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BIRDSEYE
RENEWABLE ENERGY

Apple One Solar Farm Decommissioning Plan

December 12, 2014

As required by Catawba County Ordinance No. 2013-16, the following Decommissioning Plan is submitted in support of the Rezoning Application.

- Per the lease agreement with landowner, decommissioning shall occur at the end of the land lease and shall be the full responsibility of the lessee, Apple One LLC.
    - Decommissioning will be initiated following any continuous 6 month period during which no electricity is generated.
- Per the lease agreement with the landowner, the land shall be fully restored to its pre-solar farm condition.
    - All above and below ground non-utility owned equipment, conduit, structures, fencing, roads and foundations shall be removed.
- Decommissioning of the solar farm will be completed within 6 months of a decommissioning initiating event.
- The anticipated lifespan of the solar farm is 50 years.
- According to the attached North Carolina licensed engineer certified cost estimate, the salvage value of the project will far outweigh the decommissioning costs. It is expected that the decommissioning project will be bid out to salvage professionals as a profit making enterprise, managed by Apple One, LLC.
    - The projected site restoration cost is $18,000 (current US dollars).
    - The projected site demo cost is $560,922.50 (current US dollars).
    - The projected salvage value is $1,019,303.60 (current US dollars).
    - The projected total net decommissioning cost is -$440,381.10 (current US dollars).
- Prior to issuance of a Zoning Compliance Certificate, Apple One LLC will provide Catawba County with a $50,000 performance guarantee to be held in full force and effect until the solar farm is decommissioned and site restoration is completed.

By: _____
Brian Bednar
Apple One LLC, Manager
Birdseye Manager LLC, President

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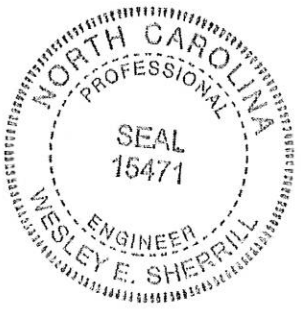
Estimate of Probable Cost

Apple One Solar LLC
Site Decommissioning

Item	Total
Demo Cost	$560,922.50
Site Restoration Cost	$18,000.00
Salvage Costs	*$1,019,303.60*
Total Net Cost	**-$440,381.10**

Summary: The recycling value of the raw materials for the solar array will exceede the removal costs and provide a net gain of approx. $440,381.

Wesley Sherrill, PE



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Demo

Item No.	Item	Unit	Estimated Quantity	Unit Price	Total
1	Fence Removal	lf	6,545	$13.00	$85,085.00
2	Racking frames	ea	595	$500.00	$297,500.00
3	Racking Posts	ea	2,975	$6.50	$19,337.50
4	Solar Panels	ea	22,600	$4.00	$90,400.00
5	Inverters	ea	8	$1,500.00	$12,000.00
6	Transformers	ea	8	$1,200.00	$9,600.00
7	Wire (Copper)	lb	10,000	$0.50	$5,000.00
8	Wire (Aluminum)	lb	18,000	$0.50	$9,000.00
9	Concrete Removal	sf	5,500	$6.00	$33,000.00
				Demolition Cost	**$560,922.50**

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Salvage Value

Item No.	Item	Qty	Weight	Unit	Estimated Quantity	Unit Price	Total
1	Steel Racking Posts: 2,975 posts @ 60lbs ea	2,975	60	lb	178,500	$0.16	$28,560.00
2	Aluminum Racking: 595 Racks @ 19.5 M each	595	1224	lb	728,280	$0.87	$633,603.60
3	Fencing		31600	lb	31,600	$0.15	$4,740.00
4	Solar Panels	22,600		ea	22,600	$14.00	$316,400.00
5	Inverters	8		ea	8	$2,500.00	$20,000.00
6	Transformers	8		ea	8	$2,000.00	$16,000.00
						Site Costs	**$1,019,303.60**

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Item No.	Item	Unit	Estimated Quantity	Unit Price	Total
1	Site Restoration	ea	30	$600.00	$18,000.00
				Landscaping Cost	$18,000.00

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Prices of 2014 November 12; Sign in to get today's prices.

UNITED STATES 6061 ALUM EXTRUSION PRICES (USD / LB)

WEST COAST	MID WEST	SOUTH WEST
♦ 0.873	♦ 0.860	♦ 0.863

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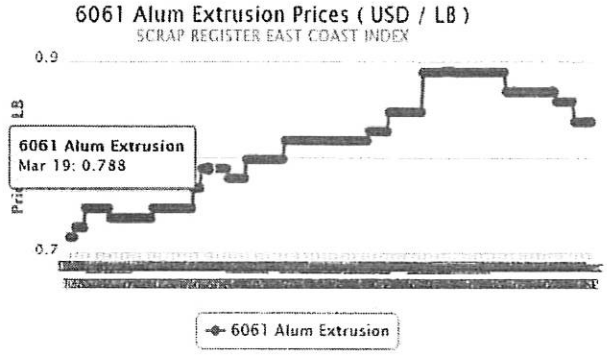
SHOW GRAPH From 2013-12-12 To 2014-12-12 GO



Prices of 2014 November 12; Sign in to get today's prices.

UNITED STATES #1 HMS PRICES (USD / MT)

WEST COAST	MID WEST	SOUTH WEST
♦ 355.250	♦ 350.000	♦ 354.250

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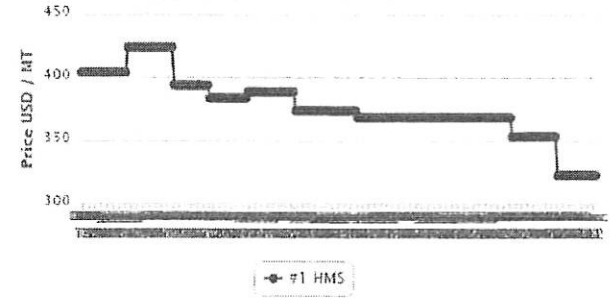

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EASTERN WAKE NEWS

JUNE 8, 2016 2:54 PM

Zebulon Town Board approves rezoning request related to solar farm

Commissioners take recommendation of staff, Planning Board

Plan calls for 200-foot setback from South Arendell residential properties

Site plan review could be complete within a couple weeks

By Aaron Moody

amoody@newsobserver.com

ZEBULON

Solar farms are now allowed with a general use permit in all three parcels where developers have announced plans for an array on the southern edge of town.

Zebulon commissioners on Monday followed the recommendation of town staff and the Planning Board in approving the rezoning of a 5.5-acre parcel to a lower-density residential classification that matches the two contiguous parcels to the south, which take up about 41 acres.

Mayor Bob Matheny, before the decision was made, reminded the board that the task in front of them was exclusively to consider the rezoning request, despite the solar farm plans for the land that family members of Elizabeth Horton intend to lease for 20 years being well known.

Solar farms and agricultural production are the only two uses allowed under the new zoning that were not allowed under the existing zoning.

"I just want to be sure that everybody understands that all of the media and everything has been focused on solar farms, and this is not a special use permit hearing," Matheny said. "It's not specifically on solar farms; it is a legislative zoning hearing which asks is (the requested zoning) appropriate in that location considering adjacent properties."

The decision brought an end to the efforts of John and Jeanne Craig, whose property on South Arendell Avenue backs up to the rezoned space. To them, and others, the rezoning request was about a solar farm.

The Craigs raised questions and concerns regarding solar farms ever since the developers held an initial meeting to hear feedback from neighboring residents in January. Most of the concerns revolved around buffers and the prospect of a solar farm being visible from the Craigs'

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back yard.

Consideration questioned

In an email to the Eastern Wake News, Jeanne Craig said town leaders did not give the request or the concerns of residents enough attention. John Craig spoke against the request during a public hearing May 9.

"Through all these meetings, we have never heard Cypress (Creek), voters, elected officials explain why it is a good idea for Zebulon," Jeanne Craig said in the email. "We have strongly opposed it related to bringing zero jobs, no housing development, and lower property values in our area.

"Never, never, never once did the mayor or the town commissioners explain why they said yes to solar farms so close to residents. They could have been a part of the conversation, or started a dialogue with their voters."

Town staff's recommendation was based on the close proximity of the same residential zoning, land use activity and location. Senior planner Julie Spriggs said the requested zoning serves well as a transition between surrounding properties, and Planning Board members agreed as they recommended approval May 23.

Site plan under review

Cypress Creek Renewables and Pine Gate Development wanted to include the smaller, northern parcel as part of a 30-acre solar farm being planned between South Wakefield Street and South Arendell Avenue because they expect wetland issues to interfere with construction on the east side of the southern parcels.

They could have developed the solar farm without the smaller parcel, but having it makes it possible to achieve the plan originally envisioned for the project, according to Phillip Martin with Cypress Creek.

"We will be using that parcel," Martin said. "The design would be better with that northern parcel."

The developers now need only site plan approval from Zebulon's Technical Review Committee before they can begin construction.

The developers accommodated some concerns by increasing the setback for the solar farm in the 5.5-acre parcel to 200 feet from South Arendell Avenue residential properties. The site plan calls for vegetated buffers for the first 40 feet closest to the residential property lines, open space for the next 160 feet and an 8-foot fence at the 200-foot line.

For the remaining border, the town requires a 20-foot vegetated buffer. Martin said there is generally another 20-foot setback past the buffer that allows space for accessing a solar farm.

Martin said he was uncertain of a timeline on construction but that site plans have already been submitted to the town.

The TRC review could be complete within a couple weeks, Spriggs said.

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