

**Note:**  
This summary was last updated on  
August 26, 2025  
For current information, follow this link:  
[PSC Docket Case #9789](#)

# Highfield Creek Solar 12354 Wallys Way Road Cordova, MD 21625 (Talbot County) PSC Case #9789

**Note:**  
This summary is based on  
information provided in the CPCN  
Application filed with the PSC on  
April 25, 2025, and supplemental  
filing on June 23, 2025, which is  
subject to change and has not yet  
been fully reviewed by PPRP.

## CPCN Timeline

**CPCN Application filed on April 25, 2025**

**Applicant's Filed Direct Testimony Due: September 2, 2025**

**1<sup>st</sup> Public Hearing (Virtual): September 24, 2025**

**Intervenors' Direct Testimony Due: December 16, 2025**

**2<sup>nd</sup> Public Hearing: January 29, 2026**

**Settlement Status Update: February 18, 2026**

**PSC Evidentiary Hearing (if settlement is reached): March 10, 2026**

## **Project Location:**

Project Highfield Creek (Project) will be located on a portion of a larger property totaling approximately 38 acres near the corner of Cordova Road and Tappers Corner Road, Cordova, Maryland (Figure 1).

[Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 19.3 acres.

## **Project Overview:**

Halo Cordova, LLC (Applicant) has applied for a CPCN to construct a 4.0 MW AC solar array in Talbot County.

Project components include:

- Approximately 9,192 photovoltaic (PV) solar modules ground mounted on a single axis tracking system;
- Interconnection equipment: connection to existing Delmarva Power (Delmarva)'s distribution circuit on Tappers Corner Road;
- 27 string inverters; and
- 2 equipment pads.

## **Site Description**

The parcel that comprises the Project site mainly consists of agricultural land that is currently used for agricultural purposes. Additionally, five vacant buildings are present within the LOD, with plans of demolition. The majority of the Project area is considered prime farmland. Surrounding land uses include forest to the south, agricultural lands to the north, east and west, and a railroad to the west. The Project parcel is located within the Agricultural Conservation (AC) Zone. Per the local zoning regulations, a large-scale solar energy system is a permitted principal use within the AC zone.

The Project is a Community Solar Energy Generating System and will deliver all its output to Maryland residents via the Delmarva electric distribution grid. The Applicant applied to the PSC for authorization to participate in Maryland's Community Solar Program and was assigned Subscriber Organization Identification Number 23A3064590006662 for 4.0 MW. The Applicant received conditional interconnection approval from Delmarva on March 22, 2024.

## **Impact Assessment Highlights**

### *Biological*

- The Applicant's Wetland Report indicates that there are two perennial streams, three intermittent streams, one pond, and nine wetlands on the site. The Applicant states that the Project will not impact streams or non-tidal wetlands or their associated buffers.

**Figure 1. Project Location**



**Source: Halo Cordova, LLC CPCN Application**

- The Applicant's January 3, 2025 letter from MDE Nontidal Wetlands (NTW) Division confirmed that the Project's LOD does not encroach on regulated resources.
- The Applicant's ERD states that there are no known resource conservation easements or restrictive covenants existing on the subject property.
- The Applicant consulted with the Maryland Department of Natural Resources (DNR), and DNR indicated in its October 30, 2024 letter that the Delmarva Fox Squirrel, a species within need of Conservation status in Maryland, is known to be present on or in the vicinity of the project site. However, the Applicant's ERD states that the Project is not proposing any disturbance to any forested areas on the site.
- The U.S. Fish and Wildlife Service (USFWS) resource list identifies the now proposed for listing as threatened species the Monarch Butterfly (*Danaus plexippus*), the endangered Northern Long-eared Bat (*Myotis septentrionalis*), and the proposed endangered species Tricolored Bat (*Perimyotis subflavus*) are potentially affected by activities in this location. However, USFWS concluded that there are no critical habitats at the Project location, but the Applicant is still required to determine if the Project may have effects on all listed species. The Applicant's ERD states that additional reviews will be coordinated with the U.S. Fish and Wildlife Service throughout the duration of the Project.
- The ERD states that the Applicant intends to apply for the Maryland Pollinator-Friendly Solar Facility Designation.
- The ERD states that the Project will add approximately 0.09 acres of impervious area.
- The Applicant's ERD states the Project site is located in a Tier II catchment area, with no assimilative capacity. MDE reviewed the Project and determined on April 21, 2025, that the Project does not require additional Tier II antidegradation review.
- The Applicant's ERD states that the Project does not propose any tree removal or forest clearing.
- The Applicant states that the Project is not located in a critical area.

#### *Noise Impacts*

- The Applicant's ERD states the transformers and inverters are located at a minimum of 200' from the property line and the closest receptor is 300' from the property line. Since sound dissipates with distance, the Applicant concludes that the resulting noise level at the property line will be significantly lower than the regulated 65 dBA.

#### *Visual Impacts*

- The Applicant plans to use existing vegetated areas that are present along the eastern, western, and southern sides of the site to mitigate visual impacts for the neighbors. The Applicant proposes to install a 35-foot landscape buffer on the northern border of the Project.
- The Applicant utilized the Federal Aviation Administration (FAA) Notice Criteria Tool to determine that the Project does not exceed notice criteria. Additionally, the Applicant utilized the Maryland Aviation Administration (MAA) Project Locator to determine that the Project is not within an Airport Zoning District.
- The Applicant's glare study predicts green glare on one stationary receptor and one route receptor.

#### *Cultural Resource Impacts*

- The Maryland Historical Trust (MHT) has determined that no historic properties will be affected by the Project.

#### *Public Safety and Transportation*

- The Applicant's ERD states that there is one proposed access point to the site along Tappers Corner Road that already exists as Wallys Way Rd. A road permit will not be required.
- The Applicant's ERD indicates that during the construction phase daily traffic to the site may include tractor trailers, miscellaneous construction equipment, and personnel vehicles. Temporary traffic control measures will be implemented to ensure the flow of traffic along Tappers Corner Road is maintained.
- The Applicant states that the site design will provide emergency vehicles with sufficient access to electrical equipment. The proposed structures on the Project site will meet the requirements of the local fire code.

#### *Economic and Fiscal*

- The Applicant's ERD states that the Project will indirectly employ 29 people across various trades during construction. Following construction, the Project will generate 2 jobs for part-time operations, maintenance, and monitoring.
- The Applicant states that the Project will generate approximately \$37,800 in state real property tax and \$266,962 in county real property tax over the course of its lifetime.

#### *Greenhouse Gas Emissions Avoided*

- The Applicant indicates that the Project would reduce carbon dioxide (CO<sub>2</sub>) emissions in Mid-Atlantic region by approximately 5,100 tons per year.