

**From:** [Tarr, John](#)  
**To:** [Aheart, Charlotte D.](#)  
**Cc:** [Darcey, Steven E.](#)  
**Subject:** RE: PHED Legislative Reference CB-18-2021 and CB-20-2021  
**Date:** Tuesday, March 30, 2021 7:50:51 AM

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Morning Charlotte,

We, the Prince George's Soil District, have reviewed the proposed legislative updates/edits pursuant to the referenced bills and have the below comments.

I. CB-20-2021

This is a recurring effort to ensure the County's building code is consistent with national standards. We have no comments.

II. CB-18-2021

The analysis requirement being proposed has value as a valuable planning tool to which we'll lend our expertise, as needed. Following are our comments on this bill:

- i. The language of the edits lends itself to needing more specificity. Are there any specific triggers environmentally or otherwise? The other requirements further down in the bill all list specifics relative to what is being requested/required.
- ii. "... description of the actual or potential adverse environmental impacts to land, air, and water resources...", According to which guidelines? There are local, state and federal regulations and guidelines defining what an impact is. Each having its own nuances and jurisdiction.
- iii. What enforcement will be effected for any untoward determinations if an application is progressed to finality? How will this be carried out?
- iv. Where would review authority or mandate reside or be shared/coordinated between agencies? M-NCPPC Environmental Planning Section, the District (PGSCD), and DPIE all have interwoven processes, and mandates, for environmental issues. Are there other sections of the code that also need to be updated concurrently with this?
- v. "... description of the actual or potential adverse human health impacts to the 30 individuals who live or work within a two (2) mile radius ...". Again, per which set of guidelines and what are the triggers? Are there economic factors to be considered? If so, which agency, and/or entity, is to review/comment/approve?

1. Is the Health Dept. also being brought in considering their environmental, and other, purview?
- vi. Considering item (E): Define "... reasonably foreseeable land uses ...". Is this according to the current rezoning effort? Are there grandfathering clauses to be considered and enacted concurrently?

My director, Mr. Steven Darcey at [SEDarcey@co.pg.md.us](mailto:SEDarcey@co.pg.md.us) is to be the official contact. Please copy me.

With kind regards,

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