

April 10, 2018

Mr. Christopher Bergen
c/o TPE Maryland Solar Land Holdings, LLC
747 South Corona Street, Suite 100
Denver, CO 80209

**RE: PGC18 South Osborne Road Solar Project
(MR-1721F)**

Dear Mr. Bergen:

The Prince George's County Planning Board had the opportunity to review the proposed South Osborne Road Solar Project during its regular meeting on April 5, 2018 and supports our staff's recommendations. A copy of the staff report is enclosed for your information.

STAFF RECOMMENDATIONS

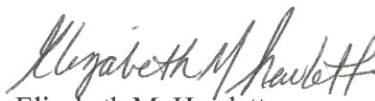
The proposed solar project underwent a careful review by Planning Department staff, resulting in the following recommendations:

- Prior to issuance of permits for the project, a Type 2 Tree Conservation Plan (TCP2) may be required.
- If specimen trees are proposed for removal, a Subtitle 25, Division 2 variance application will be required, along with a statement of justification and evaluations of the specific trees proposed for removal. Solar projects should utilize unencumbered open space without disturbance to natural resources and the associated buffers.
- Relating to the 11 acres of Farmland of Statewide Importance impacted by this project, the *Prince George's County Solar Energy Systems (SES) Guidelines for Mandatory Referral Cases* specifies that the Prince George's County Planning Board strongly discourages locations for SES projects that result in significant loss of prime agricultural land. In this situation the guidelines call for mitigation, which may include planting pollinators.
- To retain the existing agricultural landscape and enhance the habitat and pollinator value of the site, it is strongly recommended that plant materials be selected from the Natural Resources Conservation Service Conservation Practice Standard for Conservation Cover (Code 327), Table 6: Native Shrubs and Small Trees for Pollinator Habitat. The mixes and species contained in the addendum are focused on high diversity plantings to support wildlife habitat, with special consideration for pollinators and beneficial insects, consistent with USDA Biology Technical Note No. 78, 2nd Edition: *Using 2014 Farm Bill Programs for Pollinator Conservation*. Pollinator species should be considered for the landscape plantings as well as an herbaceous cover within the entire project area.
- During construction and post-construction operations, the proposed solar array system should not exceed the Maryland noise pollution standards referenced in COMAR 26.02.03 for residential zones, beyond the property line. Otherwise, noise mitigation may be appropriate.

- Any proposed lighting should be full-cut off optic and downward shield to minimize sky glow, and a photo-metric evaluation shall confirm that the lighting does not extend beyond the property lines. It is preferable that the lighting be motion sensitive, minimized, and mounted at a low level to limit visibility.
- It is recommended that the Solar Glare Hazard Analysis Tool (SGHAT) analysis continue to be conducted as the final design is refined to identify potential glare problems and provide mitigation.
- The applicant shall use chain-link fencing with barbed wire to enclose the entire solar array field. The fencing should have limited visibility in the landscape, and not be of a reflective material. A black vinyl clad chain-link fence is the least visually intrusive. If a metal fence is used, it should preferably have a matte black finish.
- To retain the pastoral viewshed from the road, the 25-foot buffer should be located along the edge of the proposed array grouping. The buffering and landscaping required for the project should be in conformance with the standards of the 2010 Prince George's County Landscape Manual unless alternative compliance is granted.
- As required by the Maryland Department of the Environment (MDE), full Environmental Site Design treatment must be provided for all new impervious areas and 50 percent for all existing impervious areas.
- If transportation access will be provided along South Osborne Road, the applicant must coordinate with the Department of Permitting, Inspections, and Enforcement (DPIE).
- The applicant shall work with staff to increase the effectiveness of the screening function of the landscape buffer and ensure that the panels are not visible from the roadway.
- There are no known archeological sites that will be affected by the proposed work, but the applicant should contact the Historic Preservation Section prior to starting any grading on the site.

We appreciate the opportunity to review this proposed project and to transmit our comments and recommendations. Should you have questions or require additional information regarding the enclosed staff report, please do not hesitate to contact me or Fatimah Hasan, Planner Coordinator, at 301-952-3580 or via email at Fatimah.Hasan@ppd.mncppc.org.

Sincerely,


Elizabeth M. Hewlett
Chairman

Enclosure

- c: Andree Green Checkley, Planning Director, Office of the Planning Director
Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division
Thomas H. Haller, Gibbs and Haller
Redis C. Floyd, Clerk of the Council, Prince George's County Council



Note: Staff reports can be accessed at www.pgplanning.org/planning.home.htm

Mandatory Referral

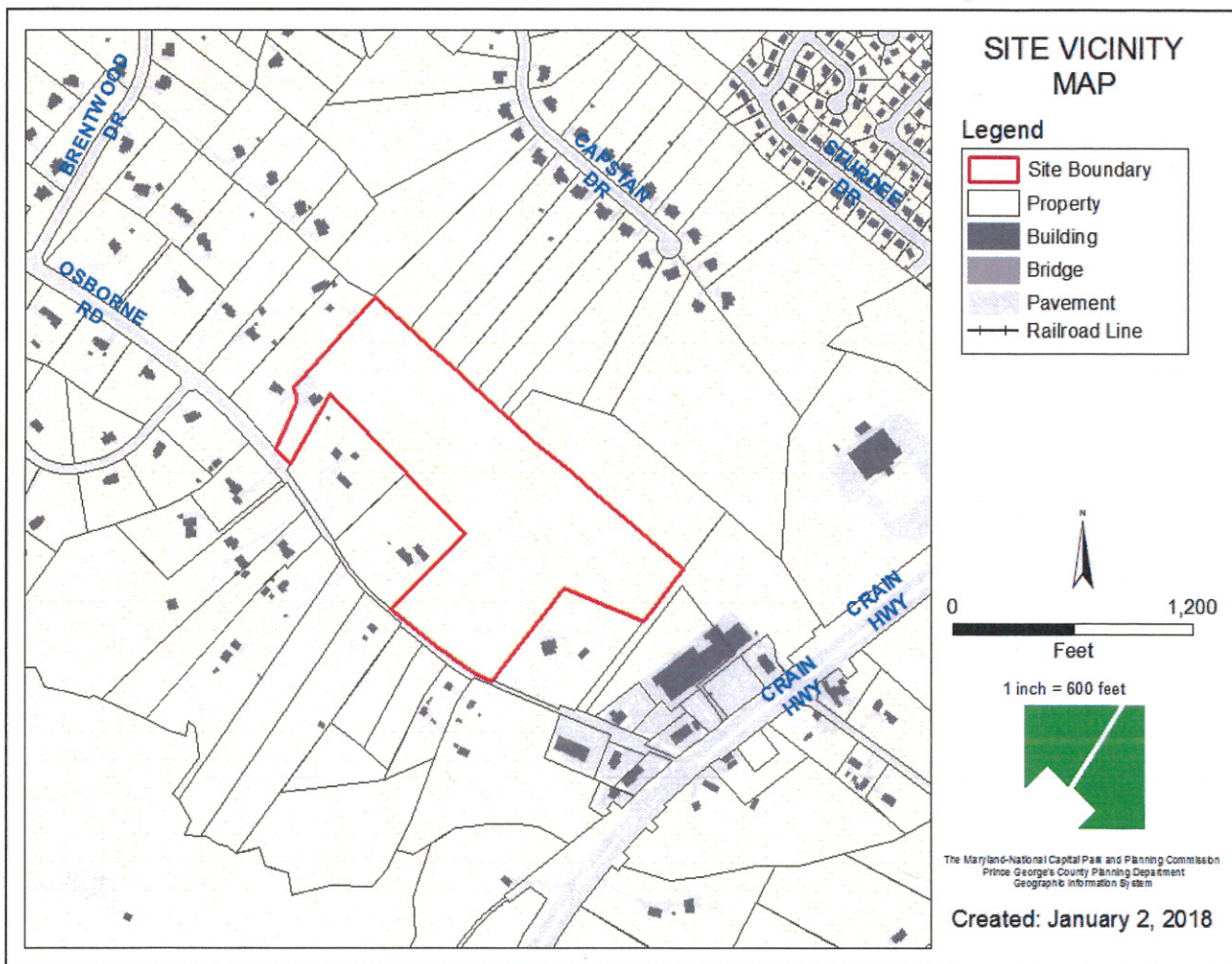
MR-1721F

Application	General Data	
Project Name: South Osborne Road Solar Project Location: 0 South Osborne Road, Upper Marlboro Applicant/Address: TPE Maryland Solar Land Holdings, LLC 747 South Corona Street, Suite 100 Denver, CO 80209 Property Owner: Ana M. Avramovic 400 Central Park Walk New York, NY 10025	Planning Board Hearing Date:	4/5/18
	Date Accepted:	2/12/18
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	12.59 acres
	Zone:	R-A
	Planning Area:	82A/Rosaryville
	General Plan Tier:	Established Communities
	Council District:	District 9
	Municipality:	Upper Marlboro

Purpose of Application	Notice Date
To construct a solar photovoltaic generating facility that will provide 2.0 megawatts (MW) of electrical energy. The proposed project will be a community solar project.	Acceptance Mailing: February 22, 2018

Staff Recommendation	Staff Reviewer: Fatimah Hasan
Transmit Staff Report to: Mr. Christopher Bergen c/o TPE Maryland Solar Land Holdings, LLC 747 South Corona Street, Suite 100 Denver, CO 80209	Phone Number: 301-952-3580
	Email: Fatimah.Hasan@ppd.mncppc.org

Map 1 - Project Site Vicinity



MR-1721F Staff Report—Proposed South Osborne Road Solar Project

PROJECT BACKGROUND

The subject project is being reviewed pursuant to the Land Use Article §§20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County Zoning Ordinance that requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral review process.

PROJECT SUMMARY

The proposed project consists of a 2.0 megawatt (MW) alternating current (AC) solar polycrystalline photovoltaic (PV) facility for the purpose of generating electricity on 12.59 acres (the limits of disturbance), part of a 31.39-acre parcel located on South Osborne Road in Upper Marlboro, Maryland. While the estimated useful facility lifetime is 25-35 years or more, the current lease on the parcel for the proposed project is for 25 years with one 5-year extension. A state-of-the-art solar project modeling software will be used for output simulation. The array is proposed to be installed using a single-axis tracking, pile-driven post-supported racking system, with galvanized steel or aluminum structure for mounting the panels. The applicant, Turning Point Energy (TPE) Holdings, LLC, was approved by the Potomac Electric Power Company (PEPCO) to provide the maximum wattage capacity of 2.0 MW under the Community Solar Energy Generating System (CSEGS) Pilot Program, and then market the electric energy to PEPCO ratepayers. The project's solar generation facilities will be connected to PEPCO's electric distribution grid serving Maryland and Washington, D.C.

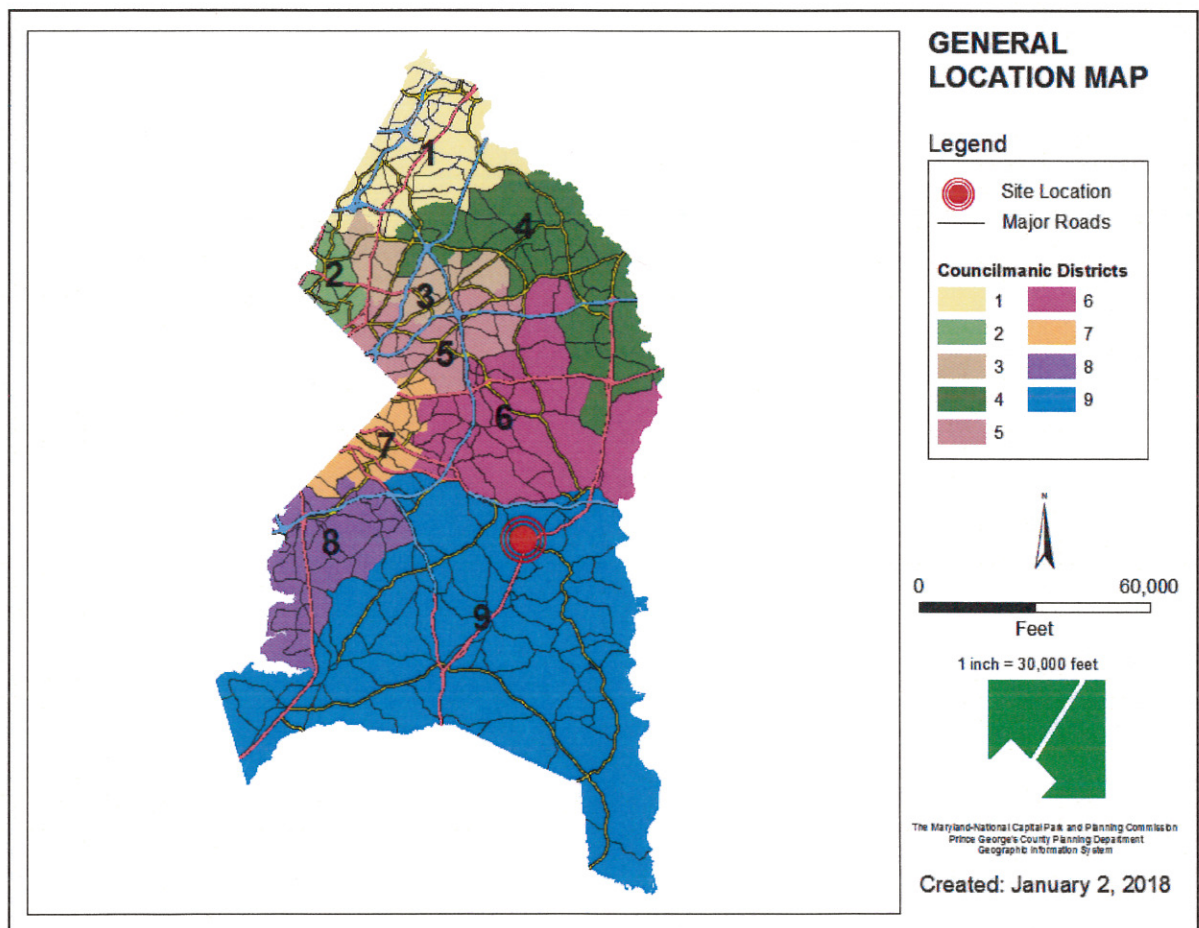
STAFF RECOMMENDATIONS

The proposed solar project underwent a careful review by Planning Department staff, resulting in the following recommendations:

- Prior to issuance of permits for the project, a Type 2 Tree Conservation Plan (TCP2) may be required.
- If specimen trees are proposed for removal, a Subtitle 25, Division 2 variance application will be required, along with a statement of justification and evaluations of the specific trees proposed for removal. Solar projects should utilize unencumbered open space without disturbance to natural resources and the associated buffers.
- Relating to the 11 acres of farmland of statewide importance impacted by this project, the *Prince George's County Solar Energy Systems (SES) Guidelines for Mandatory Referral Cases* specifies that the Prince George's County Planning Board strongly discourages locations for SES projects that result in significant loss of prime agricultural land. In this situation the guidelines call for mitigation, which may include planting pollinators.
- To retain the existing agricultural landscape and enhance the habitat and pollinator value of the site, it is strongly recommended that plant materials be selected from the Natural Resources Conservation Service Conservation Practice Standard for Conservation Cover (Code 327), Table 6: Native Shrubs and Small Trees for Pollinator Habitat. The mixes and species contained in the addendum are focused on high diversity plantings to support wildlife habitat, with special consideration for pollinators and beneficial insects, consistent with USDA Biology Technical Note No. 78, 2nd Edition: *Using 2014 Farm Bill Programs for Pollinator Conservation*. Pollinator species should be considered for the landscape plantings as well as an herbaceous cover within the entire project area.
- During construction and post-construction operations, the proposed solar array system should not exceed the Maryland noise pollution standards referenced in COMAR 26.02.03 for residential zones, beyond the property line. Otherwise, noise mitigation may be appropriate.
- Any proposed lighting should be full-cut off optic and downward shield to minimize sky glow, and a photometric evaluation shall confirm that the lighting does not extend beyond the property lines. It is preferable that the lighting be motion sensitive, minimized, and mounted at a low level to limit visibility.
- It is recommended that the Solar Glare Hazard Analysis Tool (SGHAT) analysis continue to be conducted as the final design is being refined, to identify potential glare problems and provide mitigation.

- The applicant shall use chain-link fencing with barbed wire to enclose the entire solar array field. The fencing should have limited visibility in the landscape, and not be of a reflective material. A black vinyl clad chain-link fence is the least visually intrusive. If a metal fence is used, it should preferably have a matte black finish.
- To retain the pastoral viewshed from the road, the 25-foot buffer should be located along the edge of the proposed array grouping. The buffering and landscaping required for the project should be in conformance with the standards of the 2010 *Prince George's County Landscape Manual* unless alternative compliance is granted.
- As required by the Maryland Department of the Environment (MDE), full environmental site design treatment must be provided for all new impervious areas and 50 percent for all existing impervious areas.
- If transportation access will be provided along South Osborne Road, the applicant must coordinate with the Department of Permitting, Inspections, and Enforcement (DPIE).
- The applicant shall work with staff to increase the effectiveness of the screening function of the landscape buffer and ensure that the panels are not visible from the roadway.
- There are no known archeological sites that will be affected by the proposed work, but the applicant should contact the Historic Preservation Section prior to starting any grading on the site.

Map 2—General Location Map



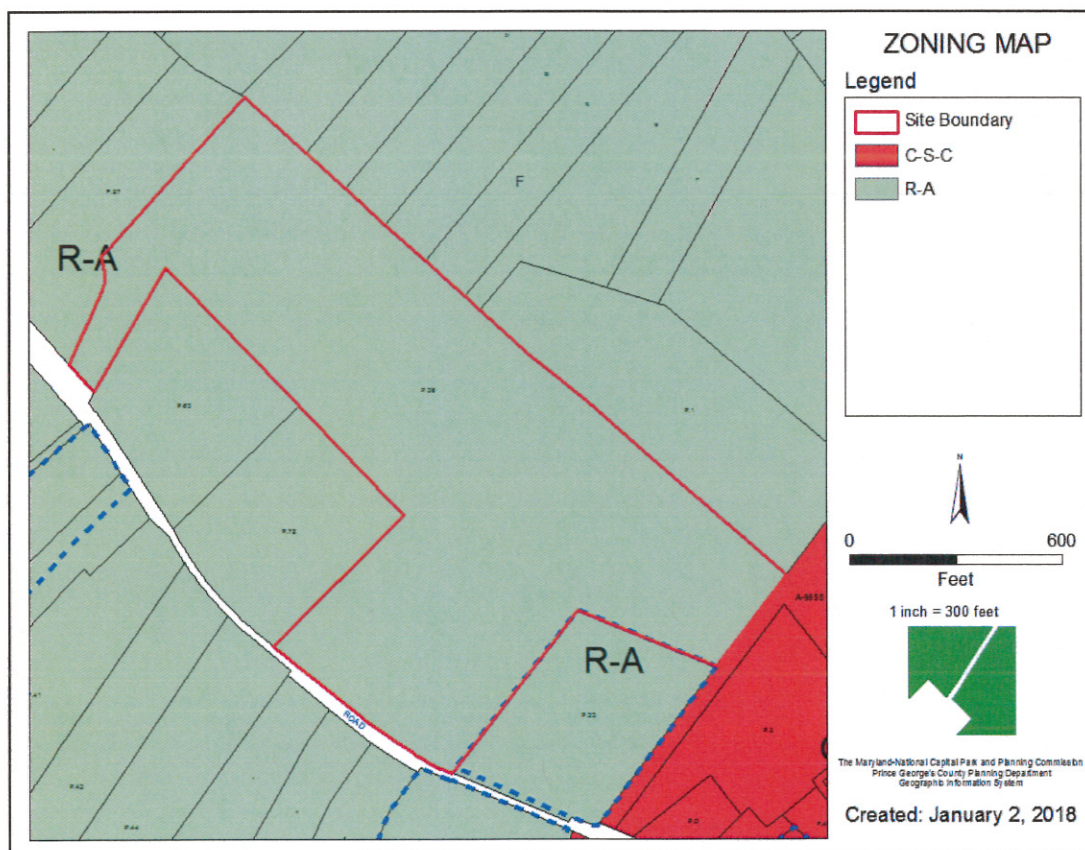
PROJECT LOCATION, DESCRIPTION, SCHEDULE, FUNDING, AND REVIEW AND PERMITTING

Location

The site, Parcel 36, is located at 0 South Osborne Road, near its intersection with Crain Highway (US 301), in Upper Marlboro, Maryland. The site is used for agricultural production of conventional crops by the landowner. The site is zoned Rural Agricultural (R-A), which permits two-acre residential uses while encouraging the retention of agriculture as a primary land use. However, with respect to public utility uses, the project is not subject to Prince George's County Zoning Ordinance, but is required to undergo the Mandatory Referral review process. The surrounding residential parcels are primarily zoned R-A. Adjacent to the southeastern boundary of the parcel is a commercial parcel zoned Commercial Shopping Center (C-S-C), where the Osborne Shopping Center is located.

Land use within the subject project area includes primarily roadway, residential, and open space. The project area is located within the Coastal Plain physiographic province, in the eight-digit Western Branch watershed, that is part of the larger six-digit Patuxent River watershed. The site has moderate to gently rolling topography with an average of ten percent slope, suitable for the typical solar panel layout. Most of the soils at the site drain well and are a combination of Marr-Dodon, Westphalia, and Dodon fine sandy loam complex. A majority of the 12.79 acres within the Limit of Disturbance (LOD), 11 acres, contain soils rated as farmland of statewide importance associated with the Marr-Dodon Complex.

Map 3 – Zoning Map



Description

The proposed project was submitted to PEPCO Holdings as a 2.0 MW community solar project. PEPCO Holdings approved one point of interconnection on July 24, 2017. The point of interconnection will front along S. Osborne Road. The project area is a single-axis tracking design with a Limit of Disturbance (LOD) of approximately 12.59 acres on a 31.39-acre parcel (Parcel 36), including the 25-foot landscape buffer surrounding the project area. The remaining acres that are not woodlands can remain available for hay cultivation. The applicant has entered into a contract on the acreage from the property owner, Ana Avramovic, for a long-term lease of 25 years with one five-year extension. The project is outside of the Chesapeake Bay Critical area. There is minimal impact regarding grading, site disturbance, or cutting of immature and poor-quality tree stands. The project will cause an estimated total of 865 square feet of impervious surface, consisting primarily of concrete inverter pads and road entrance improvements.

The polycrystalline photovoltaic (PV) solar panels use horizontal, single-axis balanced-mass trackers with independently-driven rows as a tracking technology. The panels will stand 1.2 feet from the ground and at the highest elevation, nine feet from the ground. The tracker component relates to the ability of the solar panels to rotate, up to 120 degrees to follow the sun as it moves across the sky, to collect the maximum amount of sunlight to be converted to electric energy. Any lighting required for the project will be down shield light fixtures. The solar array will also be equipped with snow and flood sensors, and designed for a snow load of 35 pounds per square foot and wind design of 105 miles per hour. Rainfall of greater than one-half inch per month is considered to be adequate to remove dust, snow and other particles that could settle on the array, contributing to soiling and loss of output. In the event of extended dry periods, the panels may be washed to reduce the impairment, due to soiling.

Solar photovoltaics do not generate pollution or greenhouse gas emissions, and are dependent on direct sunlight, making the trackers valuable. Typical I-beams consisting of galvanized steel or aluminum module mounting structures will support the solar panels, and minor grading will occur only at the locations of the concrete support structures. The project would create some impervious areas where the concrete pads support the transformers and inverters and enhance entrance and laydown areas for storage of materials and equipment. A Stormwater National Pollution Discharge Elimination System (NPDES) Notice of Intent (NOI) Permit will be obtained prior to construction.

Fencing is proposed to surround the project area, featuring a six-foot high chain link perimeter fence with barbed wire, located 30-feet from the property line. The only water use at the site will be for the semi-annual cleansing of the panels. After the proposed 25-year period of use for generation of solar energy, the property will be returned to its original condition to be reused for purposes that are consistent with local requirements. The project is not expected to have any health, safety, or public welfare impacts to the community or neighboring properties.

For the most part, the applicant will maintain existing trees along the perimeter of the project area, for the purpose of enhancing a natural screen. The project plan is to install a mixture of low growing grasses on the entire project area, in order to stabilize the soils, which can support brackets for solar panels, and to ensure sediment and erosion controls. Indigenous vegetative cover such as turf style grasses is proposed to be maintained underneath the solar arrays, taking into account functionality and aesthetic quality.

During construction, a staging area will be used for unloading of excavation and other equipment and materials, using S. Osborne Road to reduce neighborhood disturbance as much as possible. Environmental site design techniques proposed for use include non-rooftop disconnection best management practices (BMPs), except in areas adjacent to steeper grades where other BMPS may be indicated. Level spreaders on slopes between five and ten percent are proposed. The stormwater management practices put in place during construction will remain as the principle controls throughout the life cycle of the project. In addition, noise levels will be maintained below the average daily 90 decibel rating at the property lines.

During operation of the solar array, traffic will be minimal, limited to maintenance crews for mowing and vegetation maintenance, and quarterly to yearly maintenance of the solar arrays. There will be local and remote control over key features of the solar array to enhance safety and to remain in compliance with the Interconnect Agreement. Through the Project Operations and Maintenance Agreement, immediate dispatch of fire, police or contractors is possible in the

event of an emergency or force outage. Noise levels during operation are projected to remain below the maximum allowable noise levels in a residential zone of 65 decibels during the day, and 55 decibels at night.

Once the site is operational and the vegetative cover is stabilized, water quality following rain events should be better than existing conditions because grasses, pollinators, and buffer plantings will improve the filtering process and the water quality. Consistent with the approved Soil Conservation District Sediment and Erosion Control for the project, grasses are proposed to be selected which grow to a minimum height and can be easily maintained for stormwater management.

Decommissioning and deconstruction is governed by the Ground Lease with the landowner and managed by an on-site manager. Prior to decommissioning, consultation will occur with the County to discuss preferences and commitments to restore the project area to its pre-construction condition or a similar state. The Decommissioning Plan states that at the end of the useful life of the project, neither Prince George's County nor the State of Maryland will bear any decommissioning costs, which are included upfront in the project's proforma financials. The parent company's financial guarantee to the State of Maryland will be established before the commercial operation of the project begins.

The Decommissioning Plan will include provisions for the safe removal and proper disposal of all (including rare, valuable or hazardous) components of the project, maximizing recycling and proper handling, as well as using temporary erosion and sedimentation control Best Management Practices. Because the scrap value of the solar array is estimated to be more valuable than the cost of removal, the project owner will have a significant incentive to remove the system upon lease termination. During decommissioning, the County and The Maryland-National Capital Park and Planning Commission will be updated and given notice upon completion of the restoration activities.

Decommissioning will restore the property to a clean, safe, and usable condition for continued use by the landowner. To the extent practicable, the facility shall be decommissioned within 180 days of the end of the facility's operational life, but outside of the winter season.

In summary, the features of the project include:

- Structures, specified as approximately:
 - 6,000 Trina TSM-350DD14A(II) 350-watt solar panels
 - 1,000 foundational I-beams consisting of galvanized steel or aluminum module mounting structures
 - 4,330 linear feet of fencing

Schedule

The proposed schedule is as follows:

Engineering and Permitting period	August 2017 through July 2018
Estimated construction period	3-6 months
Construction start (break ground)	Summer 2018
Construction completion (estimate)	Winter 2018

Funding

The proposed project will use TPE Holdings, LLC funding, consisting of \$4-5 million, including \$138,000 in infrastructure upgrades required by PEPCO. Significant local resources constitute part of the design, entitlement, construction, and startup process. The proposed project is slated to generate significant tax revenues.

Review and Permitting

It should be noted that the Mandatory Referral review process does not exempt any project from the need to meet the requirements of any other entitlement process. (Permit status to date is as follows:)

NPDES General Permit (MDE)	Required for construction activities disturbing one acre or more. Filing of a completed Notice of Intent (NOI) is required; application is submitted when construction documents are completed.
Interconnection Permit (PEPCO Holdings)	Required for operation; permit approval obtained 7-24-17.
Site Development Concept Plan	Filed on 3-9-18 with DPIE; scheduled to be received by the end of April 2018.
Natural Resources Inventory (NRI)	The project will voluntarily comply with the County's local forest conservation ordinance, which implements the statewide FCA; Approved 3-2-18 (#NRI-022-2018).
Stormwater Management Concept	Application FILED 3-9-18; approval expected in late April 2018.
Erosion Sediment Control	Application to be filed following DPIE approval; anticipated filing in early May.
Woodland Conservation Letter of Exemption	Letter received 3-1-18, Case #E-006-2018.

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department staff has reviewed the proposed project and provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

Existing Conditions/Natural Resources Inventory

The site is in Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by the 2014 *Plan Prince George's 2035 Approved General Plan*. Rare, threatened, or endangered species were not found on or near the site according to a letter from the Maryland Department of Natural Resources, Natural Heritage Program, dated September 29, 2017. The site does contain Potential Forest Interior Dwelling Species habitat, according to available mapping data.

The 2017 *Approved Countywide Green Infrastructure Plan* that is included in the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* shows that the northwestern section of the property contains Regulated and Evaluation areas associated with the stream sources. The proposed development will impact the Evaluation areas.

An application for a Natural Resources Inventory, NRI-022-2018, was submitted for review and was approved on March 2, 2018.

Woodland Conservation

The Type 2 Tree Conservation Plan (TCP2) accounts for any clearing proposed on the site and identifies how the woodland conservation requirement for the site will be provided.

Soils

Based on information in the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey, the predominant soils found to occur on this site include Marr-Dodon complex (5-10 percent slopes) and Marr-Dodon complex (10-15 percent slopes). Marlboro clays or Christiana complexes are not found on this property; however, Marlboro clays are mapped on the adjacent properties to the north.

Prince George's County Soil Conservation District provided a list and map of the soils of state importance on the subject site. Approximately 11 acres of Marr-Dodon complex (MnC), an advantageous soil for farming, will be affected at this site. This acreage, which constitutes 45.4 percent of the Area of Interest, is rated as Farmland of Statewide Importance. The NRCS defines Farmland of Statewide Importance as land that has been designated for agriculture by State law. The USDA defines prime farmland as land best suited to produce food, feed, forage, fiber, and oilseed crops.

The *Prince George's County Solar Energy Systems (SES) Guidelines for Mandatory Referral Cases* specifies that the Prince George's County Planning Board strongly discourages locations for SES projects that result in significant loss of prime agricultural land. The 11 acres fall within the fourth and last category of the Planning Board's siting preference hierarchy, or the least suitable or desired location for solar arrays, including in that category land zoned R-A and classified as the most productive soils for agriculture. The guidelines recommend measures from continuing crop production to maintaining and planting an herbaceous cover with pollinator value, with the latter determined to be practical in this case.

Noise and Vibration

COMAR 26.02.03 sets forth Maryland noise pollution standards for residential zones, and states that during construction and post-construction operations, noise pollution standards should not be exceeded at the property line, or noise mitigation may be appropriate.

Lighting

Limited information has been provided about lighting on the site, except to say that security lighting may be required. Any proposed lighting should be full-cut off optic and downward shield to minimize sky glow, and a photo-metric evaluation shall confirm that the lighting does not extend beyond the property lines. It is preferable that the lighting be motion sensitive, minimized, and mounted at a low level to limit visibility.

Glare Analysis

The applicant has utilized a tool, Solar Glare Hazard Analysis Tool (SGHAT), to conduct an analysis of the conceptual design. Preliminary evaluation indicates that associated flight patterns at Joint Base Andrews, the closest airport to the site, should not be impacted by the glare from this small-scale facility, as well as residential areas to the north and south of the proposed project. However, residences east of the project show low potential for temporary glare once the project is in operation.

Fencing

Security fencing is proposed around the individual array groupings.

Landscape and Buffering

A landscape buffer was presented on the Boring Location Plan, showing a 25-foot buffer along the front boundary line.

Stormwater Management

Stormwater management on the site, as defined by the limits of disturbance, will be subject to review and approval by DPIE. The project will primarily consist of new development on the site. No further information pertaining to stormwater management is required with the current application.

2. TRANSPORTATION ASSESSMENT

Map 4 indicates the Master Plan right-of-way. The project site is located along the east side of South Osborne Road, south of its intersection with Rolling Glen Way and north of Crain Highway (US 301), in Upper Marlboro. South Osborne Road is a master plan two-lane collector road with minimal access control, with a proposed right-of-way of 80 feet and four lanes. Although South Osborne Road is not a scenic roadway at this particular location, it is a designated scenic roadway within one mile to the northwest. There are no underlying transportation-related plat notes or other conditions that would control site development.

Map 4 –Master Plan Right-of-Way Map



3. HISTORIC PRESERVATION/ARCHEOLOGY

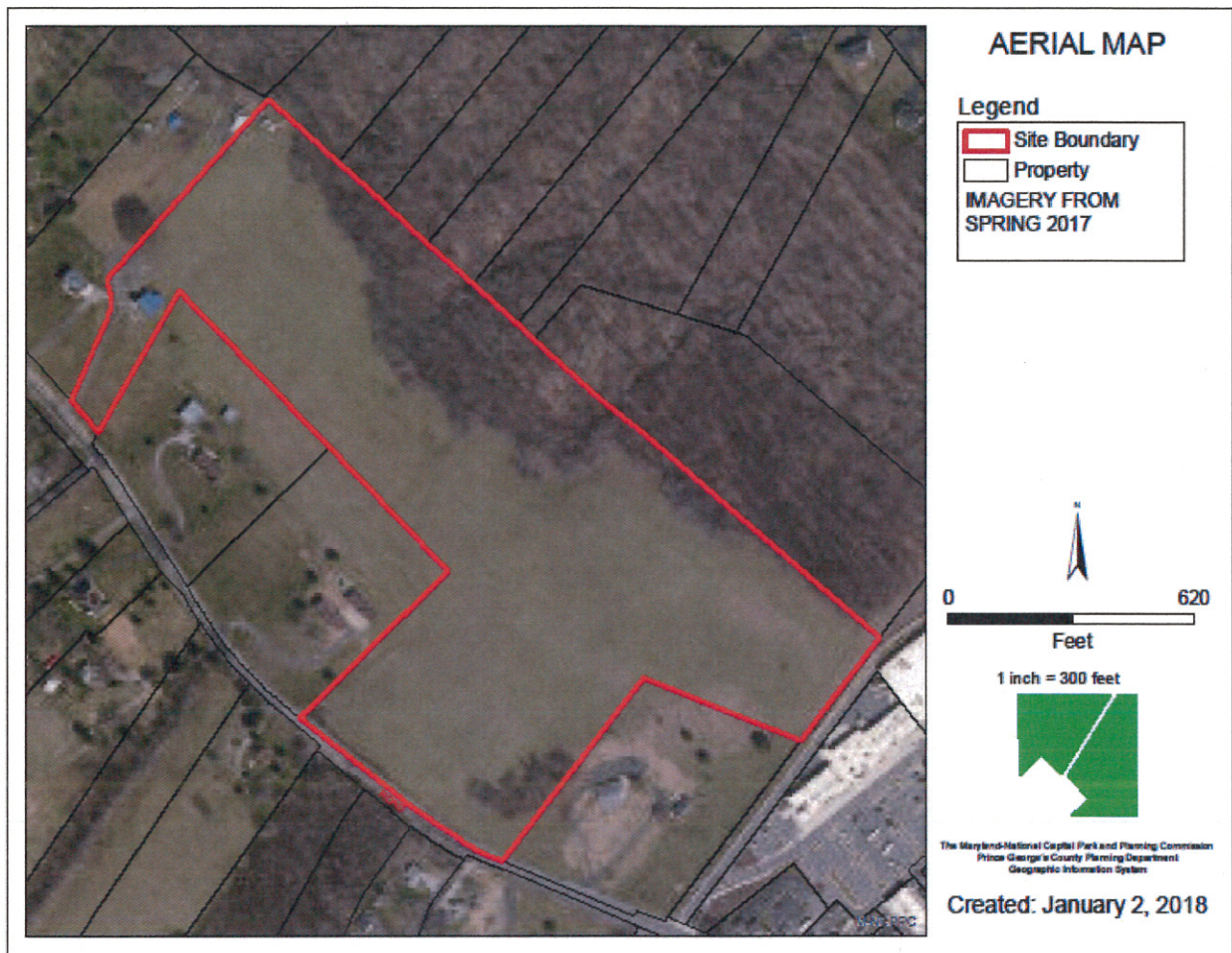
This proposed project will not impact any identified historic sites, historic resources, or documented properties. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.

4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

Landscaping

The proposed solar array field is proposed to be screened from the existing residential dwellings to the southwest of the site with a 25-foot-wide vegetative buffer. Proper setback from the residential property lines have been provided. The solar array field is located near the top of the hill, approximately 60 feet higher than the grade of South Osborne Road. The project features a 25-foot wide landscaped buffer along the proposed solar field located near the top of the hill, approximately 60 feet higher than the grade of Osborne Road. The solar array field can be consistent with the *Prince George's County Solar Energy Systems Guidelines for Mandatory Referral Cases*, by having a herbaceous mix of cover vegetation to enhance habitat and provide site pollinator value.

Map 5 – Aerial Map



5. CONSISTENCY WITH APPROVED PLANS

The proposed project is covered by the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*. The subject property is located entirely within the growth boundary. The General Plan recommends enhancing existing infrastructure to ensure that the needs of existing residents are met within Established Communities. The Master Plan designates the subject property for Residential Low future land use. The issue raised by this application is that the property will be used for a non-residential purpose and could impair the existing, predominantly low density, rural and suburban character of the surrounding area. Compatibility with surrounding land use is the main issue.

This proposed project use is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* Development Pattern policies for properties in the Established Communities policy area, and complies with the Natural Environment Policy 9, "Encourage investment in energy infrastructure, renewable energy, and the use of smart grid technologies to improve the efficiency, reliability, affordability, and sustainability of energy production and distribution," and Policy 10, "Encourage the generation of low-carbon and clean, renewable energy sources."

6. ECONOMIC ANALYSIS

The proposed project supports the aggressive Renewable Portfolio Standard (RPS) enacted in Maryland to substantially accelerate renewable energy generation, which requires that 25 percent of electricity be generated from renewable energy sources by 2020, including at least 2.5 percent solar energy. The RPS requires increases in annual solar energy generation, resulting in achievement of at least 1,600 MW of solar capacity by 2020. In addition to meeting state standards, the project is slated to contribute to Prince George's County's "Green Economy," reducing the need to import electricity from out-of-state, and moving toward more affordable and reliable electricity generation. The project also seeks to support the Maryland Public Utilities Code §7-702, which recognizes the economic, environmental, fuel diversity, and security benefits of renewable energy resources.

The proposed community solar project will most likely increase property tax revenues for the State of Maryland and the County. The construction jobs generated will have only a temporary impact to the County's overall economy.

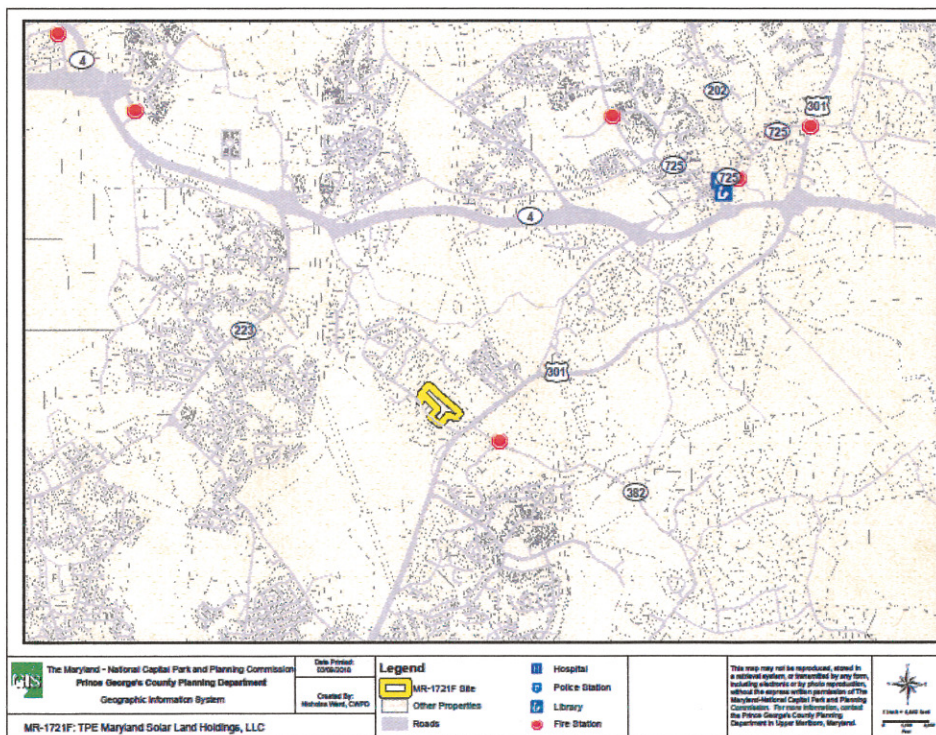
7. EXISTING PUBLIC FACILITIES

Map 6 shows the locations of existing public facilities. The proposed project is served by Upper Marlboro Fire/EMS Co. 845, a first due response station (a maximum of seven minutes travel time), and is located at 7710 Croom Road in Upper Marlboro, Maryland. The station is equipped with two engines, one ambulance, one medic, and one rescue squad. The station is staffed by volunteers/career personnel.

The proposed project is in Police District V, which is headquartered at 6707 Groveton Drive in Clinton, Maryland. District V Police Station serves about 164.6 square miles.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 5, Future Community Service.

Map 6 – Public Facilities



8. COMMUNITY OUTREACH

The M-NCPPC has transmitted notification letters to adjoining property owners, as well as those adjacent to adjoining property owners, and civic associations, informing them of the project and a Planning Board hearing date of April 5, 2018. (See Map 7).

A Turning Point Energy (TPE) Team has reached out directly to community leaders, and to residents continually through door-to-door canvassing and other methods, following up in keeping them abreast of the proposed project's process, and outlining the benefits of a community solar facility. In addition to nearby residents, the TPE Team has reached out to residents of neighborhoods accessed from South Osborne Road, key homeowner and civic associations, the business community, the religious community and the local elected leaders and government officials.

Map 7 – Adjacent Properties

