

March 4, 2026

MDE's intent to seek a Priority Funding Area (PFA) funding exception for 4297 Muncaster Mill Road, Rockville MD 29853 in Montgomery County

Background: The Bay Restoration (Septic) Fund (BRF) requires MDE to provide an opportunity for Public Comment and/or Public Hearing in cases where there are On-site Sewage Disposal Systems (OSDS)/septic systems located outside the State Priority Funding Area (PFA) and where BRF grant funding is being proposed for the public sewer connections. After addressing the public comments, if any, MDE intends to seek a PFA funding exception from the Sustainable Growth Coordinating Committee chaired by the Maryland Department of Planning (MDP).

Public Comment Period: Through April 4, 2026. Send e-mail comments to leslie.mitchell1@maryland.gov.

Project: Sewer connection to the existing system in Montgomery County for 4297 Muncaster Mill Road, Rockville, MD 29853 Parcel P733; Acct.No. 00702025 – (SDAT tax map: HS53). The sewer will ultimately be conveyed to and treated at the Blue Plains wastewater treatment plant.

Water Quality & Public Health Issues: The County Health Department determination is summarized below:

Water and Sewer Service: 4297 Muncaster Mill Road, Rockville, MD 29853

Property I.D.: Parcel P733; acct.no. 00702025 – (SDAT tax map: HS53)

Owner: Gustavo Mendoza & Silvia Delgado

Categories: Water: W-3 Sewer: S-3

WSSC grid: 221NW04

Zoning/Size: RE1 / 21,780 sq. ft.

Planning Area: Olney

Watershed: Upper Rock Creek

The Department of Permitting Services (DPS) - Well and Septic Section has advised this office of a public health problem, relating to a well and a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public water and sewer service. Both water and sewer mains run along Muncaster Mill Rd, however the subject property requires a non-abutting connection to access these mains due to an intervening property. Given these conditions, we expect that it is reasonable to program relief of this public health problem by expediting the provision of public water and sewer service via WSSC Water's systems as soon as possible.

BRF Funding Eligibility: Up to \$25,000 per existing home; maximum of \$25,000 or actual prorated sewer collection system cost, whichever is lower.

Potential New Growth: No new growth, one connection to existing sewer system.

Measures Taken to Mitigate New Growth: No new growth, one connection to existing sewer system.

Potential Nitrogen Reduction:

	<u>Approx. Total Nitrogen (TN) Discharged (lb/yr)</u>	<u>Total TN Reduced (lb/yr)</u>
No Action	23	000
BAT Upgrade	11.5	11.5
ENR Connection	2.3	20.7

Screenshot: Location Map

