3.9 Environmental

The Applicant has conducted a thorough review of the Project area and believes the site is well-suited for a utility-scale PV solar energy center. The Applicant has retained the services of an environmental services consultant (SWCA Environmental Consultants [SWCA]) with considerable experience with solar and other renewable energy projects to assess environmental impacts, including biological, cultural, vegetation, and wildlife field surveys and to perform monitoring activities. The results of the desktop and field surveys have been incorporated into the Natural Features Analysis that is part of this application (see Section 4.1.2).

3.10 Decommissioning

The Project is expected to have a usable lifespan of approximately 40 years. After the Project is no longer operational, the Project will be decommissioned and the Project area will be reclaimed. The decommissioning process and procedures are designed to promote public health and safety, environmental protection, and compliance with applicable regulations. Project decommissioning activities will likely occur in a phased and sequential manner and are estimated to require 2 to 3 years to complete. A Project decommissioning plan will be developed in accordance with all applicable regulations and submitted to Ada County for review and approval prior to permanent closure. The decommissioning plan will likely include the following key components:

- Documenting and establishing health and safety procedures and all applicable federal, state, and local regulations.
- Conducting pre-decommissioning activities, such as final decommissioning and restoration planning.
- Dismantling equipment that can be sold on the used-equipment market.
- Recycling facility components where technologically and economically feasible.
- Demolishing aboveground structures (dismantling and removing improvements and materials) in a phased approach through mechanical or other approved methods while still using some items until decommissioning has been completed (e.g., water supply, O&M facility).
- Demolishing and removing belowground facilities (e.g., floor slabs, footings, and underground utilities) as needed to meet the decommissioning goals.
- Disposing hazardous materials and hazardous waste to appropriate facilities for treatment/disposal or recycling, as required.
- Conducting subsurface remediation, if required.
- Recontouring lines and grades to match the natural gradient.

3.11 Economic Impact and Community Benefits

3.11.1 Construction

Construction will generally follow a 12-hour, 5-day workweek, with work activities occurring between 7 a.m. and 7 p.m., Monday through Friday. Additional hours and/or weekends may be necessary to make up schedule deficiencies or to complete critical construction activities. The Applicant currently anticipates that Project construction will require up to between 150 and 400 full-time construction workers during the