

PPRP Fact Sheet – LeGore Bridge Solar Project, Frederick County

PSC Case Number 9429

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Project overview:

LeGore Bridge Solar Center, LLC (a subsidiary of Coronal Development Services, LLC) has filed for a CPCN to construct and operate a 20 MW solar array in Frederick County (Figure 1). The Project footprint is 175 acres. Project components include:

- 82,000 photovoltaic (PV) modules and a racking system
- DC to AC power inverters
- Medium voltage transformers
- Breaker
- Control & distribution cabinets
- Medium voltage collection system
- Project switchgear
- 2,200 feet overhead generation interconnection

Site Description

The Project will be located on four parcels, all held by the same landowner (Table 1). The project site is zoned Agricultural District (“A”) and is currently used for agricultural purposes. About 65% of the project land within the project footprint is considered prime farmland. Figure 2 is a photograph of the Project site. The area surrounding the Project site is rural and consists of agricultural, residential, and limited commercial land uses.

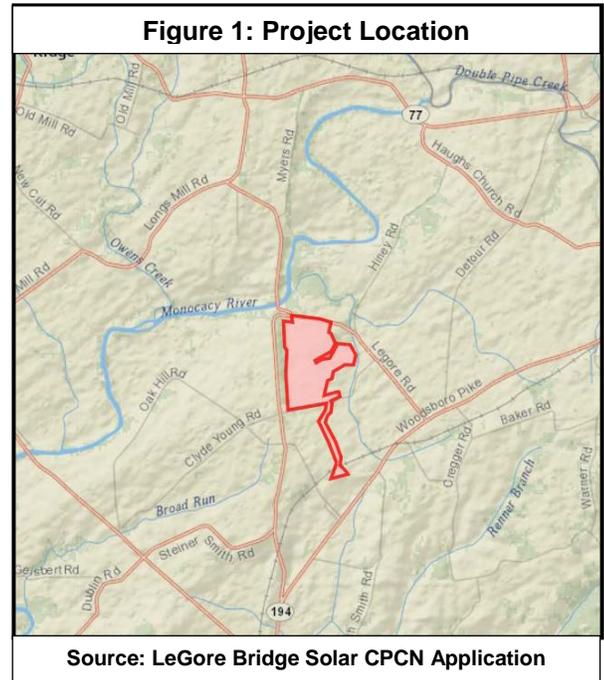


Table 1: Parcels Included in Project

Address	Tax Map/ Parcel ID	Project Components
12386 Clyde Rd.	34/2	Solar Array
10236 Oak Hill Rd.	34/15	Interconnection
10334 Oak Hill Rd.	34/188	Interconnection
	34/306	Interconnection



Impact

Assessment Highlights

Biological

- The Project footprint does not include forests, wetlands, streams, or their associated buffers. Following construction, areas under the PV modules will be planted with low-maintenance vegetation to reduce.
- Site drainage is toward unnamed tributaries of the Monocacy Scenic River. PPRP recommends that internal access roads for the Project be constructed to maintain the natural drainage patterns and avoid cumulative impacts to these tributaries. Permanent vegetation should be

established to stabilize of soils in drainage swales. PPRP also recommends a condition that poles for the interconnection be placed outside of the adjacent wetland and the unnamed tributary, and drainage swales.

- The Applicant plans to remove a 6-inch PVC underground irrigation line that crosses the central part of the Project site. Special care will need to be taken to avoid disturbance of the forested wetland area in the middle of the Project site.

Socioeconomic

- The Project is expected to create 65-85 temporary construction jobs.
- Economic benefits to the State and county will be primarily in the form of corporate income tax

rerevenues. PPRP estimates that tax revenues will be approximately \$173,000 - \$231,000 for the first full year, decreasing to about \$65,000-\$87,000 for year 20.

- The Project will displace 170 acres of agricultural land use, but will not affect land use on surrounding properties.

Transportation

- Construction worker traffic and truck traffic for delivery of solar panels and other equipment will not affect the level of service on roads near the Project.
- During early stages of construction, some trucks transporting excavation equipment to the Project site may be oversized or overweight.
- The generation interconnection from the Project to the Point of Interconnection will cross Clyde Young Road and occupy an existing right-of-way (ROW) along Oak Hill Road.
- The interconnection will also cross a portion of the Maryland Midland Railway. This will require a Utility Occupancy License Agreement and a Right of Entry permit.
- Reflective glare from the Project will not have an adverse effect upon air navigation.

Visual impacts

- Existing vegetation impedes views of the Project property from many directions. Landscape buffering that meets Frederick County's Site Plan review requirements will mitigate views of the facility structures from adjoining public roads and properties.
- The Project will not create a new source of substantial light if its lighting plan satisfies Frederick County's exterior lighting requirements.
- While the likelihood of glare trespass is minimal, PPRP recommends an initial license condition requiring the developer to document and address complaints related to potential solar reflections.

Cultural & Aesthetic

- The MHT has recommended that the Applicant submit a formal Determination of Eligibility form for the existing mid-19th century farmstead within the northern project parcel and conduct a Phase 1 archeological investigation of all planned areas that will be disturbed.
- PPRP recommends a license condition requiring resolution of any adverse effects with the MHT prior to commencement of construction.
- The Project is not within a Maryland Certified Heritage Area, and no State or county Scenic Byway, bicycle route, or recreational trail bypasses the Project site.

Public Service impacts

- PPRP recommends a license conditions to ensure that the Project conforms to national fire and electrical codes and that emergency response protocols are in place in the unlikely event of a fire or other emergency.
- The Project's operation will not emit significant traffic, noise, air or water pollutants, or generate any hazardous waste that could potentially affect public health. At the end of the facility's useful life, a decommissioning plan will return the Project site to its original state. Thus, the Project will minimally affect the local environment and is unlikely to affect property values.

Electro-Magnetic Field (EMF) impacts

- EMF levels, in particular magnetic field levels, from the proposed Project are projected to fall below threshold human health standards at a distance of 3 feet. The typical buffer from adjacent homes is more than 500 feet

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 10/7/16. Supplemental Direct Testimony filed on 1/30/17.
- For more current information, see: <http://www.psc.state.md.us/>

