

TOWN OF RICHMOND
PLANNING BOARD
MINUTES: October 22, 2020

Members Present

Michelle Hodgeman, Chairperson
Michael Baker
Gary Catt
David Lortscher
David Richardson
Jeannie Riorden
Leonard Wildman
Elizabeth Klingenberg, Secretary

Guests

Ed Siad
Barbara Hartman
Jane Emirbayer
Kelly Steele
Andrew Slyter
Charles Cardinale
Eric Lang
Sheila Chalifoux, Town of Richmond Attorney
Spencer Shumway, Code Enforcement Officer
Liz Yockel, Town Board Member
Steve Barnhoorn, Planning Board Liaison

Chairperson Hodgeman called the meeting to order at 7:00 PM with the Pledge of Allegiance.

Continue Public Hearing – Site Plan – The Broadway Group, LLC – for properties owned by Kenterprise II, LLC and located at 8673 and 8677 Main St., Tax Map #135.20-2-11.2 and 135.20-2-11.1.

Chairperson Hodgeman asked if the Planning Board had received the information sent out earlier in the day via email. She also noted that full sets of prints were delivered to the Town Hall that morning.

Mr. David Richardson made a motion to suspend the public hearing, based on the lack of timely response from The Broadway Group that does not permit the Planning Board or the public from viewing the information prior to the meeting. Mr. Wildman seconded the motion, which was passed unanimously via voice vote.

Chairperson Hodgeman noted that though the Public Hearing was put on hold until the next meeting, the Planning Board can still discuss the façade of the building. She also stated that a letter was emailed from Dollar General earlier in the day, and that Supervisor Marshall wants time to look at it and speak to the company.

Chairperson Hodgeman opened the façade discussion by asking if there were any comments on the updated rendering. Mr. Lortscher stated that the building looks better with the white. Mr. Baker agreed. Chairperson Hodgeman noted that the coloring accentuates the roofline. She also likes the peaks and bump outs with the white color. She noted that Supervisor Marshall also mentioned being satisfied with what is shown.

Chairperson Hodgeman asked the Planning Board if they wanted to make a motion to accept the façade other than the exact color and stone on front, and then accept the site plan afterward. Mr. Wildman stated that he wanted to approve everything as a package, and Mr. David Richardson agreed. Mr. Wildman also noted that he cannot vote if the Dollar General sign will be out front. He stated that he has seen many local Dollar Generals that do not have a sign out front, and that while Zoning does not disallow it, it is not allowed either, which gives the Planning Board a chance to provide input.

Mr. Michael Baker noted that many businesses in town have signs. Chairperson Hodgeman replied that most have a sign on the front of the building. Mr. Catt mentioned that the Honeoye Commons sign is near

the sidewalk, but one store's sign is not that large (4ftx8ft). Ms. Riorden also noted that the yellow sign color is also what the Planning Board is opposed to. Mr. Catt noted that the yellow is a part of the company logo and its identity. Mr. Richardson replied that the company agreed to make the lettering black on the building, so why not on the sign? Mr. Catt replied that Subway and West's also have signs like that, with the company's brand on it. Mr. Wildman also replied that while every store has a sign on their building, not every store has one at the curb, and that he does not think it fits the character of that part of Main Street. Other signs have been approved in the past, but he thinks it is unnecessary and takes away from the building and the neighborhood. Chairperson Hodgeman mentioned that while the current Dollar General and West's have signs out front, they are set further back from the road. The new building will be right on Main Street. She continued that Supervisor Marshall is going to reach out to Dollar General directly to plead the Town's case.

Ms. Steele asked if it was possible to have a special meeting in a week, as the Planning Board now has everything they need, and Supervisor Marshall will be contacting Dollar General. Mr. Wildman replied that not everyone has seen the plans, which is why the discussion is being postponed. Ms. Steele noted that only three pages of the plans have changed, and in the past when she asked for a special meeting it was granted. Chairperson Hodgeman replied that previously the information was not received earlier that same day. Ms. Steele said she was never made aware that it was an issue in the past. Mr. David Richardson and Chairperson Hodgeman expressed disagreement, and that in several meetings it has been stated that documents need to be received at least a week before the meeting. Chairperson Hodgeman also noted that several times drawings have been received that did not match what the renderings were. Waiting until the November meeting also gives Supervisor Marshall time to speak with Dollar General. She continued that she is not willing to make a motion to set up a special meeting as the Planning Board has continually asked for documents to be received at least a week before the meeting time and they have not been. Ms. Steele commented that she feels she is working hard to turn the documents around as she receives them, and that her company has made many compromises for the Town.

Public Hearing – Minor Subdivision –for property owned by Charles and Sharon Cardinale and located at 8828 Sandy Bottom Road, Tax Map #149.05-1-4.120.

Chairperson Hodgeman made a motion to open the public hearing at 7:35pm. With no comments from the public, Chairperson Hodgeman closed the public hearing at 7:36pm.

Chairperson Hodgeman stated that the property is in an area where there is both sewer and water. The Planning Board members had no further concerns with the property.

Chairperson Hodgeman made a motion to approve the subdivision for the property located at 8828 Sandy Bottom Road, Tax Map #149.05-1-4.120. Mr. Catt seconded the motion, which was passed unanimously via voice vote.

Record of Vote

	Member Name	Aye	Nay
Chairperson	Michelle Hodgeman	X	
Member	Michael Baker	X	
Member	Gary Catt	X	
Member	David Lortscher	X	
Member	David Richardson	X	
Member	Jeannie Riorden	X	

Site Plan – Bald Hill, LLC – for property owned by Eric Lang and located at 4860 County Road 37, Tax Map # 135.14-1-23.000.

Chairperson Hodgeman noted that at the last meeting, an engineering plan was requested. Mr. Wildman stated that it must be certified by the engineer or architect for whatever is going to be built. Chairperson Hodgeman added that the engineered plan must state the materials and height, as well as other details for the proposed retaining wall. She added that community members have contacted her, stating that if a retaining wall is put up there will be a 15-ft drop in one area, and they are wondering if fencing will be put around. Mr. Wildman suggested sending Mr. Lang a list of what the Planning Board would like to see.

Mr. Lang asked if the Planning Board had received what he sent. Chairperson Hodgeman stated that yes, it had been received, but they needed an engineering plan. Mr. Lang stated that parking spaces will be the same, the hills will be sloped and will be green spaces, and nine parking spaces will be added in the back. Chairperson Hodgeman stated that without the engineering plan for the retaining wall there is not enough information to go further. Mr. Wildman replied that the Planning Board will send a list of what is required to move forward, but in the meantime, he is out of compliance. His site plan expired when he began the work without checking with anyone else. Mr. Wildman also noted that he drove past the property and saw mud running off into the road. Mr. Lang replied that most of the dirt is from the neighbor, from the garage being built.

Minor Subdivision – for property owned by Alice Faye-Mann and located at 4683 County Road 37, Tax Map #135.00-2-6.100.

Chairperson Hodgeman mentioned that the updated site maps had been sent to the Town Hall. All of the proposed properties are now in compliance with the 2-acre minimum.

Chairperson Hodgeman made a motion to have a public hearing for the property at the November meeting. Mr. Michael Baker seconded the motion, which was passed unanimously via voice vote.

Mr. Wildman also suggested that as there will be more curb cuts on County Road 37, that we check with the Ontario County Department of Transportation, as there may be consideration to lower the speed limit as more houses are built.

Minor Subdivision – for property owned by Barbara and William Hartman and located at 5056 Curtis Road, Hemlock, NY, Tax Map #148.00-1-13.000.

Chairperson Hodgeman stated that in the original sketches she saw, it looked like a strip went across the back of the property, similar to a flag lot. However, it was noted that the proposed line goes straight back. Mr. Wildman stated he was happy it changed and no longer looks like a flag lot. No other Planning Board members had comments or concerns.

Chairperson Hodgeman made a motion to have a public hearing for the property at the November meeting. Mr. David Lortscher seconded the motion, which was passed unanimously via voice vote.

Decommissioning Plan Update – Abundant Solar – for properties owned by Chris Development, LLC and located at 8894 Main St. and on Rt. 20A, East of County Road 37, Tax Map #135.00-2-43.111 and 135.15-1-2.000.

Chairperson Hodgeman stated explained that as stated at the last meeting, 30-year bonds cannot be granted, so Ms. Chalifoux and the lawyers for Abundant Solar have been working to ensure that the Town is covered. Ms. Chalifoux clarified that when the lawyers changed one component, they found other parts they did not like and worked to tighten the agreement. She has already included the updates based on comments from the Zoning Board of Appeals.

Chairperson Hodgeman replied that she has no questions, and there were no comments from the Planning Board. The full updated Decommissioning Plan can be seen in Appendix I.

Chairperson Hodgeman made a motion to accept the updated version of the Decommissioning Plan for the Abundant Solar project. The motion was seconded by Mr. Wildman, which was passed unanimously via voice vote.

Record of Vote

	Member Name	Aye	Nay
Chairperson	Michelle Hodgeman	X	
Member	Michael Baker	X	
Member	Gary Catt	X	
Member	David Lortscher	X	
Member	David Richardson	X	
Member	Jeannie Riorden	X	
Member	Leonard Wildman	X	

Review Proposed Code Changes

Mr. Barnhoorn reported that the Planning Board and Zoning Board of Appeals updates to the Town Code as well as updates to the Subdivision Code were unanimously approved. The paperwork is being sent to Albany and when it is filed, the Town will receive a notice and it will be the law. He thanked the Planning Board for their input and patience and thanked the Planning Board for the work that has been done for the Abundant Solar and Broadway Group projects. He assured the Planning Board that municipal attorneys are always consulted when a code or local law is changed.

Chairperson Hodgeman asked if the new Code Committee could review the signage code in the future. She is hoping that this committee will help clarify laws instead of asking the local boards to interpret them.

Mr. Barnhoorn also reported that at the upcoming meeting, Haylee Ferington and Jennifer T. Manierre from the Genesee/Finger Lakes Regional Planning Council will be speaking. Both spoke last year about clean energy initiatives. He noted that his concern about battery storage is what would happen if there is a battery fire. Chairperson Hodgeman mentioned that she has been in conversations about fire safety as well and wants to make sure our local Fire Department and emergency services are kept safe in case of an emergency.

Ontario County Planning Report

Mr. Wildman reported that the former Friendly's in Geneva will be converted into a branch of Canandaigua National Bank, and the current building will be renovated to fit the needs of the bank.

In the Town of Victor, the Royal Car Wash on State Rt. 96 has enough business that traffic backs up at

times. The owners bought unused property from the New York State Thruway Authority to allow for a third row and additional parking to take cars off of the street.

Mr. Wildman reported that the Town of Farmington is working with a proposal for a company to build on the corner of Rt. 332 and Ivan Drive for 165 townhouses, 140 apartments, and 70,000 square feet of retail space being proposed over six phases. The location is close to where Farmington wants to grow their population. The County Planning Board gave many suggestions for considerations, such as water management, sewer issues, and soil and water management. This is not a site plan yet, but it helps the Town of Farmington work out details as they move forward.

In the Town of Phelps, the DEC has allowed Hanson Aggregates a permit to increase their mining operation. The work will eventually create a 115-acre lake that gets up to 50ft deep. There is nothing that the County can do, but it is interesting because in several years there could be valuable property around a new lake.

Approve Minutes – Meeting September 24, 2020

Chairperson Hodgeman stated that she has some minor edits. There were no other comments from the Planning Board.

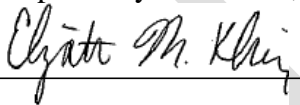
Chairperson Hodgeman made a motion to approve the minutes for the meeting of September 24, 2020. Mr. Richardson seconded the motion, which was approved via voice vote with two abstentions: Mr. Catt and Mr. Lortscher.

Determine Meeting Dates – November and December 2020

Chairperson Hodgeman made a motion that the November and December meetings be moved to the third Thursday of the month: November 19th and December 17th. Mr. Wildman seconded the motion which was passed unanimously via voice vote.

Chairperson Hodgeman made a motion to adjourn at 8:25 pm. The motion was seconded by Mr. David Richardson and passed unanimously via voice vote.

Respectfully Submitted,



November 5, 2020

Solar PV Decommissioning Plan



8894 Main Street – Town of Richmond

Town of Richmond
8690 Main Street
P.O. Box 145
Honeoye, New York 14471

RE: 8894 Main Street, Honeoye, NY 14471/ Abundant Solar PV Array Decommissioning Plan

Dear Planning Board Members:

Abundant Solar Power (Richmond) LLC is proposing the construction of a 5 MW AC Photovoltaic Array located at 8894 Main Street on the site currently identified as 135.00-2-57.200 (“Solar Energy Facility”). The site is owned by Sustainable Investment Ltd. (“Landowner”). A Special Use Permit with conditions has been granted. Site Plan approval has also been granted.

In conformance with the Town of Richmond’s Code, the applicant or the owner of the Solar Energy Facility is required to provide a Decommissioning Plan to be implemented upon abandonment¹ or cessation of activity as defined in the narrative, or in conjunction with the removal of the facility.

Abundant Solar Power (Richmond) LLC as the owner and operator of the Solar Energy Facility proposes the attached Decommissioning Plan and Agreement (“Agreement”) (Exhibit A). The Decommissioning Bond is outlined and attached as Exhibit A to the Agreement. The Decommissioning Bond Schedule is attached as Exhibit B to the Agreement. A signed and stamped Decommissioning Estimate from LaBella Engineers is included in Exhibit C to the Agreement. The full drawing set includes the decommissioning drawings/maps (C601 & C602).

¹ The current Town of Richmond Code has two areas where abandonment is referenced:

Section 200-50[E](6)(a) reads: *Large-scale solar energy systems are considered abandoned after 12 months without electrical energy generation and must be removed from the property within six months of written notice from the Code Enforcement Officer. In order to confirm continual operation, the property owner shall submit annually, on the anniversary of the certificate of occupancy, documentation from the utility company showing electricity produced by the large-scale solar energy system. Failure to submit the proper documentation shall constitute evidence of abandonment of the large-scale solar energy system. Applications for time extensions for technical reasons are reviewed by the Code Enforcement Officer for a period of three months.*

Section 200-50[F](4) reads: *Abandonment or discontinuance of use and operation. In the event that the owner or user of any facility ceases for a period of 90 days to use or operate said facility, then and in that event such facility shall be dismantled and removed from the site and the site shall be restored to its natural state by the owner. Failure to dismantle and remove a facility and restore the site to its natural state within said facility has been declared abandoned by the Town Board will result in forfeiture of said letter of credit or cash bond posted by said owner or user of said facility.*

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If you have any questions or require any additional information, please do not hesitate to contact me at (585) 520-1048 or rachel.clar@abundantsolarenergy.com.

Respectfully submitted,

Rachel Clar

Rachel Clar
Director of Business Development

Solar PV Decommissioning Plan

8894 Main Street – Town of Richmond



DECOMMISSIONING PLAN AND AGREEMENT

NOW, THEREFORE in consideration of the foregoing and the mutual covenants herein contained and the municipal approvals from the Town of Richmond, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- A. The proposed 5 MW AC Photovoltaic Array on Route 20A (“Solar Energy Facility” or “Facility”) at 8894 Main Street, Honeoye, NY 14471 (SBL #135.00-2-43.111) in the Town of Richmond (“Town”) will be initially owned and operated by Abundant Solar Power (Richmond) LLC and the land upon which the Solar Energy Facility will be built will be initially owned by Sustainable Investment Ltd. (“Landowner”).
- B. The terms of this Decommissioning Plan and Agreement (“Agreement”) shall run with the land and apply to current Owner, Landowner and to all future Owners of the Facility (“Owners”) and future Landowners (“Landowners”).
- C. Abundant and Landowner have agreed to the terms set forth herein regardless of some conflicting language within the existing Town Code.
- D. At all times, the Owner of the Solar Energy Facility and the Landowner shall be bound by the Agreement and the Owner of the Solar Energy Facility shall maintain a Decommissioning Bond in the form attached hereto as Exhibit B or a Letter of Credit approved by the Town.
- E. The Town shall be notified of all proposed changes in the ownership of the Solar Energy Facility. The obligation to comply with the Decommissioning Plan and the obligation to maintain the Decommissioning Bond shall be included in any and all agreements to purchase the Solar Energy Facility. The Owners’ and future owners’ agreement to comply with the Decommissioning Plan and maintain the Decommissioning Bond is a condition of both the Special Use Permit and Site Plan approval. Failure to agree to the terms of the Decommissioning Plan or to maintain the Decommissioning Bond or Letter of Credit approved by the Town will result in revocation of the Special Use Permit, Site Plan Approval and Certificate of Occupancy or Compliance.
- F. In the event that a Decommissioning Event set forth in §I occur the Facility shall be removed and the land restored by the Owner or any subsequent Owner of the Solar Energy Facility pursuant to the provisions of this Plan.
- G. The activities involved in decommissioning the Project include removal of the above-ground components of the Project: solar modules, racking, foundations and piles (pulled out), inverters, transformers, perimeter fencing, project substation, and electrical cabling and conduits. Restoration activities include de-compaction of subsoils; and re-grading project areas that have been excavated or back filled.

Solar PV Decommissioning Plan

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- H. Primary Components of Solar Energy Facility to be Decommissioned
1. Solar Modules: 19,005 (approximate)
 2. Steel Piles: 3,016 (approximate)
 3. Inverters: 2
 4. Transformers: 2
 5. Project substation
 6. Electrical Cables and Conduits: 1,800 Linear Feet (estimated)
 7. Perimeter Fencing: 6,000 Linear Feet (estimated)
- I. The Facility Owner's obligation to decommission the Solar Energy Facility shall occur if any of the following events ("Decommissioning Events") occur:
1. Construction of the array is not completed within 18 months after receiving the Special Use Permit, or if significant work has not yet commenced one year from final site plan approval, unless an extension is approved by the Town; or
 2. The Facility Owner has failed to submit annual documentation to the Town showing the Facility's monthly energy production; or
 3. Energy production at the constructed Facility has ceased for period of twelve (12) months; or
 4. The Facility Owner has failed to annually renew the Decommissioning Bond or secure a new Bond or Letter of Credit that has been approved by the Town and provided same to the Town; or
 5. The Facility is deemed inoperable or abandoned by the Town; or
 6. The Facility Owner or Landowner has transferred the property without notifying the Town or failed to comply with §M of this Agreement.
 7. The Facility has completed its 30th year of operation (computed from the date on which the Facility commenced energy production) and the Owner has not obtained an extension from the Town to extend its obligation to decommission the Facility.
- J. Default.
1. If the Owner's obligation to decommission the Solar Energy Facility has been triggered by a condition set forth in §I above, the Facility Owner shall, within thirty (30) days of a Decommissioning Event, provide both

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the Town Supervisor and the Code Enforcement Officer a Notice specifying the Decommissioning Event that has occurred (“Notice of Decommissioning Event”) and shall proceed to restore energy production at the Solar Energy Facility to 80% of the approved capacity or complete Decommissioning of the Facility within 180 days (6 months).

2. The Owner is in Default of this Plan if the Owner does not restore energy production at the Solar Energy Facility to 80% or complete Decommissioning of the Facility within 180 days (6 months) after the Owner has served a Notice of Decommissioning Event or after Owner has received a Notice of Decommissioning Event from the Town.
 3. Upon default, the Town of Richmond will, at its discretion, provide for the restoration of the site in accordance with the approved Decommissioning Plan.
 4. The Town of Richmond shall recover all expenses incurred for decommissioning activities from the Facility Owner or the Decommissioning Bond or a Town-approved Letter of Credit and shall first attempt to recover expenses from the Owner or the Bond or Letter of Credit.
 5. In the event the expenses are not paid by the Facility Owner or the Decommissioning Bond or Letter of Credit is not valid or insufficient, the Town of Richmond is authorized to place a lien against the land in the amount of costs incurred, with interest by the same officer and in the same manner as other taxes, pursuant to Richmond Town Code §200-50(5)(b)[5][f].
- K. The owner or subsequent owner of the Facility (“Owner”) shall complete the following as a minimum to decommission the project² :
1. Decommissioning – Phase 1. The Owner of the Solar Energy Facility shall:
 - a. Obtain a Demolition Permit from the Town of Richmond.
 - b. Obtain an Erosion & Sediment Control Plan & SWPPP if required at the time of decommissioning. Coverage under the NYSDEC may be required if disturbances are greater

² As of June 2020, at time of permitting, Abundant plans for Solar Ground-N-Pound to decommission the site (when it is eventually decommissioned, decades in the future). This includes the solar array, associated infrastructure, and everything else referenced herein. The decommissioning will be performed in accordance with the Town of Richmond Code, as required in permitting.

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than 1 acre. Construction storm water permits will also be obtained, and a Stormwater Pollution Prevention Plan will be prepared describing the protection needed to reflect conditions present at the time of decommissioning. BMPs may include: construction entrances, temporary seeding, permanent seeding, mulching (in non-agricultural areas), erosion control matting, silt fence, filter berms, and filter socks.

- c. Remove all above-ground and below-ground equipment, structures and foundations. Equipment removal includes, but is not limited to, the following structures, which will tentatively be removed in the order below:
 - i. Fence & Gate removal:
 - 1. Agricultural fence
 - 2. Double swing chain-link security gate
 - ii. Solar System:
 - 1. Solar modules
 - 2. Solar panel racking system
 - 3. Solar panel racking system foundation posts or screws
 - iii. Electric equipment
 - 1. Inverters
 - 2. Main switch gear and foundation pad
 - 3. Transformer and foundation pad
 - 4. Underground electrical service lines, including removal & disposal of all electric wiring
 - 5. Disconnection of array from public utility
 - iv. Sitework and Landscaping:
 - 1. Removal of landscaping as desired/ requested by Town and/or Site Owner
 - 2. Gravel access roadway
 - 3. Installation and removal of erosion & sediment control measures

Note that the sequence of the removal of the above items shall depend on weather and site conditions at the time but will generally follow that the tasks listed in C601 will be completed first and C602 second.

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2. Decommissioning – Phase 2. The Owner of the Solar Energy Facility shall:
 - a. Continue the removal of all underground electrical if not completed in Phase 1.
 - b. Restore the surface grade and soil after removal of equipment to the condition in which it existed before construction of the Solar Array.
 - c. Establish vegetative ground cover on the site utilizing NYSDEC Seed Mixture #6, as specified in the New York Standards and Specifications for Erosion and Sediment Control, Table 4.4.

L. Decommissioning Bond

1. The Owner of the Solar Energy Facility shall purchase and maintain consecutive “A Rated” “T-listed” 5-year Solar Decommissioning Bonds for 30-years (renewable annually) with a value increase every year for 25 years, per the attached schedule. Failure to provide the Town a copy of the renewed bond to the Town or a New Bond that has been approved by the Town or Town-approved Letter of Credit annually prior to the expiration of the Bond or Letter of Credit in place constitutes a Decommissioning Event as set forth in §1(4) of this Agreement.

M. Change of Ownership.

1. In the event that a change of ownership of the Solar Energy Facility is proposed, the Facility Owner agrees to provide the Town documentation prior to the transfer indicating that the subsequent Owner of the Solar Energy Facility has agreed to comply with the Decommissioning Plan and that the subsequent Owner of the Solar Energy Facility has agreed to maintain the Decommissioning Bond. Failure to provide said documentation constitutes a Decommissioning Event as set forth in §1(6) of this Agreement.
2. Prior to the transfer of the land or Facility, the Facility Owner and Landowner agree to provide the Town proof that any subsequent owner of the Facility or subsequent landowner has agreed (a) to comply with the Decommissioning Plan and (b) to obligate future owners of the Facility and land to the terms of the Decommissioning Plan and (c) to obligate future owners of the Facility to maintain the Decommissioning Bond. Failure to provide said proof constitutes a Decommissioning Event as set forth in §1(6) of this Agreement.

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3. A subsequent purchaser's failure to agree to the terms of the Decommissioning Plan or to maintain the Decommissioning Bond will result in revocation of the Special Use Permit, Site Plan Approval and Certificate of Occupancy or Compliance.

The parties, intending to be legally bound have caused their proper and duly authorized officers to execute this Agreement.

Sustainable Investment, LTD

By:

Abundant Solar Power (Richmond) LLC

By: Richard Lu, President/Member

Town of Richmond Planning Board

By: Michelle Hodgeman, Chair

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Exhibit A

DECOMMISSIONING BOND

Solar PV Decommissioning Plan

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Exhibit B

DECOMMISSIONING BOND SCHEDULE

Solar PV Decommissioning Plan



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A Decommissioning Bond is required to be provided to the Town in a form acceptable to the Town. The Owner or the Owner of the land shall purchase and maintain consecutive “A Rated” “T-listed” 5-year Solar Decommissioning Bonds for 30-years (renewable annually) in the initial amount of \$418,628 (increasing each year in accord with the schedule below) and renew them annually. The bond shall be increased annually with a \$429,094 bond in year 2, and so on until year 25, where the decommissioning bond equals \$757,184, an amount deemed to be adequate to decommission the solar project.

Time Frame (year)	Bond Value Increase (\$)	Minimum Cumulative Bond Value (\$)
1	418,628	418,628
2	10,466	429,094
3	10,727	439,821
4	10,996	450,817
5	11,270	462,087
6	11,552	473,639
7	11,841	485,480
8	12,137	497,617
9	12,440	510,058
10	12,751	522,809
11	13,070	535,879
12	13,397	549,276
13	13,732	563,008
14	14,075	577,083
15	14,427	591,511
16	14,788	606,298
17	15,157	621,456
18	15,536	636,992
19	15,925	652,917
20	16,323	669,240
21	16,731	685,971
22	17,149	703,120
23	17,578	720,698
24	18,017	738,716
25	18,468	757,184

Exhibit C

**DECOMMISSIONING ESTIMATE
(signed and stamped by engineer)**