

PPRP Fact Sheet – Phoenix Solar, Prince Georges County

PSC Case Number 9446

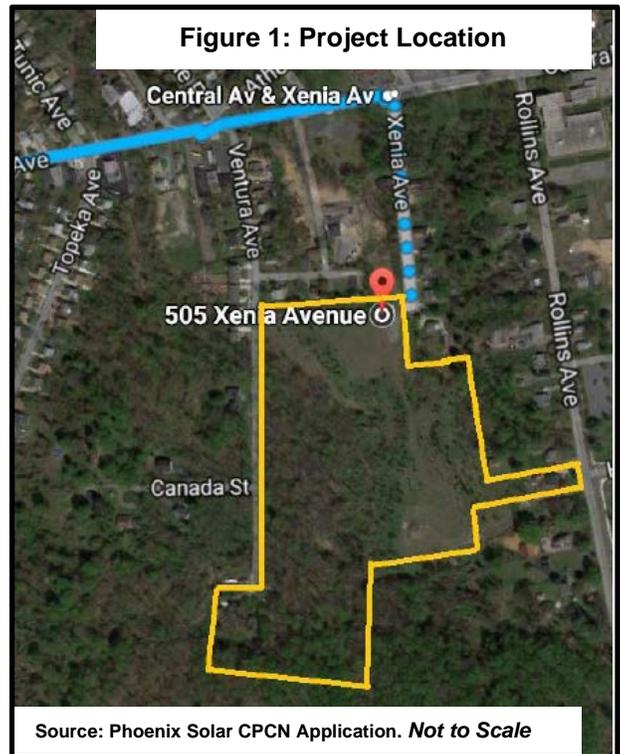
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Last updated 30 August 2017

Project Overview:

Sol Phoenix Solar, LLC has filed for a CPCN to construct and operate a 2.5 MW solar array at 513 Rollins Avenue in Prince Georges County (Figure 1). The Project will occupy 12 acres on a 20-acre site that spans 4 separate parcels. Project components include:

- 6,642 photovoltaic (PV) modules mounted on a fixed-tilt racking system;
- 2 Inverter skids with DC to AC power inverters, medium voltage transformers, and associated equipment; and
- Interconnection to the grid via a 12 kv underground line connected to the existing Ritch 69 kv substation via an overhead pole at the corner of Central Ave. and Ventura Ave.



Site Description

The Project site consists of a former undocumented rubble landfill. The Applicant has entered into a long-term lease agreement with the property owner to construct and operate the Project.

The site is located in an urban area and is currently zoned as Residential Townhouse (RT), although there are not any residences present on the site, and are not likely to be any constructed in the future due to prior land use as a rubble landfill. The site is surrounded by residential properties and wooded areas.

Impact Assessment Highlights

Biological Impacts

- A majority of the site has been previously disturbed. The Project design requires the clearing of approximately 4.7 acres of forest (including both immature and interior forest). This clearing will reduce the availability of habitat for forest-dwelling species. The Applicant will address these impacts by satisfying all Forest Conservation Act requirements.
- Following construction, the Project area will be planted in low cover grass vegetation; the Applicant further proposes to consider creating pollinator habitat within the Project area. PPRP recommends a license condition requiring a minimum vegetative height of 10 inches and that mowing be restricted during the nesting season for ground nesting birds (May through August, and recommends that native plant species be selected for planting.
- There are records of several rare, threatened or endangered species within Prince George's County; however, there is no documented presence of any of these species at the Project Site.
- The Watts Branch watershed is adjacent to the Project. Watts Branch is a tributary to the Anacostia River.

Economic and Fiscal Impacts

- The Project is expected to create 20-35 temporary jobs.
- PPRP has estimated that the personal property taxes for the Project could be approximately \$26,000 – 32,000 in the first full year of operation, decreasing to approximately \$10,000 - \$12,000 by Year 30.
- The Project will displace approximately 12 acres of previously disturbed land, 4.7 acres of which are forested. Land use on surrounding properties will not be affected.

Transportation Impacts

- All transportation impacts will occur during construction when equipment deliveries will increase truck traffic in the vicinity of the Site. Additional construction worker traffic is not expected to impact local traffic.
- Some trucks for delivery of equipment may be oversize or overweight; appropriate permits will need to be acquired for these deliveries. Permits may also be required to complete the underground line tap to interconnect to the grid. PPRP has recommended a license condition requiring the Applicant to comply with all State and County permits for using, crossing, and occupying roads.
- Joint Base Andrews (JBA) is located 4.5 miles from the Project. Prince Georges County Heliport is located 3.5 miles away. PPRP has concluded that the Project will not adversely impact air navigation.

Visual impacts

- The Applicant plans to install landscape buffers surrounding the Project. PPRP has concluded that landscape buffers that comply with Prince George's County site plan review requirements will mitigate most views of the Project.
- There are few lighting requirements for the Project. PPRP has concluded that the Project will not create a new source of substantial light, if its lighting plan satisfies county exterior lighting requirements.
- Modeling by the Applicant and PPRP of glare trespass onto surrounding properties indicates the potential for glare trespass onto properties east and west of the Project. Glare would be most significant just after sunrise and in the early evening during the early spring and late fall. The Applicant is working to design vegetative buffers that will address the potential for glare trespass. PPRP has concluded that landscape buffering conforming to county site plan review requirements will mitigate glare trespass onto surrounding properties. PPRP recommends a license condition requiring the Applicant to develop a process to document and address complaints related to Project solar reflections.

Cultural & Aesthetic Impacts

- Although National and State listed historic properties are present within one mile of the Project, the Maryland Historic Trust has concluded there are no historic properties within the Project's area of potential effect.
- The Project is not within any Maryland Certified Heritage Area and no Maryland Scenic Byways bypass the Project.
- Several existing and planned bike routes bypass the Project. PPRP has concluded that the Project is not likely to impact these routes.

Other

- PPRP has recommended license conditions requiring the Project to conform to relevant National Fire Protection Association guidance; and requiring the Applicant to contact local emergency responders to develop appropriate standard operating procedures and guidance for on-site emergencies.
- The Project's operation will not emit significant traffic, noise, air or water pollutants, or generate any hazardous waste that could potentially affect public health. At the end of the facility's useful life, a decommissioning plan will return the Project site to its original state. Thus, the Project will minimally affect the local environment and is unlikely to affect property values.

CPCN Status

- CPCN Application filed on 4/11/17.
- Applicant Direct and Supplemental testimony was filed on 5/31/17. Supplemental direct testimony was filed on 8/8/17.
- For more current information, see: <http://www.psc.state.md.us/>