ATTACHMENT J: DECOMMMISSIONING AND SITE RESTORATION PLAN

Hop Hill Solar and Storage

Decommissioning and Site Restoration Plan

Prepared for:
Benton County

March 29th, 2022

Contact Information

For more information, please contact the following BrightNight personnel:

Chris Wissel-Tyson
Vice President, NW Development
(925) 457-5937
chris@brightnightpower.com

Margaret Nolan
Manager, NW Development
(773) 392-7423
margaret@brightnightpower.com

1. Overview

This Plan sets forth a framework for the removal of the installed power generation equipment and to return the Hop Hill Solar and Storage Project (HOHI) site to a condition that is consistent with its planned future use. The generation equipment on the Project is expected to have a life of 50 or more years. The procedures outlined in this Plan will help make certain HOHI and its contractors ensure public health and safety, provide environmental protection, and comply with applicable regulations. Additionally, should the facility not be reused or recommissioned, this Plan describes methods to decommission the facility and restore the Site to pre-development conditions.

Decommissioning consists of the removal of solar and energy storage facilities, above- and below-ground facility components, management of excess waste and materials, and site stabilization. The exact procedures for decommissioning will depend upon the future use of the project site (e.g., decommissioning for natural habitat will involve returning the land to natural conditions). Decommissioning activities are typically expected to take between 6 - 8 months. Therefore, fencing and access roads would temporarily remain in place until no longer needed. Mitigation measures will be implemented, and all removal of equipment will be done in accordance with applicable local, state, and federal regulations.

2. Plan

Pre-Decommissioning

Several months prior to decommissioning, site conditions would be assessed to develop a Final Decommissioning and Site Restoration Plan and schedule. Locations will be designated to place materials for decommissioned structures for off-site recycling or disposal.

Equipment Removal

After the facility has been disconnected from the utility power grid and all electrical components have been disconnected within the facility, equipment will be dismantled and removed. Decommissioning will be undertaken by licensed subcontractors using similar techniques and equipment to those used in the construction of the Project. The following sections describe the methods for dismantling and removing various Project components.

PV arrays and associated equipment

- Disconnect all wiring, cables, and electrical interconnections
- Remove PV arrays from racks
- Dismantle and remove all racks and extract all pile-driven support structures

- Modules will be returned to the original manufacturer or processed by a licensed recycler and/or disposal facility

Transformers

- Transformers shall be disconnected from the electrical collection system and hauled away to recycling facilities where the elements such as copper and steel shall be recycled
- The foundations and containment pads for transformers shall be demolished and hauled away to landfills or a concrete recycler

Batteries

- All batteries shall be drained of power
- Batteries will be inspected and tested for safety and functionality prior to removal
- If safe and functional, batteries may be re-purposed for a second-life
- Batteries not repurposed for second-life uses will be sent back to the original manufacturer or a licensed recycler to recover precious metals and other materials
- Battery enclosures and other auxiliary system items such as circuit breakers, disconnects, etc. which are primarily steel shall be removed and processed by a metals recycler

Inverter units

- The inverters shall be dismantled, including disconnecting the DC, AC, and control cables; inverters shall be recycled for their elements such as steel, copper, aluminum, etc. and minerals such as silicon

Conduit and Generation Tie-Line cables

- All buried conduit electrical lines will be removed in their entirety by pulling and/or trenching as described in the Decommissioning Plan
- Overhead lines and poles will be removed and recycled, reused, or disposed of in accordance with regulatory requirements at the time of decommissioning
- Tower foundations will be removed to a depth of three (3) feet and holes filled with clean fill material

Foundations

- The substation, battery, and inverter units will have foundations that require removal; other underground infrastructure requiring removal may include concrete protective electrical structures
- Concrete pads will be removed and sent to a concrete recycler and/or licensed facility for disposal

- Should a structure break during excavation, any portion below the County requirements will remain in place

Access roads

- Should roads be required to be removed, all aggregate and other underlying materials will be excavated
- As required, all compacted areas will be decompacted

Substations

- Dismantling and removal of the on-site Project substation will include the following:
- Electrical components will be either removed as a whole or disassembled, pending reuse or recycling
- Gravel around the yard will be reclaimed (unless the County and State wishes to keep the area as-is)
- Foundations will be excavated to County and State requirements and hauled off-site to a licensed facility for disposal
- Soil assessments will be performed to determine the extent (if any) of soil contaminants followed by excavation and disposal of civil work and impacted soil
- Site remediation of contaminated material and restoration of clean material to grade
- Fences and gates, including all wildlife friendly fencing materials, gates, and guards, will be removed and recycled, as appropriate

Stormwater Retention Basins

Any retention basins will be filled with native material and returned to grade level.

Re-vegetation

Following the removal of the plant and equipment, removal of any invasive species shall occur. The soil will be restored to topographic conditions similar to pre-construction and re-seeded to promote native vegetation, unless a future residential or commercial development is set to occur. If it is set to be restored to its original condition, a native seed mix approved by the County and the State (the latter if required) will be applied and planted to assist in preventing soil erosion and dust.