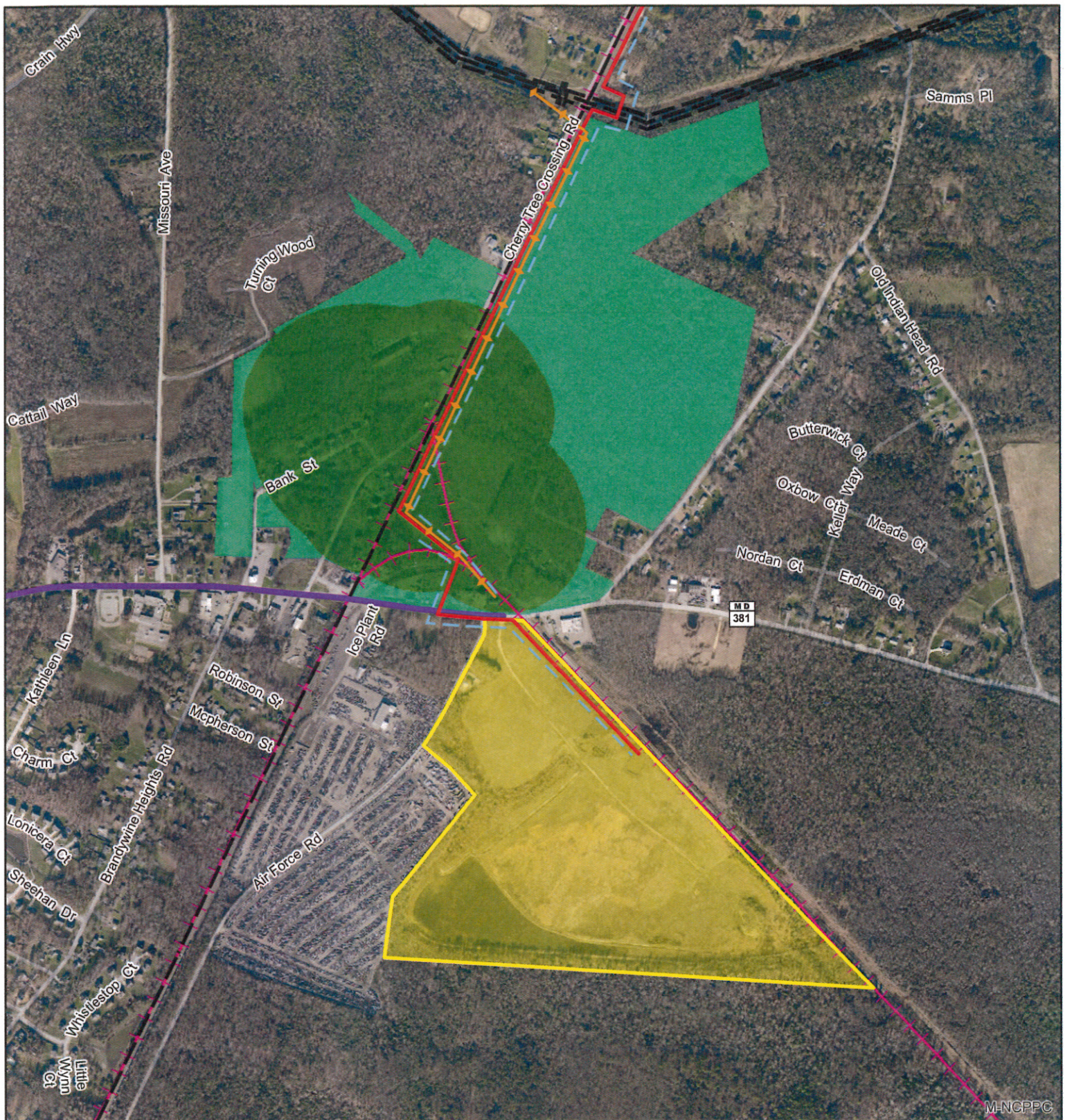
Debra Borden  
Acting Planning Director

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 U.S. Environmental Protection Agency  
Frederick S. Kelley, Program Manager, Power Plant Research Program  
Michael Rooney, CPG, P.G., Contractor, AFCEC/CZO Senior Project Manager, Joint Base Andrews  
Kenneth A. Clare, LEHS, Prince George's County Health Department  
Brian Young, District Engineer, State Highway Administration  
Carla A. Reid, General Manager, Washington Sanitary Suburban Commission  
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

0 500 1,000  
Feet



M-NCPPC



## **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-1620A (Mattawoman Energy, LLC) - Proposed Three 230kV Generator Lead Lines

The Environmental Planning Section has reviewed the Application for Mandatory Review dated August 9, 2016 for the Mattawoman Energy, LLC - Proposed Three 230kV Generator Lead Lines. The following comments, based on a review of the submitted application and other available information, are provided for your consideration.

**Background**

The Environmental Planning Section has not reviewed any previously development applications for the subject site. The project area is a partially wooded parcel with several structures (house and shed) on-site.

**Proposed Activity**

Mattawoman Energy, LLC is proposing to construct three 230kV generator lead lines to supply additional energy to the proposed nearby power plant. A portion of the three 230kV generator lead lines will be maintained by PEPCO and the remaining area to be maintained by Mattawoman Energy, LLC.

A Site Development Concept Plan was submitted with this application. The plan shows the proposed development with an on-site stream and non-tidal wetlands located in the western portion of the property.

**Site Description**

The proposed generator lead lines will be located at 12101 Cherry Tree Crossing Road, just south of the intersection of Cross Road and Cherry Tree Crossing Road in Brandywine. This property is identified as Parcel 111 and currently owned by Walter Meinhardt Jr. et al. A review of the available information indicates that are streams and possible wetland areas on the overall property. The predominant soils found to occur according to the USDA NRCS Web Soil Survey are Beltsville silt loam, Potabac-Issue complex and Sassafras-Urban land complex soils series. According to PGAtlas.com, Prince George's County GIS database, Marlboro clay does not occurs 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 unnamed tributary of Piscataway Creek, which drains to the Potomac River, is part of the Piscataway Creek watershed. According to PGAtlas.com, this property is within the Evaluation Area and Network Gap of the

designated network of the Approved Countywide Green Infrastructure Plan. The site has frontage on Cherry Tree Crossing Road, which is identified as a master planned collector roadway. Cherry Tree Crossing Road is designated as a historic roadway. The property is located in Environmental Strategy Area 2 as designated by the 2014 *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. Because the site is partially wooded and contains a stream and wetlands, a full NRI should be submitted.

Instructions for the preparation and submission of a NRI 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.

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

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

The site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible. Impacts to streams, wetlands and associated buffers will occur under the proposed activity. The proposed design should avoid unnecessary impacts and minimize impacts where possible. Based on the information submitted it appears a wetland area and associated buffer are proposed for impact in the western portion of the site. These impacts are under review by with a non-tidal wetland and waterway permit (15-NT-0158/201560734) with the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE). Any mitigation requirements for the project impacts will be determined and implemented as part of this activity.

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

#### **Noise**

This property is located on the west side of Cherry Tree Crossing Road, which is identified as a master Planned collector roadway. This application is for the construction of the proposed generator lead lines and the only noise will be generated during the construction of the facility.

**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 to the current requirement to use environmental site design to the maximum extent practicable under state law.

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



**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.

This project is associated with and may impact an area subject to Joint Based Andrews (JBA) Land Use. Thank you for the opportunity to comment on the Mattawoman Energy, LLC - Proposed Three 230kV Generator Lead Lines. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.

August 18, 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-1620A Mattawoman Energy, Proposed Three 230kV Generator Lead Lines

**DETERMINATIONS**

General Plan: The proposal is not inconsistent with the *2014 Plan Prince George's 2035 Approved General Plan* Development Pattern policies for the Established Communities, consisting of established neighborhoods, municipalities, and unincorporated areas outside designated centers.

Master Plan: This application is not inconsistent with the land use recommendations of the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment*, which is the prevailing plan.

**BACKGROUND**

Location: The proposed generator lead lines will be located on the property at 12101 Cherry Tree Crossing Road approximately 300 feet west of its intersection with the CSX Railway. The property is bounded by an electric powerline to the north, the Church of God property (Parcel 103) and the Brandywine Lions property (Parcel 098) to the west, and the CSX rail line to the east.

Size: 13.65 acres

Existing Uses: Mostly vacant and wooded

Proposal: Construct and operate a new 230 kV generator lead lines.



## GENERAL PLAN, MASTER PLAN AND SMA

General Plan:	2014 <i>Plan Prince George's 2035 Approved General Plan</i> shows the property in the Established Communities policy area.
Master Plan:	2013 <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i> .
Planning Area/ Community:	PA 85B (Cedarville & Vicinity)
Land Use:	The 2013 <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i> identifies the area's future land use as Residential Low.
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> and the 2005 <i>Approved Countywide Green Infrastructure Plan</i> .
Historic Resources:	None identified on the site but the Approved Master Plan of Transportation lists Cherry Tree Crossing Road as a Designated Historic Road at that location.
Parks and Trails:	No parks or trails are identified on this site.
SMA/Zoning:	The 2013 <i>Approved Subregion 5 Master Plan and Sectional Map Amendment</i> shows this property in the RE (Residential Estate) Zone. This use (an electric power facility or equipment) is a permitted use in that zone.
Aviation Policy:	The subject property is not within the Military Installation Overlay Zone (MIOZ).

## PLANNING ISSUES

There are no planning issues

**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-1620A – Proposed Three 230kV Generator Lead Lines

Christine,

Please note the amended comments from our section on MR-1620A:

**MR-1620A 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