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## Memorandum

**To:** Ben Fisher  
Cornerstone Solar, LLC

**From:** Barry Masterson  
Senior Visual Resource Specialist, Visual SME

**Subject:** Cornerstone Solar Visual Impact Assessment – Site Plan Revision

**Date:** March 25, 2026

**CC:** Chris Wagner, Scott Dehainaut

**Project No.:** 000606374

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TRC developed a Visual Technical Memorandum in October 2025 for the proposed Cornerstone Solar Project in Jefferson Township, Washington County, Pennsylvania. The conclusions of the viewshed analysis comply with the visual requirements of the Jefferson Township's Solar Energy Systems Ordinance and the Visual Technical Memorandum determined that the summarized results indicate that the quality of the existing landscape, the visual resources identified within the VSA, and a substantial amount of the public will not be adversely impacted by the Project.

TRC understands that the project site plan has been revised to remove two small parcels on the far west side of the project, which included the removal of 7,968 solar panels. The site plan revision also involves moving the project substations approximately 150 feet to the east.

The action of shifting the substations by approximately 150 feet may result in a maximum ground elevation increase of 30 feet, however, since the substations are located on the back of a slope, grading adjustments (cutting high spots) can be implemented to lower the substations' final elevation and reduce what would be viewed. The solar arrays are also now positioned in front of the substations and will provide an additional 15 feet of visual obstruction to the line of sight to the substations. Further, since the nearest residence is 4,000 feet away from the substations, the visual scale of the substations will be subsumed by the larger environment, and breadth and form of the solar arrays.

Because of the collective effect of the substations' grading, the 15 feet solar array obstruction, and while also recognizing that the nearest residence is located 4,000 feet from the substations, it is reasonable to conclude that the shift of the substations would result in an insignificant and immaterial visual change to residences and would not alter or disrupt the conclusions of the Visual Technical Memorandum furnished in October 2025.