

PPRP Fact Sheet – Chesapeake Solar, Cecil County

PSC Case Number 9451

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Last updated 29 August 2017

Project Overview:

Chesapeake Solar, LLC filed for a CPCN to construct and operate a 9 MW solar array in Cecil County (Figure 1). The Project will occupy 55 acres of a 97.5-acre parcel located approximately one mile north of Chesapeake City. Project components include:

- 40,000 photovoltaic (PV) mounted on a single axis horizontal tracking system;
- 6 power centers, each with DC to AC power inverters, medium voltage transformer, and control cabinet; and
- Interconnection to the Delmarva Power and Light distribution system by direct line tap to the existing 34.5 kv feeder MD 3324 line (the line is adjacent to the Site and no right-of-way will be required).

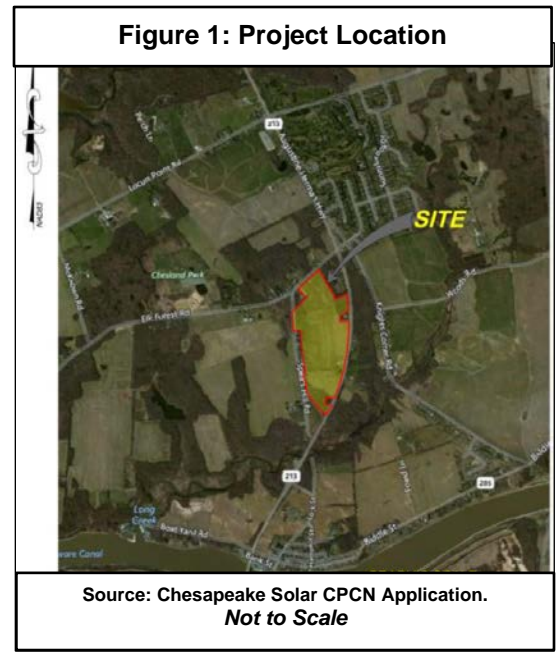


Figure 2: Solar Array Layout



Site Description

The Project will occupy approximately 55 acres of one 97.5-acre parcel. The Applicant has entered into an Option to Purchase Agreement with property owner. The property contains agricultural fields, forested areas, a dilapidated farmhouse, and multiple accessory structures. The Project footprint will be located on the area of land used for agricultural fields. The property is currently zoned northern agricultural-residential (NAR). Approximately 83% of the parcel (including most of the 55-acre Project footprint) is classified as Prime Farmland.

Cecil County has issued a letter of support for the Project that states that by obtaining a CPCN, the Applicant need only obtain site plan approval for the Project and will not need to obtain any special use zoning approval to complete the Project. Surrounding land uses include residential properties and undeveloped forested areas.

Impact Assessment Highlights

Biological

- There are no records of rare, threatened or endangered species and no known critical habitats at the Project site.
- Areas of non-tidal wetlands and an intermittent stream were identified at the Project site. The Project will avoid these areas and maintain appropriate setbacks as required by Cecil County (25-foot setbacks from non-tidal wetlands and 50-foot setbacks from the intermittent stream).
- 0.1 acres of forest will be cleared for the Project. PPRP recommends a license condition requiring afforestation mitigation for the Project.
- Following construction, native grasses and pollinator habitat will be established within the Project area. PPRP recommends a license condition that grass height be maintained at no less than 10 inches, and that mowing be suspended during the nesting season for ground-nesting birds (May-August).

Economic and Fiscal

- The Project will to create approximately 100 temporary design, management, and construction jobs.
- The tax revenue for this project is expected to be over \$1,000,000 during the Project lifespan.
- Economic benefits to the State and county will be primarily in the form of corporate income tax revenues. PPRP estimates that business personal property taxes from the



Project could be \$83,000 - \$105,000 in the first year, declining to \$40,000-\$31,000 in Year 20.

- The Project will displace approximately 55 acres of agricultural land use, but will not affect land use on surrounding properties.

Transportation Impacts

- Construction worker and truck traffic for delivery of equipment will not affect the level of service on roads near the Project.
- Post-construction, the Project will not significantly impact local traffic.
- A total of 4 airports/heliports are located within 5 miles of the Project Site. The closest airport to the Project is Knollwood Farm Airport, located about 1.9 miles away from the Project. PPRP has concluded the Project will not have an adverse effect upon air navigation.

Visual Impacts

- PPRP has concluded that landscape buffering that meets Cecil County's Site Plan review requirements will mitigate most views of the Project from properties and public roads.
- PPRP further concludes that the Project will not create a new source of substantial light if its lighting plan satisfies Cecil County's exterior lighting requirements negotiated during site plan review.
- While the likelihood of glare trespass is minimal, PPRP has recommended a license condition stating that the Applicant must develop a process to document and address complaints related to potential glare. If mitigation is necessary, the Applicant will prepare a screening plan to mitigate impacts from reflective glare upon affected properties.

Cultural & Aesthetic

- The Applicant consulted with the Maryland Historical Trust (MHT) and completed a Phase I archeological investigation of the Project area. PPRP has recommended a license condition requiring the resolution of any remaining issues prior to beginning construction.
- The Project is not within a Maryland Heritage Area and no State scenic byways are nearby. However, a State-designated bicycle route and a segment of the East Coast Greenway bypass the Project on MD 213. PPRP does not expect the additional traffic generated by the Project during construction will adversely affect these routes.

Other

- PPRP recommends a license condition to ensure that the Project conforms to national fire and electrical codes and that emergency response protocols are in place in the unlikely event of a fire or other emergency.
- 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 5/10/17.
- The Procedural Schedule was published on 6/6/17.
- For more current information, see: <http://www.psc.state.md.us/>