



1127 Grandview Road – Proposed Solar Electric Energy Facility Development Project Overview

The applicant, SUNN 1020 LLC, proposes to develop a 3-megawatt AC rated solar electric energy facility. The project is located at 1127 Grandview Road in Mount Joy, Pennsylvania, 17552. The project falls within a property owned by Kevin L. Mummau (tax parcel #461-2308132-296713-0-0000). The subject property is +/-50.28 acres, with the limit of disturbance accounting for approximately 14 of those acres.

The proposed project is Accessory Use to the Principal Use of the property. As to maintain the continued use of farming operations, the agreement between the landlord and tenant allows both parties the right to conduct agrivoltaics on the property within the project area. Agrivoltaics involves active livestock grazing (in this case sheep grazing) to occur within the fenced area of the project. Additionally, the agreement outlines that the solar array will also produce energy for the facilities to use onsite of the property under a net metering, remote net metering or similar program available under Pennsylvania law.

Article IX-A, §135-81 of the Mount Joy Township Code establishes the purpose of the Agricultural (AG) District as encouraging the preservation of productive farmland, protecting farmland from incompatible development, and supporting the long-term economic viability of agricultural operations. Specifically, §135-81(B)(2) seeks to avoid scattered nonagricultural development that interferes with conventional farming operations, while §135-81(C) requires protection of prime agricultural land and encourages the continuity, development, and viability of agricultural uses. Additionally, as provided in Chapter 135, Zoning Code, Article IX-A (Agricultural District), § 135-83(L), which permits "accessory structures and uses customarily incidental to the above special exception uses," we are requesting approval for the proposed accessory structure/use as being incidental and directly related to the principal use permitted under § 135-83(G), "Farm-related business on a farm lot with a minimum lot area of 10 acres." The proposed use is subordinate to and supportive of the farm-related business and is customary to the operation of such use. In addition, Chapter 135, § 135-313(D)(1) provides that:

"Large-scale solar energy systems shall be permitted by special exception as an accessory use to a nonresidential principal use located on the same lot or an adjacent lot owned by the applicant, except that no large-scale solar energy systems shall be permitted within the R-1, R-2, or R-3 Zoning Districts."

Because the proposed solar energy system will function as an accessory to an existing nonresidential farm-related business located on the property, it satisfies the criteria established in § 135-313(D)(1). Accordingly, the proposed use is consistent with both the intent of the AG District and Mount Joy's specific regulations governing accessory large-scale solar energy system.

The proposed solar array is consistent with these priorities. The project is designed to allow the land to remain in agricultural production and does not permanently remove the property from farming use. By preserving the farmland and allowing continued agricultural activity, the project supports the long-term viability of the farm while avoiding incompatible scattered development mentioned in §135-81(B)(2). Rather than introducing residential, commercial, or industrial uses that could permanently alter the character of the land, the solar array is compatible with the agricultural character of the property introducing a proven and innovative agricultural dual-use. No major grading is proposed as part of the development of the solar electric energy facility, and no soils will be removed from the property as part of construction, which along with the proposed livestock grazing will maintain agricultural soil

quality. The solar electric energy facility will be decommissioned at the end of its life with the land being completely restored to its current state, allowing other agricultural uses to resume.

The proposed solar array advances the stated purposes of the AG District by preserving productive farmland, protecting agricultural resources, and supporting the continued economic viability of the farm.

The modules are to be installed on a ground mounted racking system, connected in parallel to the inverter(s). The inverter(s) shall convert the photovoltaic output power from DC to AC. There is one (1) central equipment pad for the site, estimated to be approximately 660 sq. ft. The solar electric energy facility shall be interconnected with the existing site electrical system in accordance with the applicable electrical code and PPL requirements.

In the procurement and construction phases of the project, Abundant Solar Power Inc., parent company of the Applicant, will act as the General Contractor for the project. Abundant Solar will source American-made solar panels and American-made structural steel and iron for the construction of the solar electric energy facility. Onsite labor will be paid Prevailing Wage and will employ Apprentices in addition to certified tradespersons for all trades work.

System Description:

	System Specifications
Modules	Silfab-SIL-580-XM+ Bifacial
Module Dimensions	89.7 in x 44.6 in x 1.4 in
System Size (kW AC)	3,000 kW AC
Number of Modules	7,280
STC Rating (W)	580 W(DC)
Inverter(s)	Sunny Highpower PEAK3-US
Racking	Fixed Tilt
CEC Efficiency	98.5%
Azimuth (degree)	0
Tilt Angle (degree)	± 30
Max. Panel Height (ft.)	3-10 ft.

Public Utility Commission recommendation of approval and interconnection agreement for the project are included herein. The project will also comply with all other applicable federal, state, and local laws, including but not limited to: Chapter 102 and 105 requirements (PADEP and Lancaster County Conservation District, and Mount Joy Township Subdivision and Land Development and Zoning Ordinances.