

Note:
This summary was last updated on **October 19, 2020**
For current information, follow this link:
[PSC Docket Case #9643](#)

Jade Meadow Solar Near Old Legislative Road SW Frostburg, MD 21532 (Allegany County) PSC Case Number 9643 PPRP Manager: Shawn Seaman

Note:
This summary is based on information provided in the CPCN Application dated **May 13, 2020**, which is subject to change and has not yet been fully reviewed by PPRP.

CPCN Timeline
CPCN Application filed on **May 13, 2020**
1st Public Comment Hearing: **August 11, 2020**
Applicant's Direct Testimony Filing: **August 19, 2020**
PPRP's Direct Testimony Due: **TBD**
2nd Public Comment Hearing: **TBD**
PSC's Evidentiary Hearing: **TBD**

Project Location:

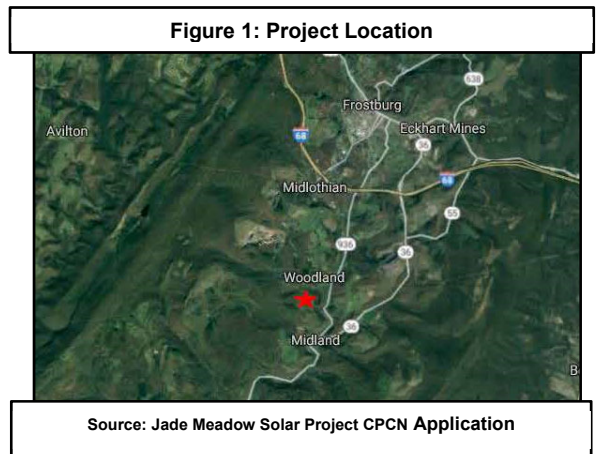
The Jade Meadow Solar Project will occupy approximately 113 acres of a 236 acre site, located over three miles south of Frostburg, MD at the intersection of Klondike Road and Old Legislative Road SW (Figure 1). [Google Map Link](#)

Project Overview:

Point Reyes Energy Partners, LLC (Applicant) has filed for a [CPCN](#) to construct an approximately 20 MW AC solar array in Allegany County, as well as an optional 6.4 MW (peak) energy storage component.

Project components include:

- Approximately 70,500 photovoltaic (PV) modules mounted on a fixed-tilt racking system with a height of approximately 8' from grade;
- Interconnection equipment; and
- 8 power stations, which will include 1 inverter and 1 AC transformer.



Site Description

The Project site was permitted as a surface coal mine from 1977 to 1996, and has since been reclaimed. The entire 236-acre site is shown in Figure 2. The Applicant has signed an option to lease the Project area from the current property owner, Allegany Coal and Land Company. The property is primarily zoned Agricultural with small portions zoned General Urban or Conservation. The proposed Project will only be located within the Agricultural zone. Per Allegany County Zoning code, a utility solar project is a permitted use by right with conditions for land zoned Agricultural that is documented as reclaimed surface-mined land, and does not require a Special Exception.

The Project is adjacent to and surrounds the Potomac Edison Carlos Junction-Lonaconing Substation located on Klondike Road. The Project will connect to the Potomac Edison system at the Point of Interconnection (POI) via a line tap on the Carlos Junction-Lonaconing 34.5 kV line.

Onsite facilities will include interconnection equipment, which will be located on the northwest side of the Project area adjacent to the substation. The optional energy storage component will be located adjacent to the onsite switchgear and will occupy approximately 700 square feet. No maintenance or operational buildings are planned for the site.

Surrounding land uses include a mixture of agricultural, residential, industrial, and commercial uses. The Applicant has stated that the closest residential dwelling is approximately 1,230 feet from the nearest inverter pad.



Impact Assessment Highlights

Biological

- The Applicant has stated that the Project will require minor tree clearing.
- The Project is approximately 2 miles from the nearest Tier II High Quality Stream, and the Applicant has determined that stormwater runoff from the Project will not impact any Tier II streams.
- DNR's Wildlife and Heritage Service has determined that there will be potential breeding habitat for the Henslow's Sparrow, a species In Need of Conservation in Maryland, on the Project site.
- The Maryland Department of the Environment (MDE) Nontidal Wetlands Program have conducted a site visit and determined that the Project area contains jurisdictional waters of the State in the form of wetlands. The Applicant is proposing to avoid these areas and incorporate setbacks from these areas into the Project site plan.
- The Project is not within the Critical Area.

Economic and Fiscal

- The Applicant estimates that the Project will create 75 to 100 temporary design, management, and construction jobs during the construction period from June 2021 to August 2021.
- The Applicant indicates that the Project represents a capital investment of \$35 million.

Transportation

- During construction, equipment will be delivered by tractor-trailer and offloaded by construction vehicles. Excavation and other heavy equipment will be utilized during construction and may include front loaders, dump trucks, concrete trucks, excavators, trenching equipment, backhoes, post installation equipment, and other similar vehicles and equipment. Daily construction traffic will include cars, pickup trucks and other personnel vehicles.
- After construction, traffic will mostly be limited to maintenance crews for seasonal mowing and vegetation control. Quarterly to yearly maintenance on the solar array and periodic site visits for operations issues may also occur.
- The Project is in the proximity of three airports: Greater Cumberland Regional Airport, Mexico Farms Airport, and Moran Field, which are all 8-10 miles from the Project site. The Applicant has provided a glare analysis documenting that there will be no glare effect to any of the nearby airports.
- The Project will be completely fenced with access proposed from the existing mining entrance along Klondike Road and via a new entrance proposed on Old Legislative Road SW.

Visual Impacts

- The Project proposes to maintain a 50-foot setback from neighboring parcels and a 30-foot setback from Old Legislative Road.
- A minimum 15-foot vegetative buffer is proposed to surround the Project. The Applicant has indicated that existing trees and vegetation will be used as a natural screen wherever possible and additional vegetation will be added, as necessary.
- The Project itself will have limited lighting requirements. Each inverter/transformer area may have an overhead down shielded light fixture.

Cultural & Aesthetic

- There are no properties on the National Register of Historic Places near the Project site, but two historic structures on the Maryland Inventory of Historic Properties are located on the property. The Applicant has provided additional information on these structures to the Maryland Historical Trust (MHT), and the MHT has concluded that the Project will not adversely impact historical properties.
- The archeological potential of the Project area is low due to past surface mining activity, a Phase I archeological investigation was not required by MHT.