



## Decommissioning Plan

Brookview Solar I, LLC

Solar Project

75 MW AC

Ground-Mount Solar Array

Township of Mount Joy, Adams County, PA

February 2022

Prepared For:

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700 Universe Avenue  
Juno Beach, FL 32408

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**ATTACHMENTS**

Attachment A – Decommissioning Estimate

Attachment B – Final Land Development (submitted under separate cover)



## 1.0 Background

On behalf of Brookview Solar I, LLC (Operator/Owner) (Brookview), TRC Companies, Inc. (TRC) has prepared this Decommissioning Plan (Plan) for the proposed Brookview I, LLC – Solar Project (the Project) located along the Baltimore Pike, Littlestown, PA 17340 in the Township of Mount Joy, Adams County, PA (the Facility). The overall facility consists of an approximately (75) MW AC solar power generation facility, surrounded by an 8' high perimeter chain-link security fence encompassing approximately Project Area (Limits of Disturbance) of 263 Acres.

The intent of this Plan is to provide an affirmative obligation and acknowledgement that, after the system can no longer be used, it shall be removed by the Operator/Owner or any subsequent owner and to provide a general scope of decommission work as well as to act as a mechanism for decommissioning assurance for the Township of Mount Joy (Township). In this regard, a Decommissioning Estimate (the Estimate, See Attachment A) has been prepared for the current proposed Final Land Development Plan.

### 1.1 Facility Description

The proposed Facility will be constructed on agriculture and forested areas with existing topography that is well suited for solar array development. The major Project components are planned to consist of the features listed below. For a full list of all proposed features, see the Decommissioning Estimate:

- 41,171) LF± of 8 FT high perimeter chain link fence and gates;
- (4,726) CY± of gravel for access roads and equipment pads;
- (16) concrete equipment pads requiring (78) CY± of concrete to support the switchboard and grounding transformer;
- (253,368)± photovoltaic (PV) solar modules (i.e., “panels” or “modules”);
- (24) inverters;
- (24) transformers;
- (3,128)± racking frames;
- (37,536)± racking posts;
- (3,128)± tracker motors;
- (112,500) LF± of underground low-voltage (LV) wiring;
- (30,000) LF± of underground medium-voltage (MV) wiring.

## 2.0 Decommissioning Activities

Facility decommissioning will consist of the following major steps:

- Dismantle and Demolish;
- Disposal and Recycle; and
- Site Restoration and Stabilization.

## **2.1 Dismantle, Demolish, and Disposal or Recycle**

A significant portion of the photovoltaic system at the Facility will include recyclable or re-saleable components, which include copper, aluminum, galvanized steel, concrete, and PV modules. Due to their resale value, these components will be dismantled and disassembled rather than being demolished and disposed as a waste material.

Prior to commencing decommissioning, the Operator/Owner will coordinate with the local utility company to determine schedule and procedure for disconnecting facility infrastructure from the point of interconnection. Once disconnection is completed, all facility electrical connections will be disconnected and tested to confirm the system is de-energized prior to starting removal.

All electrical connections to the PV modules will be cut and the modules will be removed from their framework by cutting or dismantling the bolted connections to the supports. Modules will then be removed and packed (if resale). The interior materials of the PV modules are silicon-based and are not considered hazardous materials. In the event of a total module fracture during removal, these modules may be permissible for disposal at a licensed landfill. The Decommissioning Contractor will be responsible for assessing the condition of PV modules and managing for resale/proper disposal throughout removal procedure.

The photovoltaic module frame and racking system and all other metal project components, including driven support posts, perimeter chain-link fencing, and gates, will be demolished and removed from the site for recycling, salvage, or disposal. Concrete slabs on grade will be broken onsite and removed completely for crushing and recycling.

Any aboveground utility poles owned by Brookview will be completely removed and disposed of off-site in accordance with utility best practices. All overhead electrical conductors will be removed from the PV equipment and terminated as required by the Utility Company. Underground conductors and circuits will be removed. Once equipment is removed from the site, the facility gravel access road will be excavated to a depth that matches into adjacent site grades. Removed aggregate will be hauled offsite and sold as general fill. Any geotextile fabric and geogrid will be disposed at a landfill.

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.

## **2.2 Site Restoration and Stabilization**

Solar facilities are largely pervious, vegetated surfaces. Decommissioning and removal of equipment will not result in excessive earth disturbance; however, some restoration and site stabilization will be required upon completion of work. The areas of the facility that are disturbed will consist of the array areas where construction vehicles travel, the footprint of the access roads, the corridors of the perimeter fencing, and underground electric lines. The site will be recompacted by disking and mixing with suitable sub-grade materials selected to support revegetation and to match the existing soil types. Topsoil will be added to disturbed areas, if needed, and all disturbed area will be seeded with an appropriate local grass seed mix.



### **3.0 Permitting Requirements for Decommissioning**

In addition to any decommissioning requirements listed in the conditions of the original project approvals, other permits for decommissioning activities such as an Erosion and Sedimentation Control Plan (E&SC) and Post Construction Stormwater Management Plan (PCSM), and other requisite permit preparation and inspection that may be required by state or local agencies. The Decommissioning Contractor shall be responsible for obtaining any required permits or approvals, at the time of decommissioning. A 10% contingency cost has been added to the Decommissioning Estimate.

A condition of Final Approval for this facility includes the approval of separate plans by the Township, that detail this Decommissioning Plan and which requires erosion and sediment control measures and notes.

### **4.0 Schedule**

Decommissioning, demolition, and dismantling of the facility is anticipated to be completed over a duration of approximately (4 – 5) months and is not intended to occur during the winter season or require multiple mobilizations.

### **5.0 Opinion of Probable Decommissioning Cost**

A Decommissioning Estimate was prepared under the direction and supervision of a Professional Engineer registered in the State of Pennsylvania and is included herein as Attachment A. The Decommissioning Estimate also includes the cost of inflation over a 25-year period. Assumptions and references applicable to each line item are provided.

### **6.0 Decommissioning Assurance**

#### **6.1 Form of Decommissioning Assurance**

Performance security for decommissioning is requested by the Township. Performance security in an amount sufficient to decommission the solar energy facility, as determined by the Township Engineer (based on the Opinion of Probable Decommissioning Cost), and in an appropriate form, as determined by the Township Solicitor, shall be provided to the Township.

#### **6.2 Amount of Decommissioning Assurance**

The proposed amount of performance security shall be submitted to the Township with the development application. The approved amount of performance security shall be submitted to the Township no later than the submission of the application for a building or electric permit (where required and whichever is submitted first) or (30) calendar days prior to the start of development of the lot(s) for the solar energy system use, whichever occurs first.

## 7.0 Use of Decommissioning Assurance

According to the Township of Mount Joy Chapter 110 Zoning Article III, Section 110-402.11 Solar Energy System, Principal Code for use in the Township of Mount Joy, adopted 11-7-1991 and amended 11-2-2017, the Owner and Operator of the solar energy system shall notify the Township immediately upon the cessation and/or abandonment of the solar energy system. Cessation and or abandonment shall be presumed if no power is generated for a period of 1-year. No later than 1-year following cessation and/or abandonment, the solar energy system shall be decommissioned. Decommissioning means that the solar panels, solar-related equipment and transmission lines, except electric and associated communication lines buried more than 36" below grade, shall be removed and the site restored to a natural condition.

## 8.0 Acknowledgement and Approval

### 8.1 Stakeholders

The Decommissioning Plan and any concurrent revisions will be made available to all parties involved. List of the stakeholders:

- Brookview Solar I, LLC (Operator/Owner of Project)
- Township of Mount Joy (Authority Having Jurisdiction)

Brookview Solar I, LLC and/or its successors in interest hereby acknowledge its obligation to remove any free-standing solar collector structures, batteries, equipment, security barriers, and transmission lines which have reached the end of their useful life or have been abandoned, within (12) months of the date of discontinued operation and to notify the Town of Mount Joy Code Enforcement Department by certified mail of the proposed date of discontinuation of operations and plans for removal.

#### *Responsible Parties*

**Signed:**

Date: \_\_\_\_\_

\_\_\_\_\_  
Site Operator, Name: (Printed name & title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Site Owner, Name: (Printed name & title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Township of Mount Joy, Name: (Printed name & title)

\_\_\_\_\_  
(Signature)

## 8.2 Authorizing Jurisdiction Statement

The Township of Mount Joy hereby acknowledges receipt of this Decommissioning Plan and affirms that the Plan (assuming establishment of the escrow fund agreed upon by the Township of Mount Joy Board of Supervisors and Brookview Solar I, LLC) satisfies the conditions of the applicable permit approvals relevant thereto.

*Township of Mount Joy*

Date: \_\_\_\_\_

**Signed:**

\_\_\_\_\_  
Township of Mount Joy, Name: (Printed name & title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Township of Mount Joy, Name: (Printed name & title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Township of Mount Joy, Name: (Printed name & title)

\_\_\_\_\_  
(Signature)

Once all parties have signed this Decommissioning Plan, the Plan shall be filed with Adams County Clerks Office and the Township of Mount Joy prior to the issuance of permits.

**Attachment A**  
**Decommissioning Estimate**