Appendix 23-A: Decommissioning and Site Restoration Plan
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Stantec

Decommissioning and Site Restoration Plan
Cider Solar Farm
Genesee County, New York

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1.0 INTRODUCTION

Hecate Energy Cider Solar LLC (Hecate or The Applicant) is proposing to construct the Cider Solar Farm (the "Project") in Genesee County, New York. The proposed Project is to be located within the towns of Oakfield and Elba, north of the City of Batavia, New York. Major components of the Project include photovoltaic solar modules, a tracking system, inverter/transformer stations, buried electrical collection lines, access roads, perimeter security fencing, and a Project substation. Hecate is considering bi-facial solar modules for the Project. The Project will occupy approximately 2,452 acres of land (Project Footprint) and will provide up to 500 megawatts (MW) alternating current (AC) of power.

This Decommissioning and Site Restoration Plan (the "Plan") provides a description of the decommissioning and restoration phase of the Project. Start-of-construction is planned for late 2022, with a projected Commercial Operation Date in the fourth quarter of 2023. The decommissioning phase will commence at the end of the Project's useful life, which is expected to be 30 years, and will include the removal of Project components as listed in Section 1.1 and shown in Figure 1.

This Plan includes an overview of the primary decommissioning Project activities, including the dismantling and removal of facilities, and subsequent restoration of land. A summary of estimated costs and revenues associated with decommissioning the Project are included in Section 4.0. The summary statistics and estimates provided are based on a 500-MW $_{AC}$ Project array design.

This Plan has been prepared to comply with 19 NYCRR §§ 900-2.24(a), 900-6.6, and the Town of Elba's Zoning Law. Applicable regulations are described within Section 1.2 for the Town of Elba, Genesee County, and the State of New York. There are no applicable decommissioning security requirements under Town of Oakfield Law. While the decommissioning requirements vary between these jurisdictions, the Applicant is committed to decommissioning and restoring the Project Footprint to the substantive regulations set forth in the Zoning Law of the Town of Elba, which are more strict than those under Part 900. To the extent that the Town of Elba's decommissioning and security requirements differ from the requirements 19 NYCRR Part 900, the Applicant requests that the Office waive the 19 NYCRR Part 900 requirement, as described in Exhibit 23. Accordingly, this Plan meets the heightened requirements of the Zoning Law of the Town of Elba.

1.1 SOLAR FARM COMPONENTS

The main components of the Project include:

- Solar modules and associated above ground cabling
- Tracking system and steel piles
- Inverter/transformer stations
- Site access and internal roads
- Perimeter fencing

- Electrical cabling and conduits
- Project substation and electrical generation tie-in line

1.2 REGULATORY REQUIREMENTS

The Project is located within the Towns of Oakfield and Elba, Genesee County, New York. Decommissioning requirements of New York State and the Towns of Oakfield and Elba are described briefly below.

- New York State –
    - 19 NYCRR § 900-2.24(a) requires that the Applicant prepare this Decommissioning and Site Restoration Plan for site restoration in the event the facility cannot be completed or after the useful life of the facility, which shall address the following. The section within this Plan that addresses each item is provided.
        - Safety and removal of hazardous conditions (Section 2.1);
        - Environmental impacts (Sections 3.1 – 3.4);
        - Aesthetics (Section 3.1);
        - Recycling (Sections 2.0 and 4.2);
        - Potential future use of site (Section 3.0);
        - Funding (see Plan Section 4.3);
        - Schedule (see Plan Section 1.4).
    - 19 NYCRR § 900-2.24(b) requires, a description of site restoration, decommissioning and security agreements between the applicant and landowner, municipality, or other entity. These agreements are more fully described in Exhibit 23.
    - 19 NYCRR § 900-2.24(c) requires gross and net decommissioning and restoration estimates.
    - 19 NYCRR § 900-6.6 (b) requires that financial security be in the form of a letter of credit or other financial assurance approved by the Office and shall be established by the Applicant to be held by each Town in an amount equal to the net decommissioning and site restoration estimate, where the net decommissioning and site restoration estimate is equal to the overall decommissioning and site restoration estimate plus a 15% contingency cost less the total projected salvage value of facility components.
- Town of Oakfield – There are no applicable decommissioning requirements in the Town of Oakfield.[1] Contingent upon a determination that the Solar Ordinance is effective, or a subsequent

[1] As discussed in depth in Exhibit 24, in 2018, Oakfield sought to enact a Solar Ordinance. There is no record that the Town Board of Oakfield published the Solar Ordinance either in its minutes or in a required publication. The Applicant conducted a diligent search for such records and does not believe that the Solar Ordinance was properly enacted and thus, does not believe the Solar Ordinance is effective.

adoption by the Town of Oakfield, this Plan incorporates the requirements of the Solar Ordinance which are either consistent with, or less stringent than, the 19 NYCRR Part 900 requirements.

- Town of Elba – Local Law No. 1 of 2021, §§ 413(F)(2)(m), 413(F)(5) – Requires that the owner of a Tier 3 Solar Energy System provide a decommissioning plan shall address include:
    - Guidelines regarding restoration of Prime Farmland or Farmland of Statewide Importance;
    - Removal of all operator-owned facilities to a depth of at least 48 inches below the soil surface;
    - Removal and disposal of solid and hazardous waste generated from the decommissioning of the Project;
    - Removal of graveled areas and access roads; restoration requirements within areas designated as Prime Farmland or Farmland of Statewide Importance;
    - Overall site restoration requirements regarding surface grade, topsoil depth and revegetation;
    - Time frame for completion of site restoration work;
    - Photo documentation or description of pre-development conditions and/or land use of site;
    - Estimated cost of implementing the decommissioning plan;
    - Decommissioning plan update schedule;
    - Decommissioning triggers;
    - Notification of stakeholders; and
    - Decommissioning security in the amount of “125% of the cost of removal of the Tier 3 Solar Energy System and restoration of the property with an escalator of 2% annually for the life of the Solar Energy System.”

Decommissioning requirements of 19 NYCRR Part 900 and the Town of Elba differ, as more fully described in Exhibit 23; however, the Applicant has committed to decommissioning and restoring the Project Footprint to the substantive requirements set forth in the Zoning Law of the Town of Elba, which are more strict than those under Part 900. Therefore, the Town of Elba requirements are included in this Plan. The Applicant will also provide financial assurance, as described in Section 4.3, in accordance with the requirements defined by the Town of Elba.

1.3 TRIGGERING EVENTS AND EXPECTED LIFETIME OF PROJECT

Project decommissioning is generally triggered only by an event such as when the Project components reach the end of their operational life (although components will likely be updated as technology improves over time). Pursuant to the Zoning Law of the Town of Elba, the Project will be considered to be abandoned if the Project is non-operational for a period of twelve (12) consecutive months. If properly maintained, the expected lifetime of a utility-scale solar panel is approximately 30 years with an opportunity for a project lifetime of 50 years or more with equipment replacement and repowering. Depending on market conditions

and project viability, solar arrays may be retrofitted with updated components (e.g., panels, frame, tracking system, etc.) to extend the life of a project. In the event that the modules are retrofitted, the original modules would be sold as resale or salvage, depending on the market at that time. At the end of the Project's useful life, the panels and associated components will be decommissioned and removed from the Project.

1.4 DECOMMISSIONING SCHEDULE

Decommissioning activities will begin within twelve months of the Project ceasing operation. Town of Elba regulations require that decommissioning be completed within 12 months of Project termination. Duration of each activity listed below will be determined by the selected decommissioning contractor; however, all removal activities will be completed within the 12-month timeframe. Monitoring and site restoration may extend beyond this period to ensure successful revegetation and rehabilitation. The anticipated sequence for decommissioning, removal, and restoration of facilities is described below; however, overlap of activities is expected.

- Reinforce access roads, if needed, and prepare site for component removal
- Install temporary fencing and utilize best management practices (BMPs) to protect sensitive resources
- De-energize solar arrays
- Dismantle panels and above ground wiring
- Remove tracking and piles
- Remove inverter/transformer stations, along with support piers and piles
- Remove electrical cables and conduits located below the ground surface
- Remove access and internal roads and grade site
- Remove substation and generation tie-in line, if decommissioned
- De-compact subsoils (as needed), restore and revegetate disturbed land to pre-construction land use to the extent practicable

2.0 PROJECT COMPONENTS AND DECOMMISSIONING ACTIVITIES

The removal of solar facility components and decommissioning activities that are necessary to restore the Project Footprint according to applicable regulations are described within this section.

2.1 OVERVIEW OF SOLAR FACILITY SYSTEM

The Project anticipates utilizing approximately 1,340,200 solar modules, with a total nameplate generating capacity of approximately 636.6 MW Direct Current (DC) on the 2,452-acre Project Footprint. The final Project will provide approximately 500 MW_{AC} of power to the electrical grid. Statistics and cost estimates provided in this Plan are based on a Jinko 475-watt bifacial module although the final panel manufacturer has not been selected at the time of Application submission.

All decommissioning activities will be supervised and carried out by trained personnel familiar with the risks associated with decommissioning electrical and/or potentially hazardous materials. A safety plan will be required from the selected contractor prior to the start of decommissioning activities. Foundations, steel piles, and below ground electrical cabling and conduit will be removed. Access roads may be left in place if requested and/or agreed to by the landowner. The Applicant will communicate with the agencies having jurisdiction to coordinate the repair of public roads damaged or modified during the decommissioning and reclamation process.

Estimated quantities of materials to be removed and salvaged or disposed of are included in this section. Most of the materials described have salvage value, although there are some components that will likely have none at the time of decommissioning. All recyclable materials, salvaged and non-salvage, will be recycled to the extent possible. Other non-recyclable waste materials will be disposed of in a licensed solid waste facility. No hazardous materials, other than oil contained within the transformers, are anticipated within the facility. The lubricating oil will be drained and disposed of in an approved licensed solid waste facility in accordance with local, state, and federal regulations. A Spill Prevention Control and Countermeasure (SPCC) Plan will be prepared prior to decommissioning.

Table 1 presents a summary of the primary components of the Project included in this Plan.

Table 1. Primary Components of Solar Farm to be Decommissioned

Component	Quantity	Unit of Measure
Solar Modules (approximate)	1,340,200	Each
Tracking System (full equivalent trackers)	16,546	Tracker
Steel Piles	183,770	Each
Inverters/Transformer Stations	147	Each
Electrical Cables and Conduits Below Ground Surface	400,224	Lineal Foot (estimated)
Perimeter Fencing	278,105	Lineal Foot (estimated)
Internal Access Roads (approximate)	73,700	Lineal Foot (estimated)
Project Substation	1	Each
Electrical Generation Tie-In Line	500	Feet

2.2 SOLAR MODULES

The Applicant is considering the Jinko JKM475M-7RL3-TV (475-watt) bi-facial module or similar model for the Project. Each module assembly (with frame) has a total weight of approximately 58.4 pounds. The modules are approximately 86.8 inches long and 40.6 inches in width and are mainly comprised of non-metallic materials such as silicon, mono- or poly-crystalline glass, composite film, plastic, and epoxies, with an anodized aluminum frame.

At the time of decommissioning, module components in working condition may be refurbished and sold in a secondary market yielding greater revenue than selling as salvage material.

2.3 TRACKING SYSTEMS AND SUPPORT

The solar modules will be mounted on a single axis, one-in-portrait tracking system, such as the Horizon tracker manufactured by NEXTracker or a similar manufacturer. Trackers vary in size to make best use of the available land. An approximate length of 90.5 meters (296.9 feet) supporting 81 solar modules has been used as an equivalent tracker for removal calculations. The tracking systems are mainly comprised of galvanized and stainless steel; steel piles that support the system are comprised of structural steel.

The solar arrays will be deactivated from the surrounding electrical system and made safe for disassembly. Tracker lubricants will be removed and properly disposed of or recycled according to regulations current at the time of decommissioning. Electronic components, and internal electrical wiring will be removed and salvaged. The steel piles will be completely removed.

The supports, tracking system, and piles contain salvageable materials which will be sold to provide revenue to offset decommissioning costs.

2.4 INVERTER/TRANSFORMER STATIONS

Inverters and transformers are located within the array and will sit on piers with steel piles. The inverters and transformers will be deactivated, disassembled, and removed. Depending on condition, the equipment may be sold for refurbishment and re-use. If not re-used, they will be salvaged or disposed of at an approved solid waste management facility. All oils and lubricants will be collected and disposed of at a licensed facility.

2.5 ELECTRICAL CABLING AND CONDUITS

The Project's underground electrical collection system will be placed at a depth of three feet (36 inches) to four feet (48 inches) (in agricultural land) unless a greater depth is required by a landowner. Due to the depth of the system, it will not interfere with future farming activities. However, to be conservative, this Plan assumes that all underground cabling will be removed and salvaged.

2.6 PROJECT SUBSTATION AND OVERHEAD GENERATION TIE-IN TRANSMISSION LINE

The Project will include a substation as shown in Figure 1. The substation footprint will be approximately 390 feet by 383 feet and will contain within its perimeter a gravel pad, two power transformers and footings, electrical control house, and concrete foundations, as needed. The substation transformers may be sold for re-use or salvage. Components of the substation that cannot be salvaged will be transported off-site for disposal at an approved waste management facility. The substation will service the Project and although it may be retained at the end of the Project life, an estimated decommissioning cost has been included in this Plan.

2.7 OPERATIONS AND MAINTENANCE BUILDING

The Applicant will purchase a Project-specific building or utilize the control building within the substation as an operations and maintenance (O&M) building. If an existing building is purchased, the building, along with the parcel it is located on, will likely be sold at the end of Project life; therefore, no O&M building removal is included in this Plan.

2.8 PERIMETER FENCING, SITE ACCESS AND INTERNAL ROADS

The Project will include an approximately seven (7)-foot-high security fence around the perimeter of each array site. A network of access roads will allow access to solar facility equipment. The internal access roads will be composed of gravel approximately 20 feet wide, including shoulders, and total approximately 98,261 feet (18.61 miles) in length. A portion of the access roads are existing agricultural field access roads that will be improved. This Plan assumes that approximately 25 percent (approximately 24,560 feet) of the access roads will therefore remain in place for future use at the end of Project life. The internal access road lengths may change with final Project design.

During installation of the Project access roads, subgrade soils will be compacted prior to the installation of up to nine (9) inches of aggregate base materials (Type 2 stone). The estimated quantity of this material is provided in Table 2.

Table 2. Typical Access Road Construction and Restoration Materials

Item	Quantity	Unit
Gravel or granular fill; nine-inch thick	32,756	Cubic Yards
Native topsoil for restoration; 12-inch thick	54,590	Cubic Yards (90% from on-site locations; 10% to be purchased to supplement)

Decommissioning activities include the removal and stockpiling of aggregate materials onsite for salvage preparation. It is conservatively assumed that all aggregate materials will be removed from the Project and hauled up to five (5) miles from the Project area. Following removal of aggregate, the access road areas will be graded, de-compacted with deep ripper or chisel plow (ripped to 18 to 24 inches), and back-filled with native subsoil and topsoil, as needed. Land contours will be restored according to this Plan and applicable regulations.

Per the Zoning Law of the Town of Elba, access roads located within soils designated as Prime Farmland or Farmland of State Importance will be decompacted to a minimum of 24 inches beneath the former stone layer. Twelve inches of native topsoil will be placed to match surrounding grade, with additional topsoil added, if required, due to settling.

3.0 LAND USE AND ENVIRONMENT

The proposed Project is predominantly located on land currently utilized for agricultural purposes. It is anticipated that post-decommissioning the Project Footprint will be returned to predominantly agricultural land use. Alternative land uses that are permitted in the zoning districts in which the Project parcels are located, may be considered by the landowners at that time. Operation of the Project and subsequent decommissioning of the facilities will not restrict future uses of the land for agricultural or alternate uses.

3.1 ENVIRONMENTAL IMPACTS AND AESTHETICS

Prior to decommissioning activities, the Project Footprint will be assessed for potential environmental impacts and required permits will be obtained. Additional vegetation clearing is not anticipated as part of the decommissioning activities. Landscaping features installed during Project construction or operation will be retained or removed, at the discretion of the landowner at the time of decommissioning. Access roads will be removed, unless retained at the request of the landowner.

3.2 SOILS

A detailed description of the soils and land on which the Project will be located can be found in the Cider Solar Farm Exhibit 3 (Location of Facilities and Surrounding Land Use) and Exhibit 10 (Geology, Seismology and Soils). The Project Agricultural Plan (Appendix 15-A of the Application) describes the restoration of active agricultural land. The areas of the Project that were previously utilized for agricultural purposes will be restored, according to this Plan and applicable regulations as described in the Project Agricultural Plan.

Topsoil removed during Project construction will be redistributed on the Project site to be utilized during site restoration. It is assumed that 90 percent of the topsoil required to restore the site will be drawn from on-site sources. An additional 10 percent of native topsoil (approximately 5,460 cubic yards) will be purchased to augment on site soils. Soil disturbed during decommissioning activities will be stabilized appropriate to the proposed land use, utilizing methods described in the above referenced Project Agricultural Plan or with erosion control methods employed in accordance with state or local requirements that will be in effect at the time of decommissioning.

3.3 RESTORATION AND REVEGETATION

Portions of Project that have been excavated and backfilled will be graded as previously described to restore land contours according to this Plan, the Project Agricultural Plan, and applicable regulations. Soils compacted during de-construction activities will be de-compacted, as required, to restore the land to pre-construction land use. Effective site drainage will be maintained during the life of the Project. The site will be graded during the restoration phase of decommissioning to maintain appropriate drainage. Topsoil will be placed on disturbed areas, as needed, and seeded with appropriate vegetation or in coordination with

the current landowner, and in compliance with regulations in place at the time of decommissioning. Compliance with the restoration requirements of the Town of Elba Zoning Law Section 413(F)(2)(m) is discussed within the Project Agricultural Plan.

3.4 SURFACE WATER DRAINAGE AND CONTROL

As previously described, the Project Area is predominantly located in actively drained agricultural land. The terrain is relatively flat with several man-made and natural drainages. The Project components are being sited to avoid wetlands, waterways, and drainage ditches to the extent practicable.

Surface water conditions at the Project will be reassessed prior to the decommissioning phase. The Applicant will obtain the required water quality permits, and construction storm water permits prior to decommissioning. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared describing the protection needed to reflect conditions present at the time of decommissioning. The Applicant will utilize BMPs, including: construction entrances, temporary seeding, permanent seeding, mulching (in non-agricultural areas), erosion control matting, silt fence, filter berms, and filter socks.

3.5 MAJOR EQUIPMENT REQUIRED FOR DECOMMISSIONING

The activities involved in decommissioning the Project include removal of the above and below-ground components of the Project: solar modules, racking, tracking system, foundations and piles, inverters, transformers, access roads, and electrical cabling and conduits. Restoration activities include back-filling of pile and foundation sites; de-compaction of subsoils; grading of surfaces to pre-construction land contours and revegetation of the disturbed areas.

Equipment required for the decommissioning activities is similar to what is needed to construct the solar facility and may include, but is not limited to: small cranes, low ground pressure (LGP) track mounted excavators, backhoes, LGP track bulldozers, LGP off-road end-dump trucks, front-end loaders, deep rippers, water trucks, disc plows and tractors to restore subgrade conditions, and ancillary equipment. Standard dump trucks will be required to transport material removed from the site to disposal facilities.

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, approximate late 2020 to early 2021 average market values were used to estimate labor expenses. Fluctuation and inflation of the labor costs were not factored into the estimates.

4.1 DECOMMISSIONING EXPENSES

Project decommissioning will incur costs associated with disposal of components not sold for salvage, including materials which will be disposed of at a licensed facility, as required. Decommissioning costs also include backfilling, grading, and restoration of the proposed Project as described in Section 2. Table 3 summarizes the estimates for activities associated with the major components of the Project.

Table 3. Estimated Decommissioning Expenses

Activity	Unit	Number	Cost per Unit	Total
Overhead and management (includes estimated permitting required)	Lump Sum	1	[redacted]	[redacted]
Solar modules; disassembly and removal	Each	1,340,200	[redacted]	[redacted]
Tracking system disassembly and removal	Each	16,546	[redacted]	[redacted]
Steel pile/post removal	Each	183,770	[redacted]	[redacted]
Inverter/transformers stations	Each	147	[redacted]	[redacted]
Remove buried cable	Linear Feet	400,224	[redacted]	[redacted]
Access road excavation and removal	Lump Sum	1	[redacted]	[redacted]
Topsoil replacement and rehabilitation of site (including access road restoration)	Lump Sum	1	[redacted]	[redacted]
Perimeter fence removal	Lineal Foot	278,105	[redacted]	[redacted]
Public road repair	Percent/Total	1	[redacted]	[redacted]
Electrical generation tie-In line removal	Linear Mile	0.09	[redacted]	[redacted]
Substation removal (two transformers)	Lump Sum	1	[redacted]	[redacted]
Total estimated decommissioning cost prior to contingency fund				[redacted]

4.2 DECOMMISSIONING REVENUES

Revenue from decommissioning the Project will be realized through the sale of the Project components and construction materials. Resale of components such as solar panels is expected to be greater than salvage (i.e., scrap) value for most of the life of the Project, as described below. For purposes of this report, only estimated salvage values were considered in net revenue calculations, as this is the more conservative estimate strategy.

The value of the individual components of the solar facility will vary with time. In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the life of the Project, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As efficiency and power production of the panels decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; or other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment.

Components of the solar facility that have resale value may be sold in the wholesale market. Components with no wholesale value will be salvaged and sold as scrap for recycling or disposed of at an approved offsite licensed solid waste disposal facility (landfill).

Solar modules may be sold within a secondary market for re-use. A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition (per watt). Future pricing of solar panels is difficult to predict at this time, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels at per watt would yield approximately . Increased costs of removal, for resale versus salvage, would be expected in order to preserve the integrity of the panels; however, the added revenue would be substantially higher than the marginal cost of removal for resale.

The resale value of components such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a large portion of the tracker is expected to stay at or above the value used in this report.

The market value of steel and other materials fluctuates daily and has varied widely over the past five years. Salvage value estimates were based on an approximate five-year-average price of steel and copper derived from sources including on-line recycling companies and United States Geological Survey (USGS) commodity summaries. The price used to value the steel used in this report is per metric ton (net with handling and freight); aluminum at per pound; silicon at per pound and glass at per pound.

The main material of the tracking system and piles is assumed to be salvageable steel. A percent recovery rate of steel is assumed. The main components of the solar modules are glass and silicon with aluminum framing. A percent recovery rate was assumed for all panel components, due to handling and processing required to separate the panel components. Alternative and more efficient methods of recycling solar panels are anticipated before this Project is decommissioned, given the large number of solar facilities that are currently being developed. Table 5 summarizes the potential salvage value for the solar array components and construction materials.

Table 4. Estimated Decommissioning Revenues

Item	Unit of Measurement	Quantity per Unit	Salvage Price per Unit	Total Salvage Price per Item	Number of Items	Total
Panels - Silicon	Pounds per Panel	1.2	[redacted]	[redacted]	1,340,200	[redacted]
Panels – Aluminum	Pounds per Panel	1.9	[redacted]	[redacted]	1,340,200	[redacted]
Panels – Glass	Pounds per Panel	17.5	[redacted]	[redacted]	1,340,200	[redacted]
Tracking System and Posts (net with pick-up and freight to mill)	Metric tons per $MW_{[DC]}$	43.2	[redacted]	[redacted]	636.6	[redacted]
Buried Cable – Aluminum	Price per foot			[redacted]	400,224	[redacted]
Substation Components (steel and transformers)	Lump Sum	1				[redacted]
				Total Potential Revenue		[redacted]

* Revenue based on salvage value only. Revenue from used panels at [redacted] per watt could raise [redacted] as resale versus the estimated salvage revenue.

4.3 DECOMMISSIONING COST SUMMARY AND FINANCIAL ASSURANCE

The following is a summary of the net estimated costs to decommission the Project, using the information detailed in Sections 4.1 and 4.2. Estimates are based on late 2020 to early 2021 prices, with no market fluctuations or inflation considered.

Table 5a and Table 5b represent the total estimated net decommissioning costs with applicable contingency funds applied per 19 NYCRR Part 900 and the Zoning Law of the Town of Elba, respectively.

Table 5a. Net Decommissioning Summary (19 NYCRR Part 900 Requirement)

Item	Cost/Revenue
Decommissioning Expenses	[redacted]
Contingency Fund (15%)	[redacted]
Total Estimated Decommissioning Cost Including 15% Contingency Fund	[redacted]
Potential Revenue – salvage value of panel components and recoverable materials	[redacted]
Net Decommissioning Cost	[redacted]

Table 5b. Net Decommissioning Summary (Town of Elba Zoning Law Requirement)

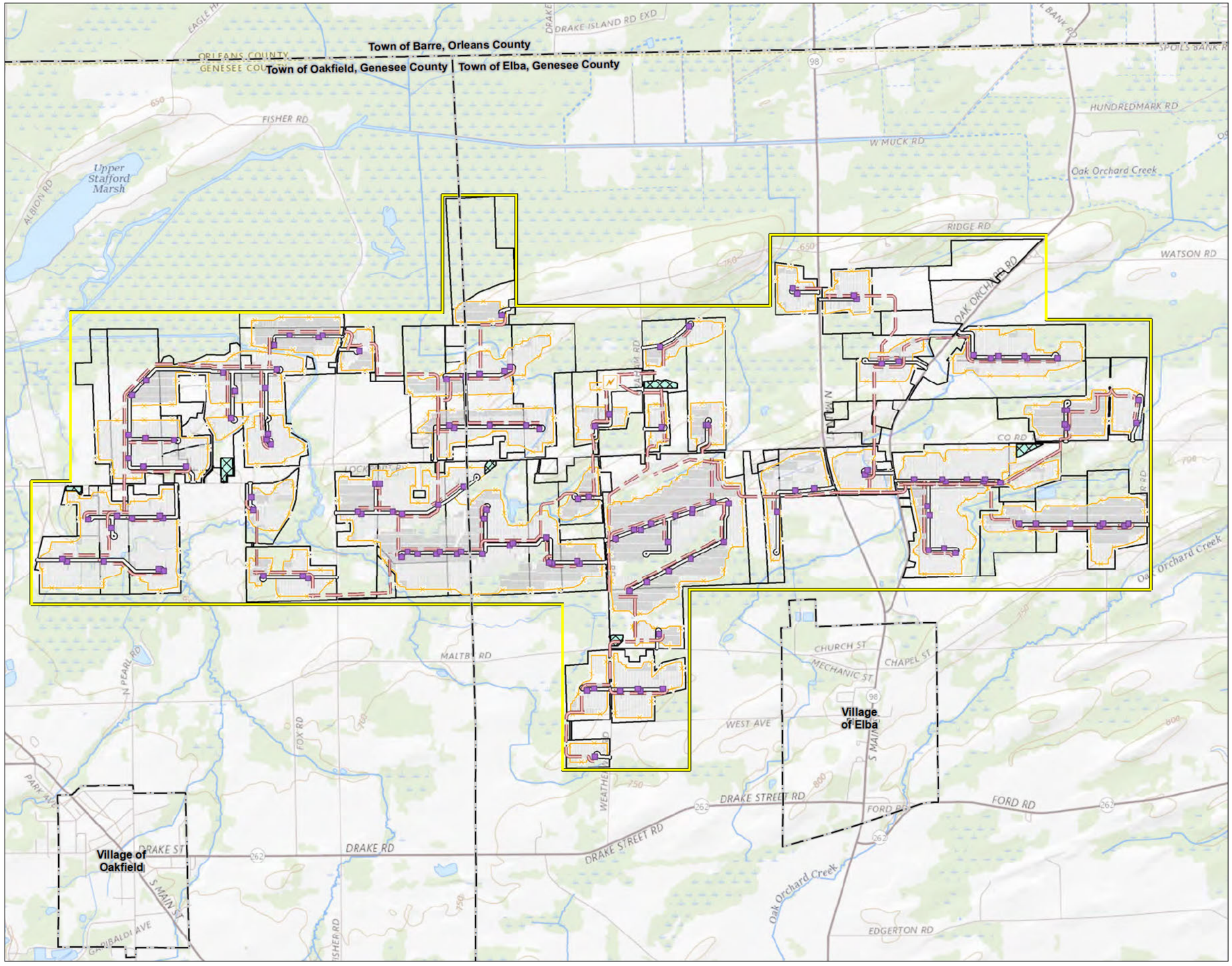
Item	Cost/Revenue
Decommissioning Expenses	[redacted]
Contingency Fund (25%)	[redacted]
Total Estimated Decommissioning Cost Including 25% Contingency Fund (No Salvage Value Included)	[redacted]

As described in Section 1.2, the State of New York and the Towns of Oakfield and Elba each have differing decommissioning requirements. Hecate has indicated that they will comply with the Town of Elba conditions for the Project as they are the most restrictive of the applicable regulatory decommissioning requirements.

- A financial guarantee equal to 125% of the gross decommissioning and site restoration estimate will be provided, with an escalator of 2% annually for the life of the Project.
- The financial guarantee will be in the form of cash or bond issued from a surety listed as acceptable sureties on Federal surety bonds in Circular 570 of the U.S. Department of the Treasury, letter of credit, or other form of security reasonably acceptable to the Town of Elba attorney and/or engineer.
- The Decommissioning Plan and financial security shall be updated every fifth year thereafter, specifying changes to the estimated cost of decommissioning the Project.

FIGURES

Figure 1. Project Layout



Stantec

Legend

- Project Area

Proposed Project

- Substation and Switchyard
- Inverter
- PV Panel Array
- Collection Line
- Fence Line
- Access Road
- Laydown Area
- Project Site

Existing Features

- Municipal Boundary

N

0 3,000 6,000 Feet

(At original document size of 11x17)
1 36,000

Notes

1. Coordinate System: NAD 1983 StatePlane New York West FIPS 3103 Feet
2. Data Sources: NYS Office of ITS GPO, NYS Civil Boundaries, 2018
3. Background: USGS Topo Basemap - The National Map (Web Map Service); Data refreshed May, 2020.

Project Location
Towns of Elba and Oakfield
Genesee County, NY

Prepared by AS on 2021-03-30
TR by EE on 2021-03-30
IR by NL on 2021-03-30

Client/Project
190502038 REVA

Hecate Energy Cider Solar LLC
Cider Solar Farm

Figure No.
1

Title
Proposed Cider Solar Farm

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