

Note:
This summary was last updated on
Jan. 31, 2023.
For current information, follow this link:
[PSC Docket Case #9682](#)

WALSTON I SOLAR Near Salisbury (Wicomico County) [PSC Case #9682](#)

PPRP Case Manager: Shawn Seaman

Note:
This summary is based on
information provided in the CPCN
Application filed with the PSC on
September 22, 2022, which is
subject to change and has not yet
been fully reviewed by PPRP

CPCN Timeline

CPCN Application filed on September 22, 2022
1st Public Hearing: January 31, 2023
Applicant's Filed Direct Testimony Due: February 14, 2023
Intervenors' Direct Testimony Due: June 8, 2023
2nd Public Hearing: Between June 20-22, 2023
Settlement: June 23, 2023
PSC Evidentiary Hearing: June 27, 2023

Project Location:

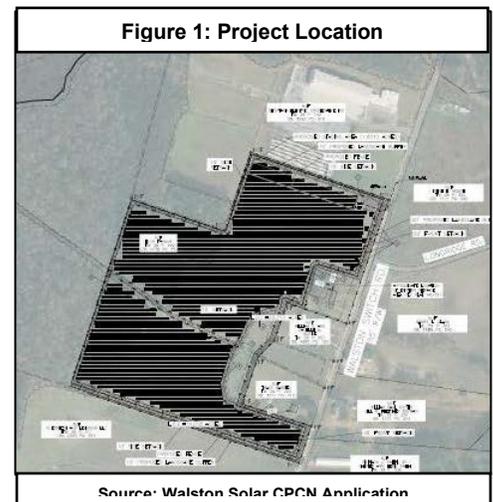
The Walston I Solar Project (Project) will be located on a 139-acre parcel near Salisbury, Maryland (Figure 1) in Wicomico County. [Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 47 acres.

Project Overview:

Temo Renewables, LLC (Applicant) has filed for a [CPCN](#) to construct a 9.9 MW AC solar array in Wicomico County.

Project components include:

- Approximately 34,600 photovoltaic (PV) modules mounted on a fixed-tilt racking system;
- Interconnection equipment;
- 60 power stations (string inverters);
- 4 concrete equipment pads (each with 1 inverter and 1 AC switchboard and dry or oil-filled transformer);
- 4 onsite outdoor pad-mounted substations (3 x 3000kVA each) and (1x 1000kVA); each substation will include a step-up transformer.



Site Description

The Applicant has purchased the parcel on which the Project will be located. The parcel is zoned Agricultural-Rural ("A-1") and is located within an Airport Overlay District ("A-2"). The Project would be permitted as a "privately owned and operated utility" and subject to special exception review. The Applicant has received communication from the Wicomico County Zoning Administrator that the County will participate as a party in the CPCN process and would accept the issuance of a CPCN to govern the Project, in lieu of requiring a special exception. The Project site consists of undeveloped wooded areas and agricultural fields. Approximately 26% of the land within the Project's limit of disturbance (LOD) is considered Prime Farmland. Surrounding land uses include agriculture, residential, and commercial uses.

The Project will interconnect behind the Walston Switch tap Choptank Electric Corporation (CEC) on the North Salisbury to Worcester 69 kV line. The transmission owner for this Project is Delmarva Power and Light Company (DPL). DPL will require CEC to install an Over-Voltage Protection Relay on the high side (69 kV) of CEC's transformer at the Walston Switch Substation on the side of the CEC point of interconnection.

Impact Assessment Highlights

Biological

- The Applicant has identified 4 interconnected manmade agricultural ditches at the Project site. During a site visit, the Maryland Department of the Environment determined that at least one of the agricultural ditches exhibited stream-like characteristics.
- The Applicant has completed a Joint Federal/State Application for the Alteration of Any Floodplain, Waterway, Tidal or Nontidal Wetland to allow a portion of the Project to be constructed within the 25-foot wetland buffer

associated with the agricultural ditch with stream characteristics and to allow the construction of 2 culvert crossings to accommodate the perimeter/emergency drive aisle.

- The Applicant is proposing to clear approximately 11 acres of forest at the Project site. The Applicant intends to comply with the County's Forest Conservation Act requirements with mitigation achieved through a mitigation bank on Morris Road, which the Applicant has purchased.
- The Applicant proposes to observe the following buffers:
 - 35-foot buffer from forested areas to remain onsite
 - 10-foot buffer from agricultural ditches
 - 35-foot buffer from field-located wetlands that are outside the LOD
- The Project is not located within the Chesapeake Bay Critical Area or Tier II Catchments.
- The Applicant estimates that the Project will add approximately 0.22 acres of impervious surfaces.
- The Applicant has consulted with the Maryland Department of Natural Resources and the US Fish & Wildlife Service who have both determined that there are no official records of listed plant or animal species or critical habitats within the Project area.

Visual Impacts

- The Applicant indicates that the Project will include a 10-foot planted landscape buffer that will span the frontage of Walston Switch Road and will wrap around the side perimeters of the Project. The fencing along Walston Switch Road will include green privacy screening slates incorporated into the fencing.
- The closest airport to the Project is the Salisbury Regional Airport. The Applicant's glare analysis indicated that there was potential for glare to affect this airport. The Applicant has consulted with FAA, MAA, and the Salisbury Regional Airport. Further analysis will be performed to determine whether the Project presents glare impacts that require mitigation.

Public Safety and Transportation

- During construction, equipment will be delivered by tractor-trailers and offloaded by construction vehicles. The Applicant has stated it will adopt appropriate safety standards during construction and will consider school bus pickup/drop-off times when scheduling deliveries. After construction, traffic will mostly be limited to maintenance crews for seasonal mowing and vegetation maintenance as well as quarterly to yearly maintenance of the solar array components.
- The Project will include perimeter access roads as approved by the State Fire Marshall. The Project will be enclosed within a chain-link fence with an access gate along Walston Switch Road. The Project will include Knox-box entry at the gate to allow access to emergency and fire equipment.

Economic and Fiscal

- The Applicant estimates that the Project will create approximately 52 design, management, and construction jobs at the height of construction, which is anticipated to occur between April 2023 to December 2023. The Applicant indicates that the Project represents a capital investment of approximately \$19.7 million.

Cultural & Aesthetic

- Three historic properties on the Maryland Register of Historic Properties are within approximately 1 mile of the Project. The Maryland Historic Trust (MHT) has determined that none of these properties are within the Project's Area of Potential Effect.

Greenhouse Gas Emissions Avoided

- The Project is expected to reduce greenhouse gas emission levels during its operational life through displacing fossil fuel generators.
- The Applicant reviewed the Project's impact to greenhouse gas emissions using the AVOIDED Emissions and gEneration Tool (AVERT) model. The Applicant's model results indicate that the Project would reduce CO₂ emissions in Maryland by 1,060 tons per year and reduce CO₂ emissions across the PJM area by 412 tons per year.