

A-8

Lebanon Solar I, LLC

North Annville Township, PA



Agenda

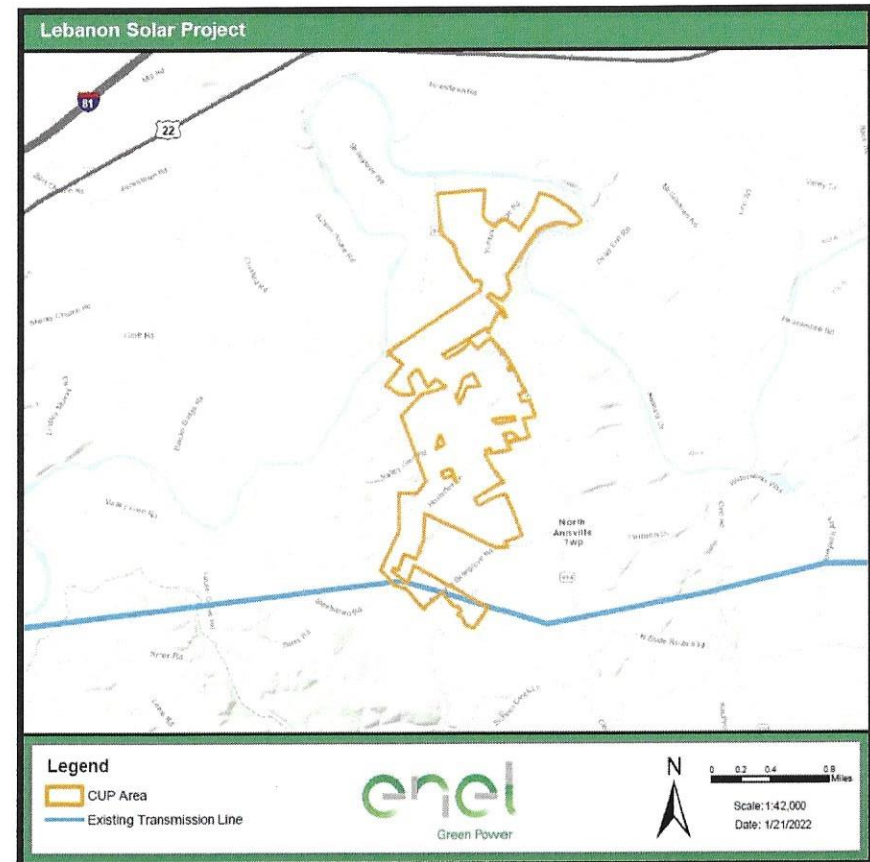


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Lebanon Solar Project Overview



- Generating Capacity:** 70-100 MW_{AC} solar (estimated)
- Interconnection:** On-site First Energy 230 kV transmission line
- Expected Life:** 30-35 years
- Construction Start:** As early as Q4 2022
- Status:** Preliminary designs & permitting



Conditional Use Application

Lebanon Solar has submitted a Conditional Use application to establish one (1) Solar Farm in the Agricultural zoning district pursuant to § 401.1.O of the North Annville Township Zoning Ordinance.

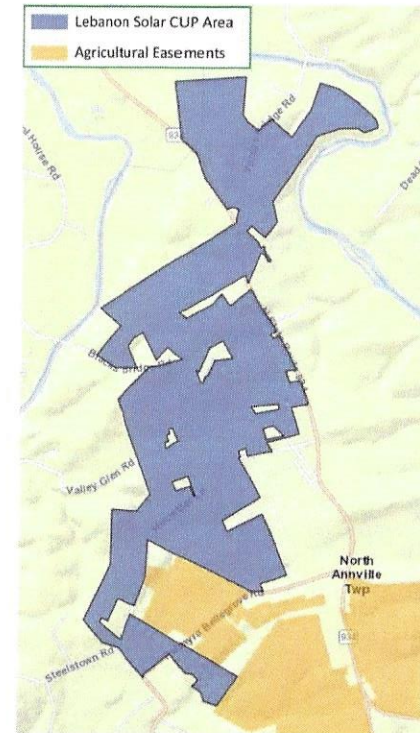
Conditional Use Criteria for Solar Farms (8)

Criterion number 1 under Section 522 of the North Annville Township Zoning Ordinance



1. No Solar Farm may be established upon any farmland or Agriculturally Zoned land which has an Agricultural Conservation Easement filed against it which remains in effect.

- Lebanon Solar is prepared to provide **title commitments** to demonstrate that none of the participating properties for the proposed Solar Farm have Agricultural Conservation Easements filed against them which remain in effect.



Source: WeConservePA

Conditional Use Criteria for Solar Farms (8)

Criterion number 2 under Section 522 of the North Annville Township Zoning Ordinance

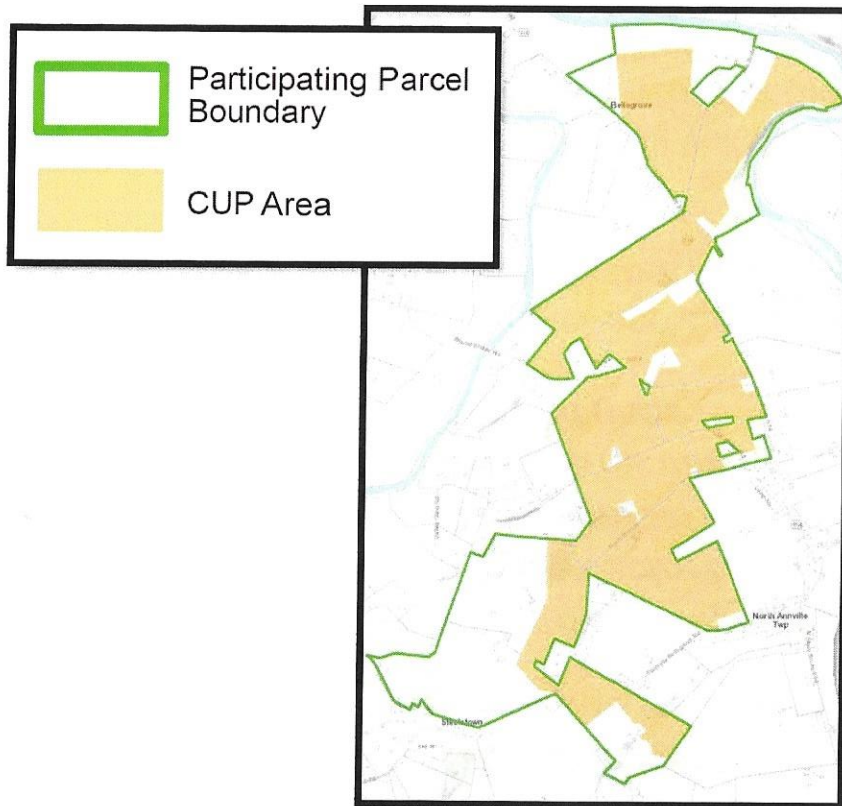


2. The minimum lot size for the establishment of any Solar Farm shall be fifty (50) acres.

- Lebanon Solar's application is for the establishment of one (1) Solar Farm on approximately 858 acres
- The proposed Solar Farm is on multiple lots, at least one of which is over 50 acres in size.
- For example, and **to demonstrate compliance, Property ID #3 (Lebanon County Map Number: 25-2300498-383638-0000) is 121 acres in size**

Conditional Use Criteria for Solar Farms (8)

Criterion number 2 under Section 522 of the North Annville Township Zoning Ordinance



Participating Parcel Area	1,234 acres
CUP Area	858 acres
Minimum Lot Size	50 acres

858 acres > 50 acres

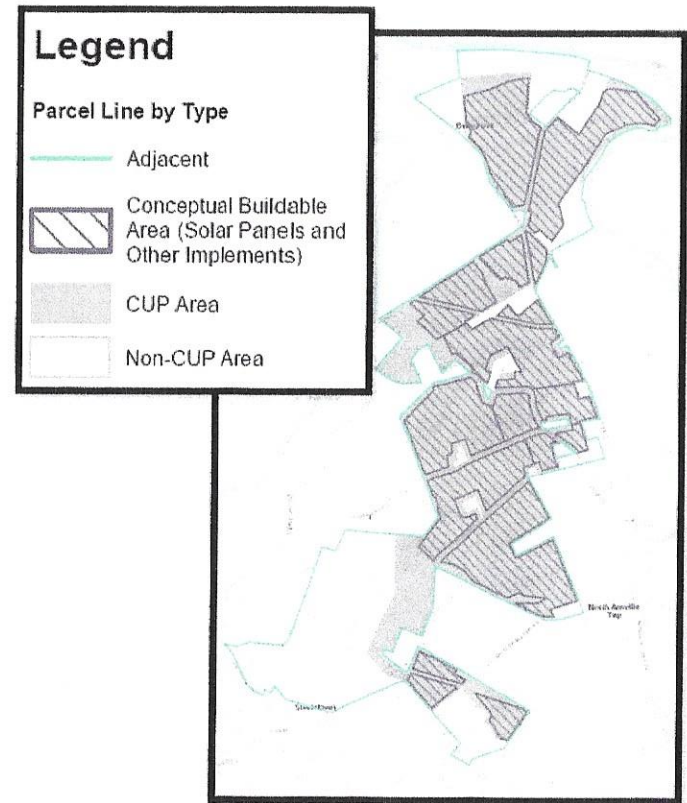
Conditional Use Criteria for Solar Farms (8)

Criterion number 3 under Section 522 of the North Annville Township Zoning Ordinance



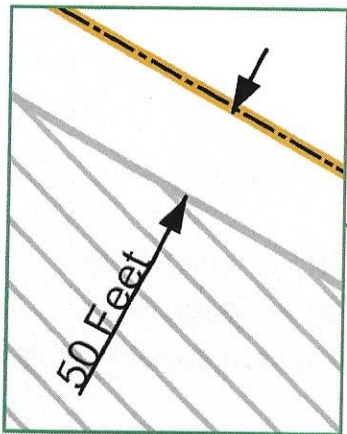
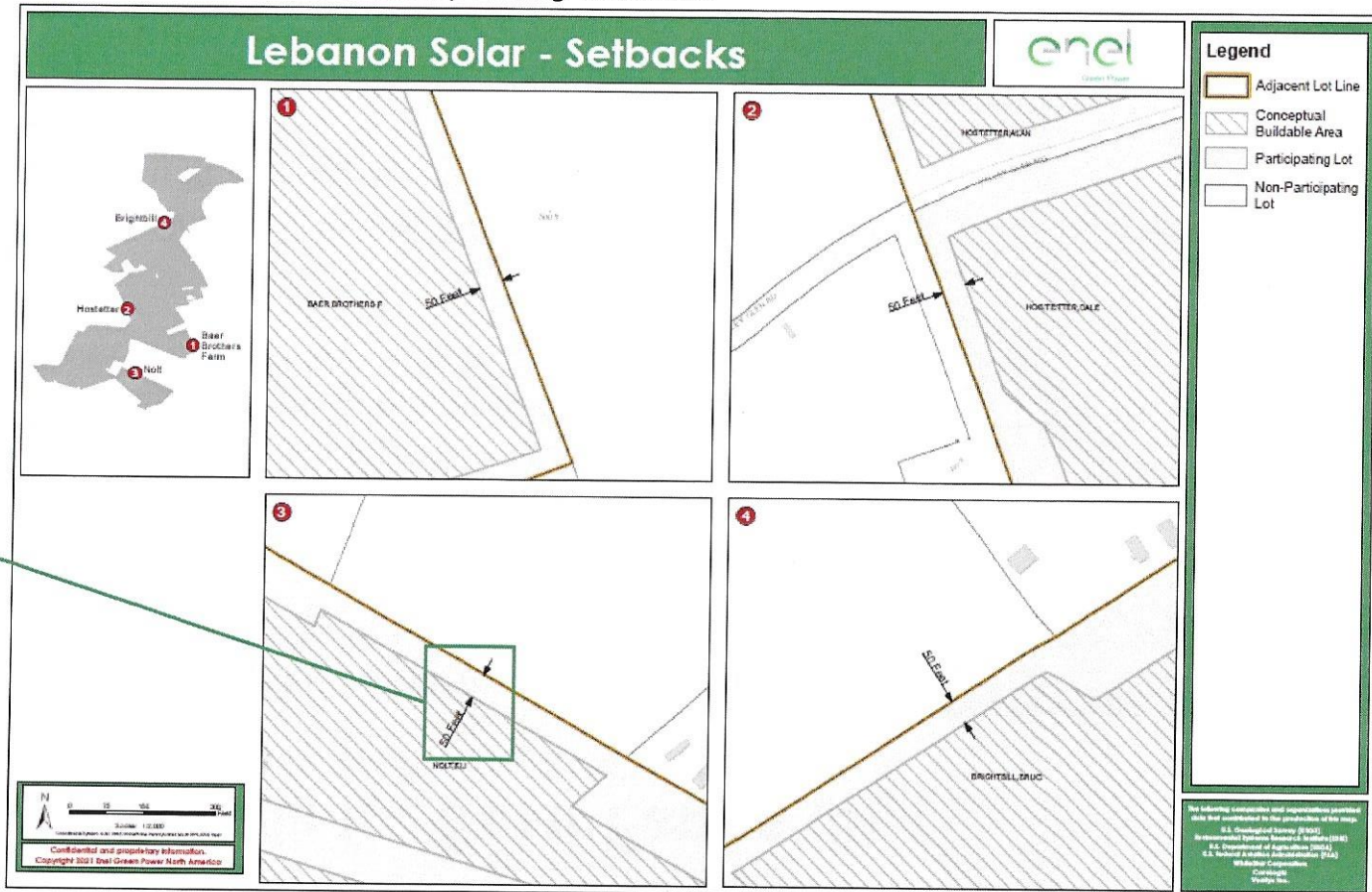
3. The solar panels and/or other implements used in the construction and structure of the Solar Farm, including, but not limited to, any solar panels shall be set back a minimum of fifty (50) feet from any adjacent lot line.

- Solar panels and other implements will be **set back at least fifty (50) feet from any adjacent lot line.**
- Further, Lebanon Solar will voluntarily ensure that **no solar panels or other implements will be located within 150 feet of an occupied residential dwelling.**



Conditional Use Criteria for Solar Farms (8)

Criterion number 3 under Section 522 of the North Annville Township Zoning Ordinance



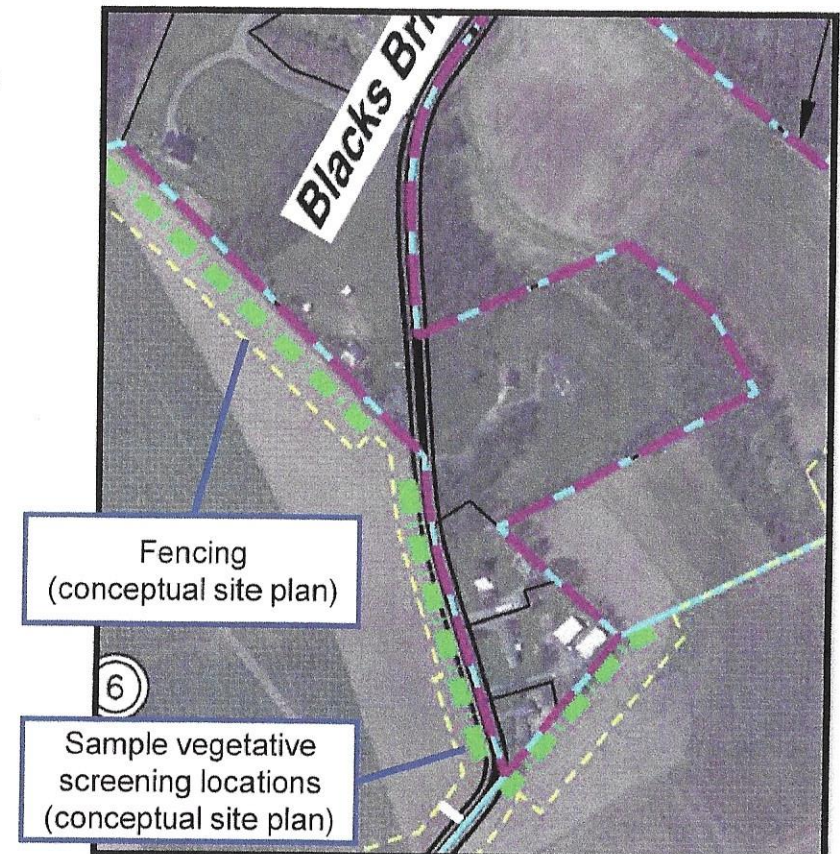
Conditional Use Criteria for Solar Farms (8)

Criterion number 4 under Section 522 of the North Annville Township Zoning Ordinance



4. A permanent evergreen vegetative buffer must be provided or fencing which accomplishes the same purpose of buffering.

- Lebanon Solar will install **perimeter fencing around the buildable area** (solar panels and implements) as identified in the conceptual site plan. The perimeter fence will serve as a protective buffer.
- In addition, Lebanon Solar will voluntarily install **vegetative screening** in various areas to screen residential viewsheds.



Conditional Use Criteria for Solar Farms (8)

Criterion number 5 under Section 522 of the North Annville Township Zoning Ordinance



5. The maximum lot coverage may not exceed fifty (50%) percent of the total lot size.

- Maximum Lot Coverage – “A percentage of lot area which may be covered by impervious material including roofs, drives, patios, walls, etc.” (North Annville Township Zoning Ordinance, Section 202)
- Impervious Surface (Impervious Area) – “A surface that prevents the infiltration of water into the ground” (Lebanon County SALDO)
- PADEP interprets solar panels as pervious surfaces
- Solar panels are elevated above the ground and have separation between rows, and allow water to flow underneath and between, so, along with following guidance from PADEP, are **not** considered “impervious material”
- Impervious surfaces include tracker piles, equipment pads, roads, and any other surfaces installed on the ground that impede the flow of water

Conditional Use Criteria for Solar Farms (8)

Criterion number 5 under Section 522 of the North Annville Township Zoning Ordinance



5. The maximum lot coverage may not exceed fifty (50%) percent of the total lot size.

- Lebanon Solar's proposed project consists of **less than 3% impervious lot coverage**

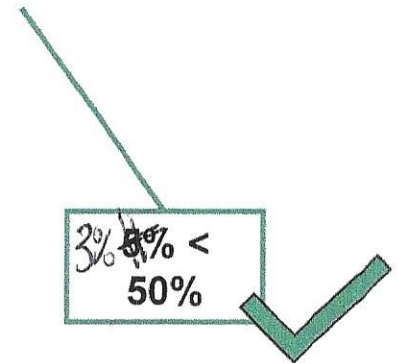


Image for illustrative purposes, only. Actual solar panel type, size, and configuration has not yet been selected.

Conditional Use Criteria for Solar Farms (8)

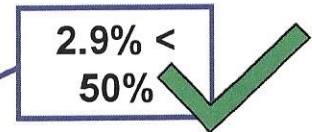
Criterion number 5 under Section 522 of the North Annville Township Zoning Ordinance



5. The maximum lot coverage may not exceed fifty (50%) percent of the total lot size.

Estimated Lot Coverage

Impervious Item	Area (ft ²)	Quantity	Total Area (ft ²)	Total Area (Acres)
Inverters	160	33	5,280	0.1
BESS	87,120	1	87,120	2.0
Substation	87,120	1	87,120	2.0
Switching Station	87,120	1	87,120	2.0
Access Roads	16	51,182	818,912	18.8
Structural Poles	0.25	46,256	11,564	0.3
Total Impervious Area				25.2
Total Lot Size (CUP Area)				858.4
Lot Coverage				2.9%



Conditional Use Criteria for Solar Farms (8)

Criterion number 6 under Section 522 of the North Annville Township Zoning Ordinance



6. *The Applicant must demonstrate that it has adequate liability insurance in minimum amounts of one million (\$1,000,000.00) per incident and two million (\$2,000,000.00) per aggregate.*

- As final policy issuance is contingent on approval of the LDP, Lebanon Solar will provide the Township with insurance certificates in minimum amounts of one million (\$1,000,000.00) per incident and two million (\$2,000,000.00) per aggregate, following approval of the LDP.
- In the interim, however, **Lebanon Solar is prepared to submit insurance certificates** according the coverage requirements set forth in this criterion

Conditional Use Criteria for Solar Farms (8)

Criterion number 7 under Section 522 of the North Annville Township Zoning Ordinance



7. *The Applicant must demonstrate and provide adequate bonding to remain in place to be used by the Township if the applicant ceases operation and fails to remove the panels and other implements related to the use within one hundred and eighty (180) days of the cessation of operation.*

- “Conditional use proceedings involve only the proposed use of the land, and do not involve the particular details of the design of the proposed development.” *Schatz v. New Britain Township Zoning Hearing Board of Adjustment*, 141 Pa.Cmwlth. 525, 596 A.2d 294 (1991).
- An adequate amount of financial security can only be determined once design of the proposed development is finalized.
- **Thus, Lebanon Solar will provide the Township with a decommissioning plan and provide an adequate amount of financial security which meets this criterion, following approval of Lebanon Solar’s LDP.**

Conditional Use Criteria for Solar Farms (8)

Criterion number 8 under Section 522 of the North Annville Township Zoning Ordinance



8. The Applicant must have an approved Stormwater Management Plan as required by the Lebanon County Stormwater Management Ordinance.

- “Conditional use proceedings involve only the proposed use of the land, and do not involve the particular details of the design of the proposed development.” *Schatz v. New Britain Township Zoning Hearing Board of Adjustment*, 141 Pa.Cmwlth. 525, 596 A.2d 294 (1991).
- The Lebanon County Stormwater Management Ordinance (“Stormwater Ordinance”) regulates stormwater design of a proposed development.
- Lebanon County uses the Stormwater Ordinance in conjunction with the Lebanon County SALDO during the LDP phase. §§ 108, 301, 401, and 403 of the Stormwater Ordinance.
- Thus, following the LDP phase, Lebanon Solar will provide the Township with its approved Stormwater Management Plan.

Lebanon Solar's Request



Approval of Lebanon Solar's conditional use application subject to the following conditions:

1. Prior to construction, **Lebanon Solar will provide the Township with liability insurance certificates** in minimum amounts of \$1 million per incident and \$2 million per aggregate.
2. Prior to construction, **Lebanon Solar will provide the Township with adequate bonding, letter of credit, or other financial security**, acceptable to the Township, to remain in place and to be used by the Township if the applicant ceases operation and fails to remove the panels and other implements related to the use within one hundred and eighty (180) days of the cessation of operation.
3. Prior to construction, **Lebanon Solar will provide the Township with a Stormwater Management Plan which has been approved by Lebanon County.**
4. Prior to construction, **Lebanon Solar will provide a Land Development Plan the demonstrates compliance with applicable provisions under the Township zoning ordinance.**

Questions?

