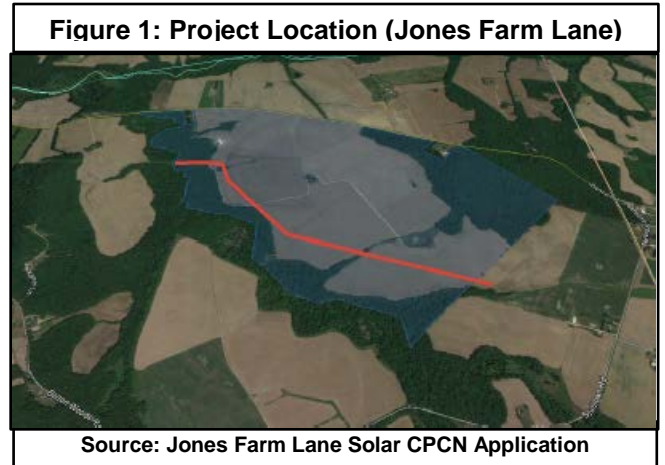


PPRP Fact Sheet – Jones Farm Lane Solar Project, Queen Anne’s County PSC Case Number 9436

Project overview:

Jones Farm Lane Solar, LLC (a subsidiary of Urban Grid) has filed for a CPCN to construct and operate a 56.7 MW solar array in Queen Anne’s County (Figure 1). The Project footprint is 337 acres of a 647 acre Property. Project components include:

- 205,996 photovoltaic (PV) modules and a racking system,
- 21 DC to AC power inverters,
- Transformers,
- Interconnection to the power grid through a line tap to an existing overhead transmission line, and
- 10,000 ft² substation on southern part of the site to support interconnection.



Site Description

The Project will be located at 148 Jones Farm Ln. in Millington (Tax map 8 Grid 8 Parcel 5). The Property is zoned AG (Agriculture) and is currently used for agricultural purposes. Approximately 72% of the 337 acre Project is comprised of Prime Farmland. Land use surrounding the Project site consists of agricultural, residential, and wooded areas.

Impact Assessment Highlights

Biological

- Forested Areas
 - The Property contains wooded areas and forested wetlands. The Applicant plans to avoid these areas with a 35-foot setback from the tree line.
 - The Applicant anticipates that only very minimal tree cutting will be required and intends to establish a Forest Conservation Easement (FCE) on the Property using the residual wooded area to meet the requirements of the Forest Conservation Act (FCA). Based on the total area of the Property (647 acres) and most of the area outside of the Project limits being wooded, the Applicant anticipates that creation of the FCE will achieve 100% of the required mitigation for tree removal. To the extent that the FCE may not fully meet the requirements, the Applicant may meet the mitigation requirements by way of an in lieu payment of \$0.36 per square foot or planting trees at a two to one ratio to those removed.
- Wetlands and waterways
 - The Property contains wetlands and jurisdictional waterways. The Applicant plans to maintain a 35-foot buffer around jurisdictional waters.
 - Several non-jurisdictional agricultural ditches will be filled for the Project. A NPDES stormwater permit will be required.
 - Impervious surfaces will include a perimeter access road and interior access roads as well as inverter pads. Total impervious area is anticipated to be 16.15 acres.
- Rare, Threatened, or Endangered Species
 - DNR Wildlife and Heritage Service indicates there are no known State or Federal Record for listed plant or animal species on the Project Site. However, the Project borders a section of the Lower Andover Branch, which is known to support or has records of the following sensitive species:
 - Eastern Lampmussel (freshwater mussel, status: Unknown)
 - Creeper (freshwater mussel, status: In Need of Conservation)
 - Blackwater Bluet (dragonfly, status Unknown)
 - Bluespotted Sunfish (fish, status: Watchlist Species)
 - Swamp Darter (fish, status: In Need of Conservation)

Socioeconomic

- Land Use
 - Utility-scale solar in an AG-zoned area requires Conditional Use approval from the Board of Zoning Appeals (BZA). This has not yet been granted.
- Transportation
 - Local Site access is via Blanco Road – a paved 2-lane road with no shoulder.
 - Regional site access is via U.S. 301.
 - Closest airport is approximately 3 miles away. No adverse impacts to aviation are expected.
- Cultural
 - Maryland Heritage Trust (MHT) has recommended a Phase 1 archeological investigation within the Project's limit of disturbance (LOD).
 - A Determination of Eligibility (DOE) is needed for the farm complex on the Property (outside of Project LOD). DOE also needed for any other resource greater than 50 years old within the Area of Potential Effect (APE.)
 - The Project is not within a Stories of the Chesapeake Cultural Heritage Area (SCCHA), but a "bubble" of the SCCHA is located about 1,000 feet east of the Property.
 - Area surrounding the Property is rated "medium-low" in terms of cultural landscape.
 - There are no nearby scenic byways or recreational trails.
 - There are no nearby cultural resources in Delaware.
- Visual
 - Most views of Project are blocked by existing forest buffers.
 - Project only visible from an approximately 0.6 mile segment of Blanco Rd. and potentially one or two farm properties on north side of road.
 - Queen Anne's County site plan requirements for conditional use approval for solar arrays include a detailed landscape plan providing for a vegetated buffer to provide screening from adjacent residential use and/or public or private roads.
 - Single-axis tracking results in low potential for glare onto surrounding properties.

Public Service impacts

- Closest fire department is the Millington Volunteer Fire Department (VFD), 4 miles from the site.
- Closest fire department in Queen Anne's County is the Sudlersville VFD, 7 miles from the site.

General

- Depending on the final equipment selection, transformers used for the Project could contain oil-based coolant. PPRP recommends that a Spill Prevention, Containment and Counter Measures (SPCC) Plan be prepared and implemented to minimize the potential for releases during Project construction and operation.

CPCN Status

- CPCN Application filed on 12/21/16.
- For more information, see: <http://www.psc.state.md.us/>