Note:
This summary was last updated on ***July 13, 2026***
For current information, follow this link:
PSC Docket Case #9811

Hopewell Ranch Solar Project
127 Hopewell Road
Churchville, MD 21028
(Harford County)
PSC Case #9811

Note:
This summary is based on information provided in the CPCN Application filed with the PSC on ***September 2, 2025 and the supplemental filings on October 10, 2025, January 20, 2026, March 4, 2026, and June 11, 2026*** *all of which are subject to change and has not yet been fully reviewed by PPRP.*

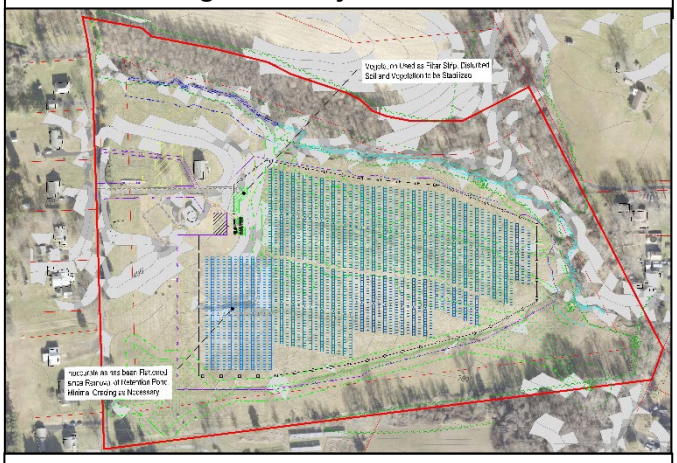
CPCN Timeline

CPCN Application filed on September 2, 2025
Applicant's Filed Direct Testimony Due: January 20, 2026
1st Public Hearing (Virtual): February 19, 2026
Intervenors' Direct Testimony Due: July 9, 2026
2nd Public Hearing: July 13, 2026
Settlement Status Update: August 18, 2026
PSC Evidentiary Hearing (if settlement is reached): August 24, 2026

Project Location:

Hopewell Ranch Solar (Project) will be located on a portion of a larger property totaling approximately 34.87 acres in Churchville, Maryland (Figure 1). Google Map Link. Per the Applicant, the approximate limit of construction (LOC) for the Project will be 14.3 acres.

Figure 1. Project Location



Source: Hopewell Ranch Solar 1, LLC CPCN Application

Project Overview:

Hopewell Ranch Solar 1, LLC (Applicant) has applied for a CPCN to construct a 2.5 MW AC solar array in Harford County.

Project components include:

- Approximately 5,676 photovoltaic (PV) solar modules ground-mounted on single-axis tracking rack systems.
- Interconnection equipment: connection to an existing 13.2kV line near Hopewell Road;
- 22 string inverters; and
- 2 equipment pads.

Site Description

The parcel that comprises the Project site is currently a vacant field with no agricultural activities occurring on-site. The parcel is located in both Harford County's Agricultural (AG) District and Natural Resource District (NRD), and approximately 7% of the LOD is considered prime farmland. Surrounding land uses include residential properties, open fields, wooded lands and a commercial area.

The Project is a Community Solar Energy Generating System and will deliver all its output to Maryland residents via the Baltimore Gas Electric (BGE) 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 22A2425250005630. The project has received conditional interconnection approval from BGE.

Impact Assessment Highlights

Biological

- The Applicant's ERD states the Project is not located within a Tier II catchment.
- The Applicant's ERD identified a tributary of Swan Creek along the Project parcel's northern and eastern property line, and the Project is located within the Swan Creek watershed.
- The Applicant's ERD indicates that one non-tidal wetland is located on the Project parcel and it extends across the middle of the open field. The Applicant intends to file a Joint Permit Application (JPA) for wetland disturbance.

MARYLAND DEPARTMENT OF NATURAL RESOURCES

- The Applicant's December 17, 2024, letter from the Maryland Department of Natural Resources (DNR) determined the Project site "is located within the headwaters of Swan Creek which is known to support the state-listed threatened Chesapeake Logperch (Percina bimaculata)."
- The Applicant's April 9, 2025, letter from the U.S. Fish and Wildlife Service (USFWS) concluded the Project site had no critical habitat for the endangered Northern Long-eared Bat (*Myotis septentrionalis*) and proposed endangered Tricolored Bat (*Perimyotis subflavus*). Additionally, the Project site did not overlap the critical habitat for the endangered Maryland Darter (*Etheostoma sellare*) and proposed threatened Monarch Butterly (*Danaus plexippus*).
- No tree clearing is proposed for the Project.
- The Applicant does not intend to apply for the Pollinator-Friendly Solar Facility Designation.
- The Applicant states that about 0.36 acres of the Project will be impervious surface.

Noise Impacts

- The Applicant's ERD states that the nearest off-site residence is located approximately 318 feet away from the transformers and inverters, which are anticipated to receive less than 90 decibels (dB) of noise during construction and 45 dB of noise during operation.

Visual Impacts

- The Applicant proposes to enclose the Project site with a 6-foot tall game fence.
- The landscape buffer for the Project will consist of existing trees and new plantings. The Applicant intends to plant a 20-foot-wide vegetative buffer, consisting of native deciduous and evergreen trees and shrubs, along the southern and western perimeter of the Project site. Existing vegetation will border the Project site along the northern and eastern boundaries.
- Harford County Airport is located approximately one mile from the Project site. The Applicant consulted the Maryland Aviation Administration (MAA) which confirmed the Project is not an obstruction or hazard to air navigation, and the Federal Aviation Administration (FAA) which determined the Project was not a hazard to air navigation with the requirement for post-construction documentation.

Cultural Resource Impacts

- The Project is located within 0.4 miles of the historic Ira Jenkins House (MIHP No. HA-1587) on Level Village Road. The Applicant has corresponded with the Maryland Historical Trust (MHT), which determined that the Project will have no effect on historic properties.
- The Project is located at least two miles from four Harford County historic sites: Deer Creek Valley Presbyterian Church (HA (HA-0165), St. James A.M.E. Church and Cemetery (HA-1590), Greenwood (HA-1279), and Calvary Church and Cemetery (HA-0997).

Public Safety and Transportation

- The Applicant states that the entrance to the Project site will be from Hopewell Road.
- The Applicant's ERD indicates that major materials and equipment will be transported by tractor-trailers and construction vehicles during the construction phase. However, the Applicant anticipates that most daily construction traffic will consist of cars, pickup trucks, and other vehicles used by personnel. During operation, traffic will be minimal and involve maintenance crews responsible for mowing and vegetation control.
- The Applicant plans to consult with the local Fire Marshal to ensure safety requirements are met, and the Project design will include an access road for emergency vehicle and maintenance vehicles which meets state and local standards.

Economic and Fiscal

- The Applicant estimates that the Project will require approximately 18 direct and indirect jobs during construction. Following construction, the Project will generate 1 direct and 1 indirect job over the first five years following the completion of construction.
- The Applicant indicates that the Project represents a capital investment of approximately $4 million.

Greenhouse Gas Emissions Avoided

- The Applicant indicates that the Project would reduce carbon dioxide (CO_2) emissions in Maryland by approximately 3,190 tons per year.