



Maryland

Department of the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

February 11, 2025

The Honorable Kate Stewart
County Council President
Montgomery County Council
Stella Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

Dear Council President Stewart:

The Maryland Department of the Environment (MDE) has completed its review of the **Montgomery County Adopted Resolution No. 20-683 (Amendment)** to the Montgomery County 2022-2031 Comprehensive Water Supply and Sewerage Systems Plan. The Amendment involves one (1) request for a water category change from W-6 (unplanned) to W-1 (existing access to community service) and one (1) request for a sewer category change from S-6 (unplanned) to S-1 (existing access to community service). The Montgomery County Council adopted the Amendment on December 3, 2024.

- **WSCCR 24-CLO-01A:** Logos Homes, 17805 Norwood Rd., Parcel P534, Sandy Spring, 2.31 acres. The proposed category changes are from W-6 to W-1 and from S-6 to S-1.

Maryland Department of Planning (MDP) Findings

The Maryland Department of Planning (MDP) has reviewed this Amendment pursuant to its mandate to advise the Maryland Department of the Environment (MDE) on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2) and the Land Use Article Section 1-303 and 1-304.

1. MDP finds the W-6 to W-1 water extension consistent. However, MDP believes that the master plan does not permit sewer service for this property, nor are there any provisions or exceptions in the W&SP for servicing the subject property. It appears that the County Council's findings and conditions imply that the property directly south of the subject property will also be seeking a category change in the future if the subject application is approved by MDE. Until such time as the general plan, master plan or the water resource element is amended to provide for extensions of sewer such as this request MDP finds the sewer extension inconsistent.

If there are comments or questions regarding MDP's review, MDE encourages the County to contact MDP. See enclosed MDP's comments and contact information.

MDE Review and Action

MDE has reviewed the proposed amendment in accordance with §9-507 of the Environment Article, Annotated Code of Maryland and its findings are listed below. These findings and any actions required by the county, or recommended to the County, have been included and taken into consideration in MDE's final decision.

1. Water Capacity

- a. For case WSCCR 24-CLO-01A, the single-family home is located in the Shady Grove High Zone and will be served by the Patuxent and Potomac Water Treatment Plants (WTP). The Patuxent WTP has an average demand of 112 million gallons per day (MGD) and a capacity of 288 MGD while the Potomac WTP has an average demand of 51 MGD and a capacity of 72 MGD. There is sufficient capacity to serve the additional 1 Equivalent Dwelling Unit (EDU) at 250 gallons per day (GPD) generated by the single-family home.

2. Wastewater Capacity

- a. For case WSCCR 24-CLO-01A, the single-family home is located in the Shady Grove High Zone and will be served by the Blue Plains Wastewater Treatment Plant (WWTP). The Blue Plains has a treatment capacity of 169.6 MGD and an average flow of 138.3 MGD. Therefore, there is sufficient capacity to serve the property for 1 EDU at 250 GPD.

3. Water Resources Element (WRE) Guidance Update

There is an updated Water Resources Element (WRE) guidance. The 2022 update WRE guidance can be found at the following link:

<https://planning.maryland.gov/Pages/OurWork/envr-planning/water-resources-mg/2022/2022-guidance-update.aspx>

The 2022 guidance includes best practices for protecting receiving waters and for integrating climate change and equity considerations into local water resource planning. By updating the WRE, a required element of local comprehensive plans, jurisdictions will identify recommendations and strategies necessary for ensuring community resilience and sustainability, which can inform and be informed by project and policy needs for county water and sewer plan updates.

In accordance with §9-507(a) of the Environment Article, Annotated Code of Maryland, the Department hereby **approves Montgomery County's Resolution 20-683 (Amendment)**.

The Department approves based on the following Council responsibilities as outlined in the County Comprehensive Water Supply And Sewerage Systems Plan: "...the Council may reach conclusions regarding this Plan or its amendments which do not necessarily

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follow the policies provided in the following sections. In such cases, the Council's amendment resolution will provide an explanation of the issues involved and rationale for actions that vary from these adopted policies."

This completes MDE's review, as required by §9-507 of the Environment Article, Annotated Code of Maryland. If you need further assistance on these matters, please contact Matthew Rowe, Deputy Director, at (410) 537-3578, toll-free at (800) 633-6101, or by e-mail at matthew.rowe@maryland.gov.

Sincerely,


for D. Lee Currey, Director
Water and Science Administration

Matthew C. Rowe,
Deputy Director

Enclosures

cc: Alan Soukup, Senior Planner, Montgomery County Department of Environmental Protection (DEP)
Timothy Williamson, Planning Specialist III, Montgomery County DEP
Amy Stephens, Watershed Restoration Division, Montgomery County DEP
Jason Dubow, Director, Research, Review and Policy Division, MDP
Matthew C. Rowe, CC-P, Deputy Director, WSA, MDE

Montgomery County Resolution 20-683: W-1 Mapping Change

