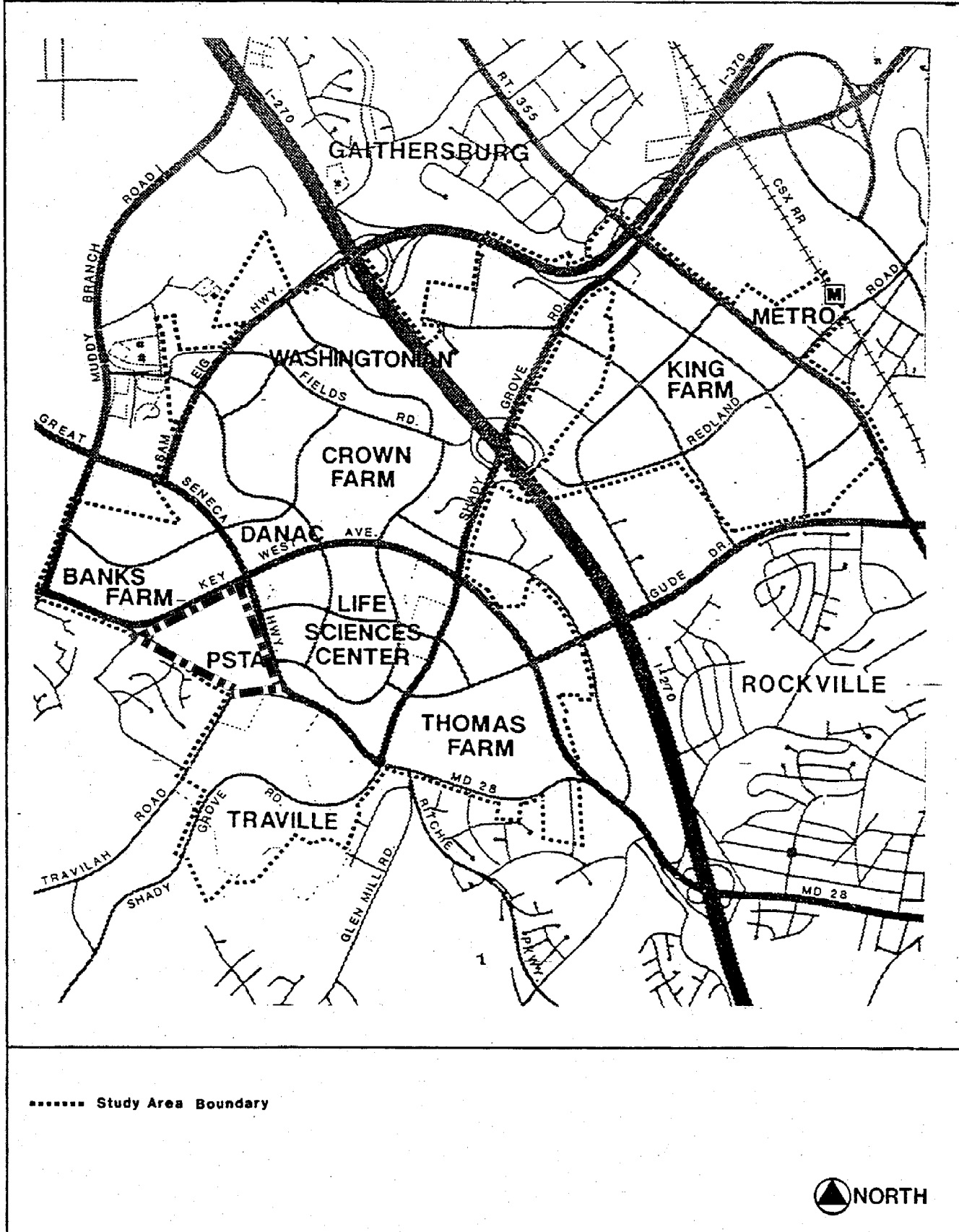


Aerial Photo
March 2004



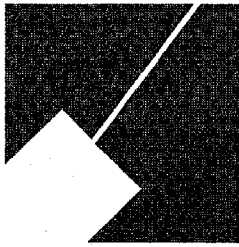
Major Properties in Study Area

Figure 5.4



M-NCPPC

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MEMORANDUM

TO: Kathy Reilly, Development Review

VIA: Mary Dolan, Environmental Planning *MD*

FROM: Michael Zamore, Environmental Planning *MPZ*

DATE: January 9, 2006

SUBJECT: 1. Amended Final FCP No. MR 03301-F&S-1 (A):
Public Safety Training Academy Additions

2. Mandatory Referral No. 05303-DPW&T-1
Public Safety Training Academy Additions

STAFF RECOMMENDATIONS:

1. **Approval** of amendments to the Final Forest Conservation Plan, with the following conditions:
 - a) Applicant to submit an amended Final Forest Conservation Plan that meets the requirements of Section 109.B. of the Forest Conservation Regulation.
 - b) Amended Final FCP to be approved by M-NCPPC Staff prior to any clearing or grading for the new facilities.
 - c) Required site inspections by M-NCPPC monitoring staff (as specified in Section 110 of the Forest Conservation Regulation).
 - d) Applicant to update the DPW&T Advance Reforestation CIP Project #500112 Triadelphia Reservoir - Area D to reflect the additional forest conservation requirements. The total area is now 3.84 acres.
2. **Approval** of the Mandatory Referral for additions to the Public Service Training Academy.

Discussion

Forest Conservation Law Compliance

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) (No. 4-99322) was updated, resubmitted and recertified on December 9, 2005. An approved Final Forest Conservation Plan covers both phases of the project approved for the site i.e. Phase I (Mandatory Referral No. 03301-F&S-1), and Phase II (Mandatory Referral No. 0403-DPW&T-1). The Final FCP was approved on December 10, 2004. This FCP approved the removal of 6.49 acres of the site's 15.34 acres of forest during Phase I, and a further 0.81 acres during Phase II. Forest removal for Phase II was to facilitate construction of the new academy training center and the canine facility.

The applicant now seeks approval to modify Phase II to include the new Travilah fire station and the helipad. This requires the Final Forest Conservation Plan be amended because an additional 0.14 acres of forest over the amount shown on the approved Final FCP must be cleared to construct parking for the new fire station i.e. forest removal will increase from 0.81 acres to 0.95 acres. Total reforestation and afforestation requirements for Phases I and II will now increase from 3.56 acres to 3.84 acres. Planting requirements will continue to be met offsite in an approved forest bank (i.e. DPW&T Advance Reforestation CIP Project # 500112, Triadelphia Reservoir Areas A through F). The Afforestation and Conservation thresholds remain unchanged. The Applicant has revised the FCP worksheet approved for Phase II of the project to reflect the above changes. Staff recommends approval of the amendment to the Final Forest Conservation Plan with the conditions listed.

Stormwater Management

Stormwater management requirements for this project will be satisfied by the separate but related Multi-Agency Driver Training Facility Project (CIP 509915). The Montgomery County Department of Permitting Services approved the site's stormwater management concept on September 11, 2003 and the final stormwater management plans on February 14, 2005. This approval was subsequently revised in July 2005, to accommodate the new helipad.

Water Quality

The site is located within the Decoverly Tributary of the Muddy Branch Watershed. The *Montgomery County Countywide Stream Protection Strategy* (CSPS, 1998) lists both subwatershed/stream and habitat conditions as 'fair' based on data available at that time. Stream channels in the watershed are incised and bank stability is poor. Sediment deposition and embeddedness problems have been observed in the mainstem. CSPS claims that high levels of imperviousness and inadequate riparian buffers in the headwaters have affected streams over time.

Environmental Guidelines

The PSTA site sits atop a large serpentinite outcrop that extends from the northern part of this site down to Glen Road in Potomac. This surface rock generally has thin soils, stunted vegetation and is known to support rare species in certain locations. Surveys for rare, threatened and endangered species were conducted at the PSTA facility in July 2003 and May 2004. These surveys found no specimens of the state-endangered Potato dandelion (*Krigia dandelion*) that

may once have occurred there. The modified plan continues to respect the environmental and wetland buffers with the exception of the existing in-stream stormwater management pond. This encroachment, to up-grade the facility, was originally approved by the Planning Board in 2004 with approval of the Final Forest Conservation Plan. The U.S. Army Corps of Engineers and the Maryland Department of the Environment granted a three-year permit for the in-stream work, in 2004.

Water and Sewer Availability

Adequate water is available from an existing on-site source. Connecting to an existing sanitary manhole will provide gravity sanitary sewer (main) service. No additional ROW is proposed and no easements will be required, as the property is wholly owned by Montgomery County.

Noise

The facility has been in existence for several years. The proposed renovations will not significantly change the methods of operation or increase the current noise levels associated with the academy. The Department of Environmental Protection administers the Montgomery County Code, Chapter 31B Noise Control. They may require a noise study to test noise disturbance and determine if mitigation is needed.

Air Quality

Operations include controlled burning to train fire fighters. This will continue under the proposed plan. However, there should be no increase in dust levels associated with the proposed plan.