

Goodland Solar Farm LLC

Orion Renewable Energy Group LLC
155 Grand Ave., STE 706
Oakland, CA 94612
Phone: (510) 267-8921

- B.) The proposed use shall not result in the creation of a hazardous traffic condition.

Applicant Response: *The Applicant proposes to be in compliance with the above criterion. Project construction and operation, proposed service road ingress and egress locations are shown on the attached Site Plan (Exhibit A).*

The Project will generate very little increase in traffic or congestion once it is fully constructed and operational. During the construction phase, the Project will work closely with the Township and County to plan road usage by construction workers and minimize congestion. With regard to site access, there will only be a few access points to public streets and all access will be furnished by existing roads and highways. The Project will also position signs, buildings, plantings, or other elements of the proposed Project so as not to interfere with driver visibility or safe vehicle operation.

Given the size of the project, trip estimates are far lower than the property would generate for most of the permitted uses listed in Section 4.02 of the Zoning Ordinance, such as single-family dwellings, schools, commercial farms, markets for sale of product grown or produced on the premises, home occupations, cemeteries, publicly owned buildings, or combinations of such uses. Moreover, because of the size of the project, the trips generated during construction, operation and maintenance activities are spread out over a large area and not concentrated in any one section.

- C.) The site layout, intensity of use, and periods of use shall not be such as to create a nuisance due to dust, noise, smell, vibration, smoke, or lighting.

Applicant Response: *The proposed Project will not create a substantially negative impact on other conforming properties in the area, as discussed below:*

Dust – The operation of the proposed project will not generate excess dust. A dust control plan will be provided to the Township prior to start of construction outlining dust minimization practices during construction.

Noise – Sound simulations produced for the project (attached as Exhibit C) demonstrate that the facility will not exceed 42 dBA as measured at the property line and in most cases be substantially less than this level. There is no noise ordinance for Goodland Township, so the guidance used was based on the noise limit stated in the Township wind ordinance. It is also important to note that project does not generate electricity when the sun has dropped or is obscured. Thus, the Project produces minimal or no noise at night, during storm events and during heavy overcast days.

Smell/Fumes – Solar projects do not generate fumes during operation and maintenance activities. During the construction phase, the only fumes generated would be emissions from vehicles delivering materials and equipment used for their installation. Such fumes would not be any greater than the typical traffic experienced throughout the Township's road systems.

Smoke – Solar projects do not generate any smoke during construction, operation,

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and maintenance activities.

Lighting - During operations, lighting is not needed under typical nighttime conditions. Only in occasional unscheduled maintenance situations will lighting be temporarily used at night. Some localized security-related lighting may also be required during construction and/or operations, and permanent lighting will be installed using motion-activated sensors or manual activation. Perimeter and safety lights will be installed and used only on an as-needed basis for emergencies or protection against security breach or as otherwise mandated by the Township or other state or Federal regulations.

Permanent Lighting will be activated manually or by motion detection and limited to points of site ingress and egress, the operations and maintenance building, and the Project substation.

The on-site Project substation or switchyard will include lighting to allow for safety inspections or maintenance that may be required during the evening hours. Lighting will also be provided next to the entrance door to the operations and maintenance building and mounted at the site entrance gates to allow for safe entry and exit. Since maintenance activities are not typically carried out during the evening hours, lights will only be turned on as needed.

All lighting will be shielded and directed downward to minimize any effects to the surrounding area (adjacent properties and adjacent streets).

D.) The proposed use must comply with all specific requirements of the zoning district where the proposed use would be located.

Applicant Response: *The proposed use is located within the (A) Agricultural/Rural Residential District and will be in compliance with all specific requirements of the zoning district.*

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Section 17.04: DECISION

The Planning Commission may deny, approve, or approve with conditions any request for a Use Permitted After Special Approval. The decision of the Planning Commission shall be incorporated in a statement containing the findings of fact and conclusion on which the decision is based and any conditions imposed. Any condition imposed shall meet all of the following requirements:

- A.) Be designed to protect natural resources, the health, safety, and welfare and the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and community as a whole.
- B.) Be related to the valid exercise of the police power, and purposes that are affected by the proposed use or activity.
- C.) Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

Applicant Response: *The Applicant understands these above requirements and will be compliance with the above stated requirements.*

Section 17.05: EXPIRATION

Planning Commission permission for a Use Permitted After Special Approval shall expire one (1) year from the date of the meeting at which permission is granted unless the premises has actually been occupied by the use permitted or unless construction has been undertaken to prepare the premises for the use permitted within the one (1) year period.

Applicant Response: *Consistent with the request to extend the period to complete construction in the Applicant Response to Section 16.06, Applicant requests that this requirement be modified from "...shall expire one (1) year from the date of the meeting at which permission is granted..." to "...shall expire three (3) years from the date of the meeting at which permission is granted..." Again, before Applicant can begin construction, it will need additional approvals and agreements from parties other than the Township.*

Section 17.06: REVOCATION

In the event that the requirements of this Ordinance or any conditions are not complied with, the Planning Commission may revoke any use granted after special approval. Prior to any revocation, the Planning Commission shall conduct a public hearing pursuant to Section 17.02.

Applicant Response: *The Applicant understands the above requirements.*



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CONCLUSION

In conclusion, the Applicant believes this Application meets or exceeds all Zoning Ordinance requirements, and demonstrates that the Project will provide jobs, clean energy and significant economic and other benefits to the local community and property owners as well as the Township, the County, the schools, fire and police and others who support the community. The Applicant therefore requests that the foregoing materials be considered by the Township Supervisor and the Planning Commission, and that its Application for Special Land Use for a Solar Energy Facility and Site Plan be recommended and approved. Thank you in advance for your time and attention to this Application, and we look forward to working with the Township throughout the review and approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Hoffman", is written over a horizontal line.

Amanda Hoffman

On behalf of:
Goodland Solar Farm LLC, as Applicant
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