



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3595

March 23, 2016

Ms. Deborah McCrossin
Standard Solar, Inc.
1355 Piccard Drive, Suite 300
Rockville, MD 20850

**RE: Randall Farm Solar Project
(MR-1523A)**

Dear Ms. McCrossin:

The Prince George's County Planning Department appreciates the opportunity to comment on the proposed construction of a photovoltaic solar array in an open field behind the Randall Farm Facility at 4200 Ritchie-Marlboro Road in Upper Marlboro, Maryland. Our response to your request for comments focuses on environmental planning requirements and consistency with existing plans.

The proposed solar array project would occupy 6.85 acres of land and consist of 5,460 polysilicon modules or panels mounted on steel racking secured into the ground. A six-foot chain link fence will enclose the panels and electrical equipment on the site. SunEdison will own the equipment and will operate and maintain the facility for 20 years, after which it will, at its own cost, remove the equipment and return the field to its former condition.

The two-megawatt solar photovoltaic electric generating system is designed to benefit designated funds of The Maryland-National Capital Park and Planning Commission (M-NCPPC) in Prince George's County. M-NCPPC has entered into a Power Purchase Agreement (PPA) with SunEdison to purchase electricity generated for 20 years after completion of the project. The project is part of Prince George's County Fiscal Year 2016 Capital Budget.

The proposed project qualifies for a numbered exemption from the Woodland and Wildlife Habitat Conservation Ordinance, which would be in the form of an exemption letter that is required at the time of obtaining a permit. The Natural Resources Inventory plan (NRI-022-11) for the project expired on March 15, 2016. Because the NRI plan has expired and the project qualifies for a numbered exemption, a Natural Resources Inventory Equivalency Letter (NRI-EL) will be required for a stormwater concept review. It has been determined that the project will not impact any on-site regulated environmental features. Although the site is located on Ritchie-Marlboro Road, which is a Master Plan of Transportation designated historic road, the scenic and historic nature of the road should not be affected because of the project's distance from the road.

The project is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan's* Future Land Use category for Parks and Open Space. It also conforms to the development pattern and land use recommendations of the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*, which is for the property to have a future land use of public parks and open space and a designation that includes agricultural land, forest, and very low-density residential uses.

Thank you for allowing us the opportunity to comment on this proposed plan. If you should have any questions or need additional information, please contact Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division, at 301-952-3580 or via email at Fatimah.Hasan@ppd.mncppc.org.

Sincerely,



Fern Piret
Planning Director

- c: Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Katina Shoulars, Planning Supervisor, Environmental Planning Section, Countywide Planning Division
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division
Redis C. Floyd, Clerk of the Council, Prince George's County Council