

NAME	STATUS
Suckley's Cuckoo Bumble Bee <i>Bombus suckleyi</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10885	Proposed Endangered

FLOWERING PLANTS

NAME	STATUS
Ute Ladies'-tresses <i>Spiranthes diluvialis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2159 General project design guidelines: https://ipac.ecosphere.fws.gov/project/EA4B5SGE5NBHJMZX6M2WWSA34/documents/generated/10712.pdf	Threatened
Western Prairie Fringed Orchid <i>Platanthera praeclara</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1669	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act (MBTA). Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO FWS MIGRATORY BIRDS OF CONCERN WITHIN THE VICINITY OF YOUR PROJECT AREA.

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER POND

- PUSJ
- PUSA

FRESHWATER EMERGENT WETLAND

- PEM1J

RIVERINE

- R4SBC

OTHER

- Pf

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APPENDIX C

Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors (2020)





COLORADO

Parks and Wildlife

Department of Natural Resources

RECOMMENDED BUFFER ZONES AND SEASONAL RESTRICTIONS FOR COLORADO RAPTORS (2020)

OVERVIEW

Colorado Parks and Wildlife (CPW) is routinely asked for recommendations on ways to avoid and minimize disturbance to nesting, wintering, and resident raptors in Colorado. These guidelines were originally developed by Colorado Division of Wildlife in 2002 and updated in 2008. We recently (2020) undertook a periodic review of our guidelines to ensure that they are the most up to date based on the best available science and professional judgement. Further revisions of this document may become necessary as additional information is published or becomes available.

Background on Disturbance

The term "disturbance" is ambiguous and experts disagree on what actually constitutes a disturbance. Reactions may be as subtle as elevated pulse rate or as obvious as vigorous defense or abandonment of a nest site. Impacts of disturbance may not be immediately evident. A pair of raptors may respond to human intrusion by defending the nest, but well after the disturbance has passed, the male may remain in the vicinity for protection rather than forage to feed the nestlings. Golden eagles rarely defend their nests, but merely fly a half mile or more away and perch and watch. Chilling and overheating of eggs or chicks and starvation of nestlings can result from human activities that appeared not to have caused an immediate response.

Tolerance limits to disturbance vary among as well as within raptor species. As a general rule, Ferruginous Hawks and Golden Eagles respond to human activities at greater distances than do Ospreys and American Kestrels. Some individuals within a species also habituate and tolerate human activity at a proximity that would cause the majority of the group to abandon their nests. Other individuals can become sensitized to repeated encroachment and react at greater distances. The tolerance of a particular pair may change when a mate is replaced with a less tolerant individual and this may cause the pair to react to activities that were previously ignored. Responses will also vary depending upon the reproductive stage. Although the level of stress is the same, the pair may be more secretive during egg laying and incubation and more demonstrative when the chicks hatch. Recognizing that there is individual variability, the buffer areas and seasonal restrictions suggested here reflect an informed opinion that if implemented, should assure that the majority of individuals within a species will continue to occupy the area. Also, in order to allow for individual variability and renesting pairs, CPW recommends seasonal restrictions continue to be implemented until the chicks have fledged. Other factors such as intervening terrain, vegetation screens, and the existing cumulative impacts of activities should also be considered.

A 'holistic' approach is recommended when protecting raptor habitats. While it is important for land managers to focus on protecting nest sites, attention should also focus on defining important foraging areas that support the pair's nesting effort. Hunting habitats of many raptor species are extensive and may necessitate interagency cooperation to assure continued nest occupancy. Unfortunately, basic knowledge of habitat use for individual nesting pairs is often lacking.

RECOMMENDED BUFFER ZONES AND SEASONAL RESTRICTIONS

CPW recommends consultation with local CPW staff early in the planning phase of project proposals in order to assess and develop site-specific recommendations based on pre-existing conditions (e.g. existing development, topography, vegetation, and line-of-sight to nest). CPW maintains a leadership role with respect to raptor management in Colorado; however it is important to keep in mind that the primary authority for the regulation of take and the ultimate jurisdiction for most of these species rests with the U. S. Fish and Wildlife Service (USFWS) under the Migratory Bird Treaty Act (16 U.S.C. 703-712) and the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c). Therefore, CPW also recommends early consultation with the U.S. Fish and Wildlife Service to comply with the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and the 2016 U.S. Fish and Wildlife Service Eagle Permits Rules as applicable (USFWS 2016).

BALD EAGLE

Nest Site: No Surface Occupancy (NSO) beyond that which historically occurred, within ¼ mile (1320 feet, 400 meters) radius of active nests. No permitted, authorized, or human encroachment activities within ½ mile (2640 feet, 800 meters) radius of active nest sites from December 1 through July 31. The majority of bald eagle chicks in Colorado have fledged by July 31; however, for late-nesting or potential re-nesting bald eagles, CPW recommends seasonal restrictions beyond July 31 if chicks are still present in the nest. CPW's recommended buffer is more extensive than the National Bald Eagle Management Guidelines (USFWS 2007) due to the generally open habitat used by Colorado's nesting bald eagles.

If surface occupancy cannot be avoided within ¼ mile of the nest AND the nest is located within a Highly Developed Area, then the recommended NSO extends ⅓ mile (660 feet, 200 meters) from the nest site. No permitted, authorized, or human encroachment activities within ¼ mile radius of active nests from December 1 through July 31. This buffer recommendation matches the USFWS 2007 Guidelines in the instances where eagles have demonstrated the ability to tolerate previous levels of human encroachment and surface occupancy.

Winter Night Roost and/or Communal Roost: No permitted, authorized, or human encroachment activities within ¼ mile (1320 feet, 400 meters) radius of an active night and/or communal roost from November 15 through March 15 if there is no direct line of sight between the roost and the activity. No permitted, authorized, or human encroachment activities within ½ mile (2640 feet, 800 meters) radius of an active night or communal roost from November 15 through March 15 if there is a direct line of sight between the roost and the activity.

If an active winter night roost is located within a Highly Developed Area, then no permitted, authorized, or human encroachment activities within ⅓ mile (660 feet, 200 meters) radius from November 15 through March 15 if there is no direct line of sight between the roost and the activity. No permitted, authorized, or human encroachment activities within ¼ mile (1320 feet, 400 meters) radius from November 15 through March 15 if there is a direct line of sight between the roost and the activity. Note: Communal roosts are relatively rare in Colorado and have disproportionately high biological value. Therefore a reduced buffer within a Highly Developed Area does not apply to communal roosts.

If periodic visits (such as oil well maintenance work) to preexisting facilities are required within the buffer zones described above, activity should be restricted to the period between 1000 and 1400 hours from November 15 to March 15.

GOLDEN EAGLE

Nest Site: No surface occupancy (beyond that which historically occurred in the area) within ¼ mile (1320 feet, 400 meters) radius of active nests. No permitted, authorized, or human encroachment activities within ½ mile (2640 feet, 800 meters) radius of active nests from December 15 through July 15.

FERRUGINOUS HAWK

Nest Site: No surface occupancy (beyond that which historically occurred in the area) within ½ mile (2640 feet, 800 meters) radius of active nests. No permitted, authorized, or human encroachment activities within ½ mile (2640 feet, 800 meters) radius of active nests from February 1 through July 15. This species is especially prone to nest abandonment during incubation if disturbed.

RED-TAILED HAWK

Nest Site: No surface occupancy (beyond that which historically occurred in the area) within ⅓ mile radius of active nests. No permitted, authorized, or human encroachment activities within ⅓ mile radius of active nests from February 15 through July 15. Some individuals of this species have adapted to urbanization and may exhibit a high tolerance to human habitation and activities within 100 yards of their nest. Development that encroaches on rural nest sites is more likely to cause abandonment.

SWAINSON'S HAWK

Nest Site: No surface occupancy (beyond that which historically occurred in the area) within ¼ mile (1320 feet, 400 meters) radius of active nests. No permitted, authorized, or human encroachment activities within ¼ mile (1320 feet, 400 meters) radius of active nests from April 1 through July 31. Some members of this species have adapted to urbanization and may tolerate human habitation to within 100 yards of their nest.

PEREGRINE FALCON

Nest Site: No surface occupancy (beyond that which historically occurred in the area) within ½ mile (2640 feet, 800 meters) radius of active nests. No permitted, authorized, or human encroachment activities within ½ mile (2640 feet, 800 meters) mile of the nest cliff(s) from March 15 to July 31. Due to propensity to relocate nest sites, sometimes up to ½ mile (2640 feet, 800 meters) along cliff faces, it is more appropriate to designate 'Nesting Areas' that encompass the cliff system and a ½ mile (2640 feet, 800 meters) buffer around the cliff complex.

PRAIRIE FALCON

Nest Site: No surface occupancy (beyond that which historically occurred in the area) within ½ mile (2640 feet, 800 meters) radius of active nests. No permitted, authorized, or human encroachment activities within ½ mile (2640 feet, 800 meters) radius of active nests from March 15 through July 15.

NORTHERN GOSHAWK

Nest Site: No surface occupancy (beyond that which historically occurred in the area) within ½ mile (2640 feet, 800 meters) radius of active nests. No permitted, authorized, or human encroachment activities within ½ mile (2640 feet, 800 meters) radius of active nests from March 1 through September 15.

OSPREY

Nest Site: No surface occupancy (beyond that which historically occurred in the area) within ¼ mile (1320 feet, 400 meters) radius of active nests. No permitted, authorized, or human encroachment activities within ¼ mile

(1320 feet, 400 meters) radius of active nests from March 15 through August 15. Some osprey populations have habituated and are tolerant to human activity in the immediate vicinity of their nests.

MEXICAN SPOTTED OWL

No surface occupancy (beyond that which historically occurred in the area) within USFWS designated Critical Habitat and within Protected Activity Center (PAC). No permitted, authorized, or human encroachment activities within ½ mile (2640 feet, 800m) buffer of Protected Activity Center from March 1 through August 31.

BURROWING OWL

Nest Site: No permitted, authorized, or human encroachment activities within ⅛ mile (660 feet, 200 meters) of the nest site during the nesting season March 15 through August 31. For large industrial disturbances (drilling rig, residential construction, etc.), no permitted, authorized, or human encroachment activities within ¼ mile (1320 feet, 400 meters) of the nest site during the nesting season March 15 through August 31. Although Burrowing Owls may not be actively nesting during this entire period, they may be present at burrows up to a month before egg laying and several months after young have fledged. Therefore, it is recommended that efforts to eradicate prairie dogs or destroy abandoned towns not occur between March 15 and October 31 when owls may be present. Because nesting Burrowing Owls may not be easily visible, it is recommended that targeted surveys be implemented to determine if burrows are occupied. More detailed recommendations are available in a document entitled “Recommended Survey Protocol and Actions to Protect Nesting Burrowing Owls,” which is available from the CPW.

DEFINITIONS

Active nest – Any nest that is frequented or occupied by a raptor during the breeding season, or which has been occupied in any of the five previous breeding seasons. Many raptors use alternate nests in various years. Thus, a nest site may be active even if a particular structure is not occupied in a given year.

Winter night roost and/or communal roost – Areas where bald eagles and sometimes golden eagles perch overnight or gather to perch or forage. Individuals, pairs, and groups of eagles demonstrate site fidelity to winter night roosts and communal roosts throughout the winter season and year after year. Communal roost sites have more than 15 eagles for the majority of the roosting season and are usually in large trees (live or dead) that are relatively sheltered from wind and are generally in close proximity to foraging areas. Winter night roost and communal roosts may also serve a social purpose for pair bond formation and communication among eagles.

Permitted, authorized, or human encroachment activities- Any activity that brings humans in the area. Examples include construction activities, oil and gas development and production, driving, facilities maintenance, boating, trail access (e.g., hiking, biking), etc.

Surface Occupancy – Any physical object that is intended to remain on the landscape permanently or for a significant amount of time. Examples include houses, oil and gas wells, tanks, wind turbines, solar developments, roads, tracks, trails, etc.

Highly Developed Area – An area where existing density from the cumulative development of oil and gas facilities, home sites, subdivisions, commercial buildings, malls, apartment complexes, gravel pit operations, etc. exceed 10 or more daily occupied facilities within a ¼ mile (1320 feet, 400 meters) radius of the nest. Determination of whether or not a nest site is within a highly developed area will be done in consultation with CPW.

Mexican Spotted Owl Critical Habitat – Critical habitat is defined as areas of land and water with physical and biological features that are essential to the conservation of a threatened or endangered species, and that may require special management considerations or protection. Defined by U.S. FWS Final Rule 2004.

Mexican Spotted Owl Protected Activity Center (PAC) – An area established around an owl nest (or sometimes roost) site, for the purpose of protecting that area. Management of these areas is largely restricted to managing for forest-health objectives.

CONTACT

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[illegible]

[illegible]

Species and Use	Buffer	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Mexican Spotted Owl Critical Habitat and Protected Activity Center (PAC) - No Surface Occupancy													
Critical Habitat and Protected Activity Center (PAC) - No Human Encroachment	½ Mile												
		= time period for which seasonal restrictions are in place.											

APPENDIX D

Site Photographs



Client:	Mission Clean Energy	Project:	203732552
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 1			
Photo Location: Goldwing Solar			
Direction: N			
Survey Date: 3/24/2026			
Comments: Representative photo of the primary habitat type (shortgrass prairie) found within the project area.			
Photograph ID: 2			
Photo Location: Goldwing Solar			
Direction: N			
Survey Date: 3/27/2026			
Comments: Representative photo of a single burrow found within the project area.			

Client:	Mission Clean Energy	Project:	203732552
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 3			
Photo Location: Goldwing Solar			
Direction: N			
Survey Date: 3/25/2026			
Comments: Representative photo of a burrow complex found within the project area.			



**GREATER PRAIRIE-CHICKEN LEK
SURVEYS FOR THE GOLDWING SOLAR
PROJECT, ADAMS COUNTY, COLORADO**

May 14, 2026

Prepared for:
Mission Clean Energy Devco, LLC and
Goldwing Solar Project, LLC

Prepared by:
Stantec Consulting Services, Inc.

Project Number:
203732552

The conclusions in the Report titled Greater Prairie-Chicken Lek Surveys for the Goldwing Solar Project, Adams County, Colorado are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Mission Clean Energy Devco, LLC and Goldwing Solar Project, LLC (together, "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

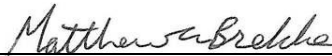
Prepared by:


Signature

Corey Pursell

Printed Name

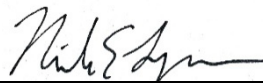
Reviewed by:


Signature

Matt Brekke, CWB®

Printed Name

Approved by:


Signature

Nicole Lynass, MSc

Printed Name

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Acronyms / Abbreviations

CPW	Colorado Parks and Wildlife
GPC	greater prairie-chicken
mi	mile
USGS	United States Geologic Survey



1 Introduction

Mission Clean Energy Devco, LLC and Goldwing Solar Project, LLC (together, “Mission”) contracted Stantec Consulting Services Inc. (Stantec) to complete ground-based greater prairie-chicken (*Tympanuchus cupido*; GPC) lek surveys for the proposed Goldwing Solar Project (project) in Adams County, Colorado (Figure 1). The objective of these pre-construction field surveys was to identify GPC lek locations in the project area to inform final design and site layout, as well as conservation or mitigation measures, as appropriate, to minimize impacts to GPC. Results of the GPC lek surveys are summarized in the following sections of this report.

The project area encompasses approximately 3,404 acres of privately-owned land in Adams County, Colorado (Figure 2). Topography within the project area is relatively flat with rolling hills ranging from 4,765 feet to 4,981 feet in elevation (United States Geological Survey [USGS] 2025). The project area is comprised almost entirely of native sand sagebrush (*Artemisia filifolia*), yucca (*Yucca* spp.), blue grama (*Bouteloua gracilis*), buffalograss (*Bouteloua dactyloides*), and several species of prickly-pear cactus (*Opuntia* spp.), with county roads being the only other land cover type found within the project area. Portions of the project area are used as rangeland for cattle grazing.

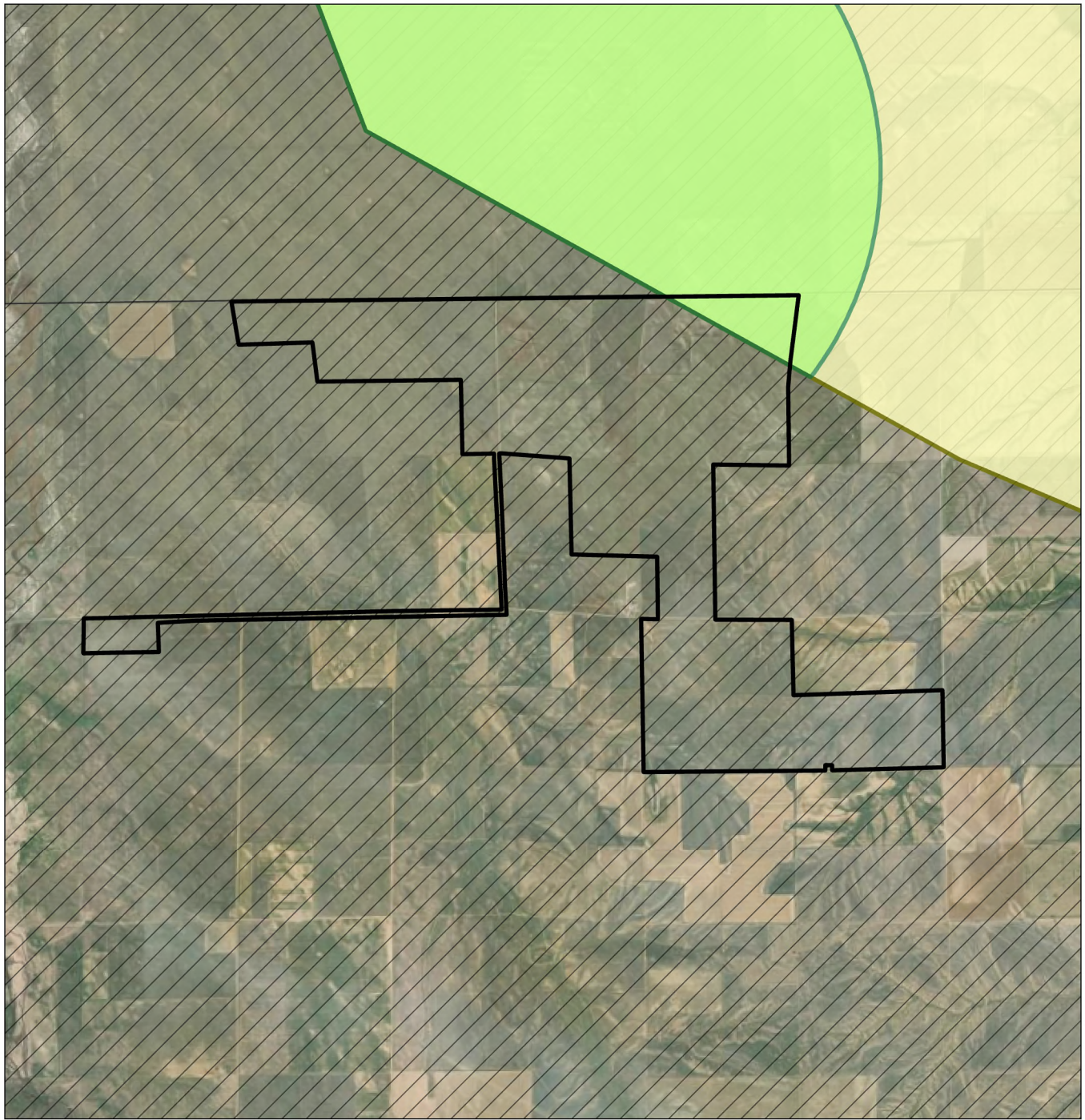


Representative Photo of the Native Land Cover Found within the Project Area

The project area consists of native vegetation suitable for GPC habitat. The project area is located within the GPC historical range, with a portion of the northeast section overlapping with a Colorado Parks and Wildlife (CPW) designated mapped overall range and production area (Figure 1; CPW 2026). CPW defines *overall range* as the current distribution of the species in Colorado and *production area* as the area around a lek buffered by 2.2 miles (mi; CPW 2026). GPC is currently considered a gamebird in the State of Colorado as well as a state species of interest, which is not a statutory category; however, CPW provides management recommendations to minimize impacts to GPC (CPW 2025).



U:\2037\203732552\03_data\gis_arcPro\Goldwing_PVS\Goldwing_PVS.aprx Revised: 2026-05-13 By: jbarber



Notes

1. Coordinate System: NAD 1983 UTM Zone 13N
2. Data Sources: Mission Clean Energy 2026;
Stantec 2026; CPW, 2025
3. Background: Esri World Imagery

Legend

- Project Boundary
- Greater Prairie Chicken Production Area
- Greater Prairie Chicken Overall Range
- Greater Prairie Chicken Historic Range

0 0.5 1 Miles
(At original document size of 8.5x11)
1:63,360



Project Location
Adams County, CO

Prepared by JT on 2026-04-09
TR by CP on 2026-04-09
IR by NL on 2026-04-09

Client/Project

203732552

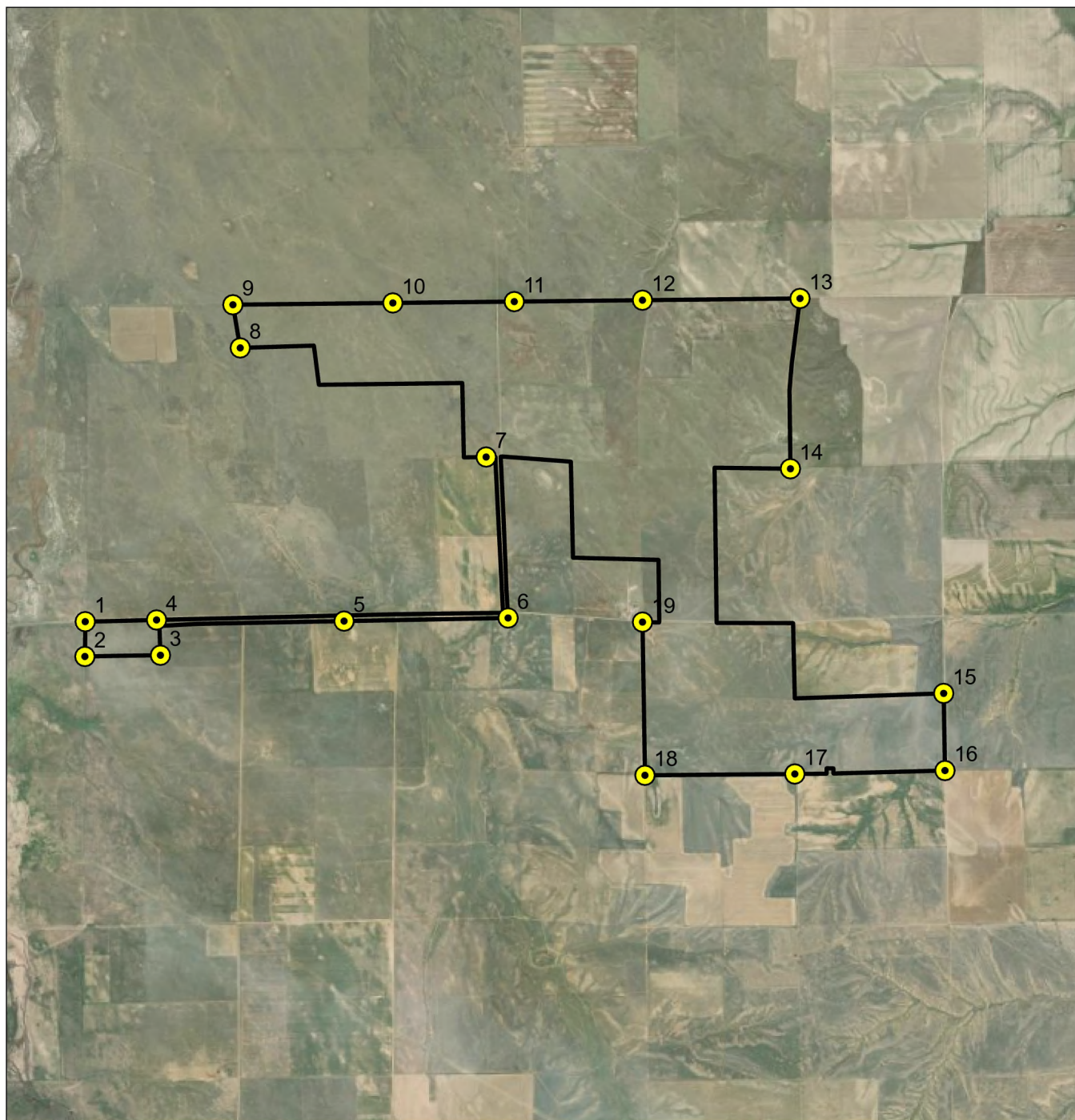
Mission Clean Energy, Goldwing Solar Project, LLC
Goldwing Solar Project

Figure No.

1

Title
**Location of the Goldwing Solar Project in
relation to Greater Prairie Chicken Range**

U:\2037\203732552\03_data\gis_cad\gisArcPro\Goldwing_PVS.aprx Revised: 2026-05-13 By: jbarber



Notes
1. Coordinate System: NAD 1983 UTM Zone 13N
2. Data Sources: Mission Clean Energy 2026;
Stantec 2026
3. Background: Esri World Imagery

Legend
[Black outline] Project Boundary
[Yellow circle] Greater Prairie-Chicken Lek Survey Point

0 0.5 1 Miles
(At original document size of 8.5x11)
1:63,360



Project Location
Adams County, CO

Prepared by JT on 2026-04-09
TR by NL on 2026-04-09
IR by MB on 2026-04-09

Client/Project
Mission Clean Energy, Goldwing Solar Project, LLC
Goldwing Solar Project

Figure No.
2

Title
Greater Prairie-Chicken Survey
Point Locations

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2 Methods

Representatives from CPW were consulted with, and field surveys were conducted in accordance with CPW ground-based lek survey guidelines. Two rounds of surveys were conducted between March 26 and April 7, 2026, with a minimum of seven days between survey rounds, at 19 survey points located at 1.0-mi intervals within the project area (CPW no date; Figure 2). Surveys were designed to provide complete coverage of suitable GPC habitat within the project area and up to 1.0 mi outside of the project area boundary.

An experienced Stantec biologist familiar with the GPC's life history conducted the lek surveys. Surveys began each morning 30 minutes before sunrise and continued approximately 90 minutes after sunrise. At each survey point, the biologist exited the vehicle, when applicable, and moved at least 10 feet (3 meters) away from the vehicle. If survey points were not accessible by vehicle, the biologist approached the survey point by foot. During the 5-minute survey period, the biologist visually scanned the area for GPC while listening for vocalization or other courtship sounds (e.g., stomping or drumming) indicative of a lek location. Wind speed, temperature (in degrees Fahrenheit), and noise/anthropogenic disturbance (e.g., traffic, pump jacks, cattle, transmission lines) were documented at each survey point, as detailed in Table 1.



3 Results and Conclusions

There were no GPC leks observed or any GPCs observed incidentally within the project area during the March-April 2026 survey period. Table 1 details observations noted at each of the 19 survey points during both rounds of surveys.

Table 1. GPC Lek Survey Results, March-April 2026

Survey Point	Survey Round	Date	Number of GPC Observed/ Heard	Weather Conditions (Temperature, Cloud Cover, and Wind Speed)	Comments
1	1	03/25/2026	0	48°F, clear, 2 mph	Survey point is near transmission line.
	2	04/07/2026	0	33°F, clear, 2 mph	Survey point is near transmission line.
2	1	03/25/2026	0	47°F, clear, 2 mph	Survey point is near transmission line.
	2	04/07/2026	0	33°F, clear, 2 mph	Survey point is near transmission line.
3	1	03/25/2026	0	48°F, clear, 3 mph	Survey point is near transmission line.
	2	04/07/2026	0	35°F, clear, 4 mph	Survey point is near transmission line.
4	1	03/25/2026	0	51°F, clear, 2 mph	Survey point is near transmission line.
	2	04/07/2026	0	38°F, clear, 3 mph	Survey point is near transmission line.
5	1	03/25/2026	0	53°F, clear, 2 mph	Noise from one car passing by.
	2	04/07/2026	0	44°F, clear, 4 mph	N/A
6	1	03/25/2026	0	54°F, clear, 6 mph	N/A
	2	04/07/2026	0	48°F, clear, 5 mph	Noise from trash truck passing by.
7	1	03/25/2026	0	57°F, clear, 8 mph	N/A
	2	04/07/2026	0	52°F, clear, 3 mph	N/A
8	1	03/25/2026	0	59°F, clear, 3 mph	N/A
	2	04/07/2026	0	55°F, clear, 3 mph	N/A
9	1	03/25/2026	0	61°F, clear, 2 mph	N/A
	2	04/07/2026	0	59°F, clear, 6 mph	N/A
10	1	03/25/2026	0	64°F, clear, 4 mph	Noise from airplane flying low overhead.
	2	04/07/2026	0	61°F, clear, 4 mph	N/A
11	1	03/25/2026	0	68°F, clear, 7 mph	Noise from airplane flying low overhead.
	2	04/07/2026	0	63°F, clear, 4 mph	N/A
12	1	03/25/2026	0	70°F, clear, 9 mph	Noise from airplane flying low overhead.
	2	04/07/2026	0	31°F, clear, 3 mph	N/A
13	1	03/26/2026	0	52°F, clear, 2 mph	N/A
	2	04/06/2026	0	32°F, clear, 2 mph	N/A
14	1	03/26/2026	0	51°F, clear, 2 mph	N/A
	2	04/06/2026	0	35°F, clear, 4 mph	Cattle present.



Greater Prairie-Chicken Lek Surveys for the Goldwing Solar Project

3 Results and Conclusions

Survey Point	Survey Round	Date	Number of GPC Observed/ Heard	Weather Conditions (Temperature, Cloud Cover, and Wind Speed)	Comments
15	1	03/26/2026	0	53°F, clear, 4 mph	N/A
	2	04/06/2026	0	38°F, clear, 4 mph	N/A
16	1	03/26/2026	0	56°F, clear, 3 mph	N/A
	2	04/06/2026	0	41°F, clear, 6 mph	N/A
17	1	03/26/2026	0	60°F, clear, 7 mph	N/A
	2	04/06/2026	0	44°F, clear, 5 mph	N/A
18	1	03/26/2026	0	65°F, clear, 5 mph	N/A
	2	04/06/2026	0	48°F, clear, 5 mph	N/A
19	1	03/26/2026	0	70°F, clear, 6 mph	Cattle present.
	2	04/06/2026	0	50°F, clear, 3 mph	Noise from farm equipment in the area.

Notes:

°F = degrees Fahrenheit

mph = miles per hour

N/A = not applicable

The historic lek recorded north of the project area was inactive during the survey period and has been inactive for several years based on discussions with CPW (W. Figueroa, personal communication, March 12, 2026). Suitable native habitat that could sustain a local GPC population, and therefore, a GPC lek, is present throughout the project area; however, no evidence of GPC activity was observed during the survey period or during other pedestrian site surveys in the project area (e.g., surveys for waters and wetlands). Based on the results of these findings, further consultation with CPW is likely not necessary for site-specific mitigation measures related to the proposed project.



4 References

Colorado Park and Wildlife (CPW). 2025. State Wildlife Action Plan. <https://cpw.state.co.us/state-wildlife-action-plan>. Accessed April 8, 2026.

CPW. 2026. Digital Map Files. <https://cpw.widencollective.com/portals/ylxzc9d5/MapLibrary#c4da1bd9-173d-4386-be8a-de342c8c829f>. Accessed April 8, 2026.

CPW. No Date. Colorado Parks and Wildlife Recommended Survey Protocol and Development Actions to Protect Greater Prairie Chickens and Plains Sharp Tailed Grouse.

Figueroa, W. 2026. Personal communication, March 12, 2026.

United States Geologic Survey (USGS). 2025. The National Map – 3D Viewer. <https://apps.nationalmap.gov/viewer/>. Accessed April 8, 2026.



EXHIBIT 9 - PHASE I CULTURAL RESOURCE REPORT



**CLASS I CULTURAL RESOURCES
DESKTOP REVIEW FOR THE GOLDWING
SOLAR PROJECT, ADAMS COUNTY,
COLORADO**

May 1, 2026

Prepared for:
Mission Clean Energy Devco, LLC and
Goldwing Solar Project, LLC

Prepared by:
Stantec Consulting Services, Inc.

Project Number:
203732552

The conclusions in the Report titled Class I Cultural Resources Desktop Review for the Goldwing Solar Project, Adams County, Colorado are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Mission Clean Energy Devco, LLC and Goldwing Solar Project, LLC (together, Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by:



Signature

Brianna K. Dalessandro, MA RPA

Printed Name

Reviewed by:



Signature

Mackenzie Hughes, MS RPA

Printed Name

Approved by:



Signature

Nicole Lynass, MSc

Printed Name

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Executive Summary

Mission Clean Energy Devco, LLC and Goldwing Solar Project, LLC (together, “Mission”) is planning to construct and operate a 400-megawatt solar and battery storage facility and 3.5-mile-long generation tie-in located in a remote agricultural and rangeland area of Adams County, Colorado. Mission retained Stantec Consulting Services Inc. (Stantec) to conduct a Class I cultural resources review of the proposed Goldwing Solar Project (project). The proposed 3,404-acre project area is located between Potty Brown Creek and Sand Arroyo Creek near Adena, Colorado.

To assist in the development of the proposed project, Mission requested a cultural resources desktop review. Stantec identified two previous inventories that intersect the proposed project area and one previously recorded precontact archaeological site located within the proposed project area. The review of historic topographic maps and General Land Office records demonstrate the potential for unrecorded historic structures related to agriculture, like homesteads and windmills, to be located within the proposed project area.

While the records search results provide preliminary information regarding cultural resources within the project area, the information obtained from this desktop review should not be considered complete and final. The desktop review results should not be used alone to determine the potential effects of the project on cultural resources. If implementation of the proposed project requires authorization or permitting through a state or federal agency, Colorado state and federal cultural resources guidelines may require archaeological inventory/survey to identify cultural resources that could be affected by the project.



Acronyms / Abbreviations

BLM	Bureau of Land Management
GLO	General Land Office
Mission	Mission Clean Energy Devco, LLC and Goldwing Solar Project, LLC
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OAHP	Colorado Office of Archaeology and Historic Preservation
project	Feasibility study for proposed solar development
project area	The 3,404-acre area where solar development is proposed
R	Range
Stantec	Stantec Consulting Services Inc.
SITS	Smithsonian institution trinomial system
study area	One mile record search buffer surrounding the project area
T	Township
USGS	United States Geological Survey



1 Introduction

Mission Clean Energy Devco, LLC and Goldwing Solar Project, LLC (together, “Mission”) retained Stantec Consulting Services Inc. (Stantec) to conduct a Class I desktop review to support the assessment of feasibility for the proposed Goldwing Solar Project near Adena, Adams County, Colorado (project). This report reflects Stantec’s current understanding of the project, the results of the cultural resources desktop review, a discussion of findings, and recommendations for additional steps that may be required to identify cultural resources that could be affected by the proposed project.

1.1 Project Location

The project consists of private land parcels totaling 3,404 acres and includes a gen-tie easement, a switchyard, a battery energy storage system, and a solar area, located in Adams County, Colorado (project area, Figure 1). The project is located 16 miles directly east of Highway 71 from Woodrow, Colorado and 1.3 miles southwest of the extinct town of Adena, Colorado. The project area is bordered on the north by Morgan County, County Road 62 on the east, agricultural fields on the south, and Little Muddy Creek to the west. Table 1 provides the legal locational information for the proposed project area. The desktop review was conducted within the project area, in addition to a one-mile record search buffer surrounding the project area for a cultural resource review (study area).

Table 1. Legal Locations of the Proposed Project Area

Township	Range	Sections	USGS 7.5' Quadrangle
01S	59W	1, 2, 3, 11, 12, 14, 15, 16	Potty Brown Creek (2013)
01S	58W	6, 7, 17, 18	Adena (1963)

Note: USGS = United States Geological Survey

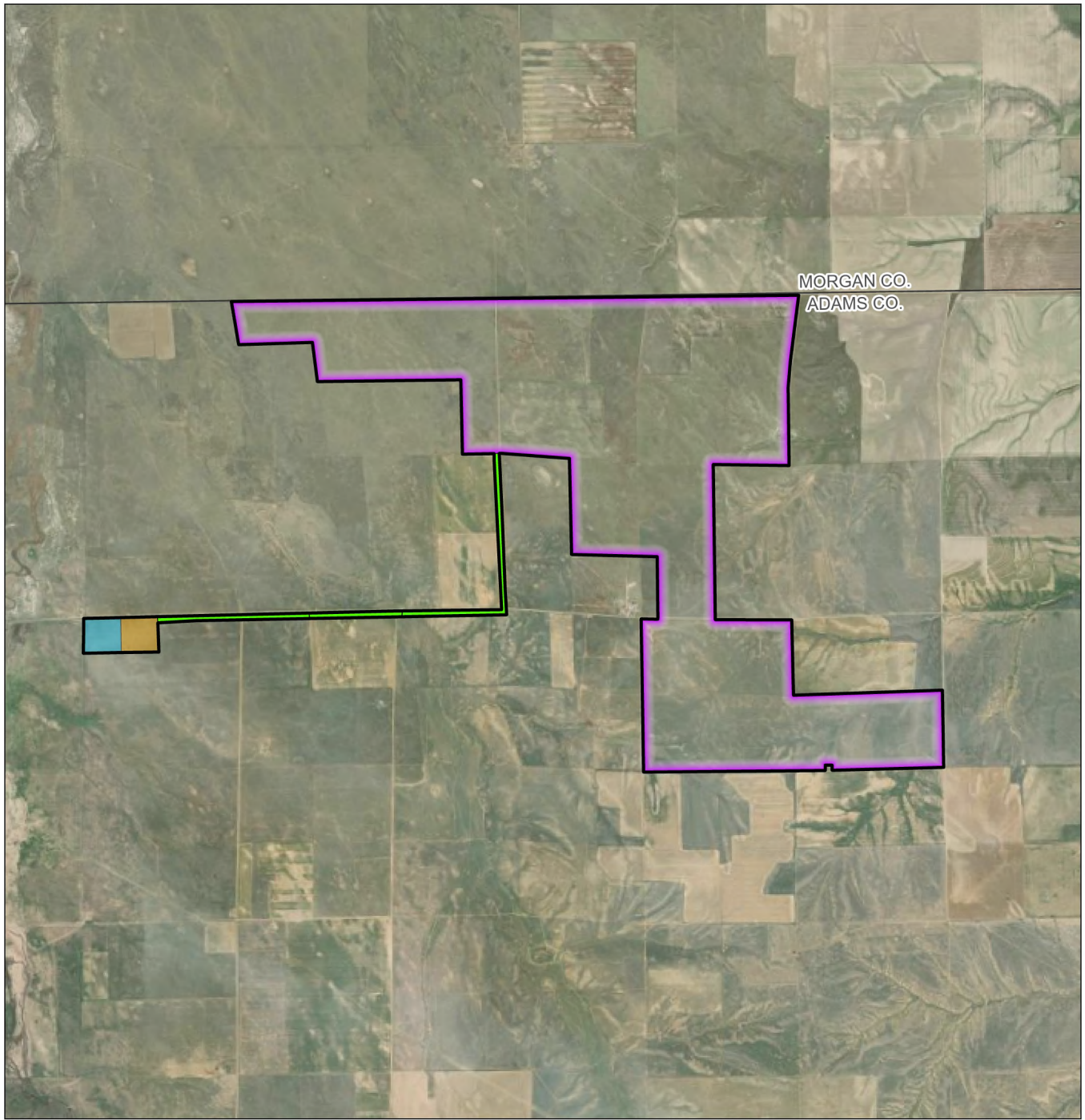
1.2 Regulatory Context

To assist in the development of the proposed project, Mission requested a Class I cultural resources desktop review. As the project develops, applicable federal or state laws may include Section 106 of the National Historic Preservation Act (NHPA) (36 CFR 800) and the Colorado State Historic Preservation Act (CRS 24-80-1). These acts require the federal or state agency to consider the effect an undertaking may have on historic properties (cultural resources listed in or eligible for listing in the National Register of Historic Places [NRHP]).

Within the NHPA Section 106 review process, a formal Class III cultural resources survey would be required by the Colorado Office of Archaeology and Historic Preservation (OAHP) to identify and document any unrecorded resources that would be affected by a proposed federal undertaking, such as the issuance of a permit, associated with the study area.

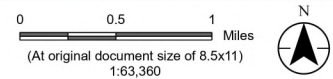


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Notes
1. Coordinate System: NAD 1983 UTM Zone 13N
2. Data Sources: Stantec
3. Background: Esri World Imagery

- Legend**
- Project Boundary
 - Solar Array Area
 - 34.5 kV Gen-tie
 - Battery Energy Storage Systems (BESS) Site
 - Switchyard



Project Location
Adams County, CO

Prepared by JB on 2026-03-04
TR by NL on 2026-03-04
IR by MB on 2026-03-04

Client/Project
Mission Clean Energy, Goldwing Solar Project, LLC
Goldwing Solar Project

Figure No.
1

Title
Project Location

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2 Environmental Background

The project is in the rolling sand plains (25b) and modern relief plains (25c) of the High Plains in the South Central Semi-arid Prairies (Chapman et al. 2006). The rolling sand plains, which encompasses most of the project area, consist of sand dunes, sand sheets, and grass-stabilized sand plains that have formed from eolian deposition. Southern areas on the periphery of the project area are in the moderate relief plains, which are irregular plains also formed from eolian deposition that have higher slopes than the rolling sand plains. Both ecoregions are predominantly used as rangeland, with scattered areas used for irrigated cropland.

The High Plains boasts higher elevations and drier temperatures as compared to the Central Great Plains to the east and has less grassland and grazing land than the Northwestern Great Plains (Chapman et al. 2006). The High Plains are characterized by smooth and irregular plains that yield high percentages of cropland. Oil and gas fields punctuate the landscape across the region.

2.1 Geology and soils

The project area is primarily underlain by eolian sand from the Holocene and Pleistocene, with small areas of Holocene alluvium in the northwestern corner and Pleistocene Peoria loess in the southeastern corner. The eolian sand consists of very fine to medium-grained quartz sand. Similarly, the Peoria loess, which is brown silt, sandy silt, and very fine sand, is also formed from eolian deposition. The Holocene alluvium consists of sand, silt, and gravel of modern flood plains (Sharps 1980).

Soils within the project area include variations of Adena-Colby Association, Ascalon loamy sand, Ascalon sandy loam, Blakeland loamy sand, Blakeland-Truckton, Colby loam, Ellicott-Glenberg complex, intermittent water, loamy alluvial land, Terry find sandy loam, Truckton loamy sand, Valent loamy sand, Weld loam, and Wiley-Adena-Renohill complex (NRCS 2026). These soil units are primarily formed from eolian deposition, with more minor parts of residuum and re-worked and/or stratified alluvium. Table 2 details soils throughout the project area.

Table 2. Soils in the Project Area

Map Unit Name	Percent of Project Area
Adena-Colby association, gently sloping	1.7%
Adena-Colby association, moderately sloping	3.1%
Ascalon loamy sand, 0 to 3 percent slopes	0.6%
Ascalon loamy sand, 3 to 5 percent slopes	3.9%
Ascalon sandy loam, 0 to 3 percent slopes	7.2%
Ascalon sandy loam, 3 to 5 percent slopes	4.0%
Blakeland loamy sand, 3 to 9 percent slopes	18.7%
Blakeland-Truckton association	25.4%



Class I Cultural Resources Desktop Review for the Goldwing Solar Project

2 Environmental Background

Map Unit Name	Percent of Project Area
Colby loam, 6 to 15 percent slopes	3.8%
Ellicott-Glenberg complex, 0 to 3 percent slopes, occasionally flooded	<0.1%
Intermittent water	0.7%
Loamy alluvial land	3.7%
Terry fine sandy loam, 0 to 3 percent slopes	<0.1%
Terry fine sandy loam, 3 to 9 percent slopes	3.0%
Truckton loamy sand, 0 to 3 percent slopes	15.0%
Truckton loamy sand, 3 to 5 percent slopes	4.9%
Truckton loamy sand, 5 to 9 percent slopes	3.5%
Valent loamy sand, 3 to 9 percent slopes	1.0%
Weld loam, 1 to 3 percent slopes	0.4%
Wiley-Adena-Renohill complex, 3 to 20 percent slopes	0.4%

Source: NRCS 2026

2.2 Drainages

The project is in the Platte River Basin. The Potty Brown Creek, Hoffman Creek, and a series of unnamed drainages related to Potty Brown Creek cut through the project area in various places.

2.3 Vegetation and Fauna

Vegetation located on the High Plains consists of native prairie vegetation like grama-buffalo grass. Winter wheat and sorghum are found along the northern boundaries, Trans-Pecos shrubs are located along the southern limits, and taller grasses are located to the east. The rolling sand plains support the sandsage prairie ecosystem, which includes sand sagebrush (*Artemisia filifolia*), rabbitbrush, sand bluestem (*Andropogon hallii*), prairie sandreed (*Calamovilfa longifolia*), and Indian ricegrass (*Achnatherum hymenoides*). Vegetation common for the Moderate Relief Plains also consists of Blue-grama-buffalograss prairie type.

Wildlife species in this area include White-and Black-tailed deer, Desert cottontail rabbit (*Sylvilagus audubonii*), skunk, coyote, weasel, and various foxes. Avian species include owls, hawks, songbirds, and the Lesser Prairie Chicken (*Tympanuchus pallidicinctus*). The project area is also home to reptiles like bullsnakes and rattlesnakes.



3 Archival Research

The overall objective of this Class I cultural resources desktop review is to assist in the development of the proposed project by determining if any previous survey has been conducted within the study area or if any cultural resources (archaeological sites, historic structures, cemeteries, etc.) have been previously recorded within the study area. While a Class I desktop review will not satisfy federal, state, or county regulatory requirements for a Class III cultural resources inventory, it does allow Mission to understand the nature and scope of potential cultural resource issues associated with a specific study area. The Class I records inventory was conducted with available databases and appropriate file curation facilities.

Stantec reviewed the following sources as part of the Class I desktop review:

- OAHP Compass database
- National Register of Historic Places (NRHP)
- Bureau of Land Management (BLM) General Land Office (GLO) plat maps
- Original land patent data
- Historic maps and aerial imagery
- National Scenic and Historic trails
- United States Geological Survey (USGS) quadrangle maps

3.1 Previous Cultural Resources Investigations

Stantec reviewed the OAHP Compass database to determine if any cultural resources investigations have been conducted within the study area. Stantec identified two previous cultural resource investigations within the study area, both of which also intersect the project area (Table 3, Figure 2). The previous investigations consist of a 1988 Class II survey for a superconducting particle accelerator and a 2007 limited results cultural resources survey. OAHP recommends resurvey if an inventory is over ten years old.

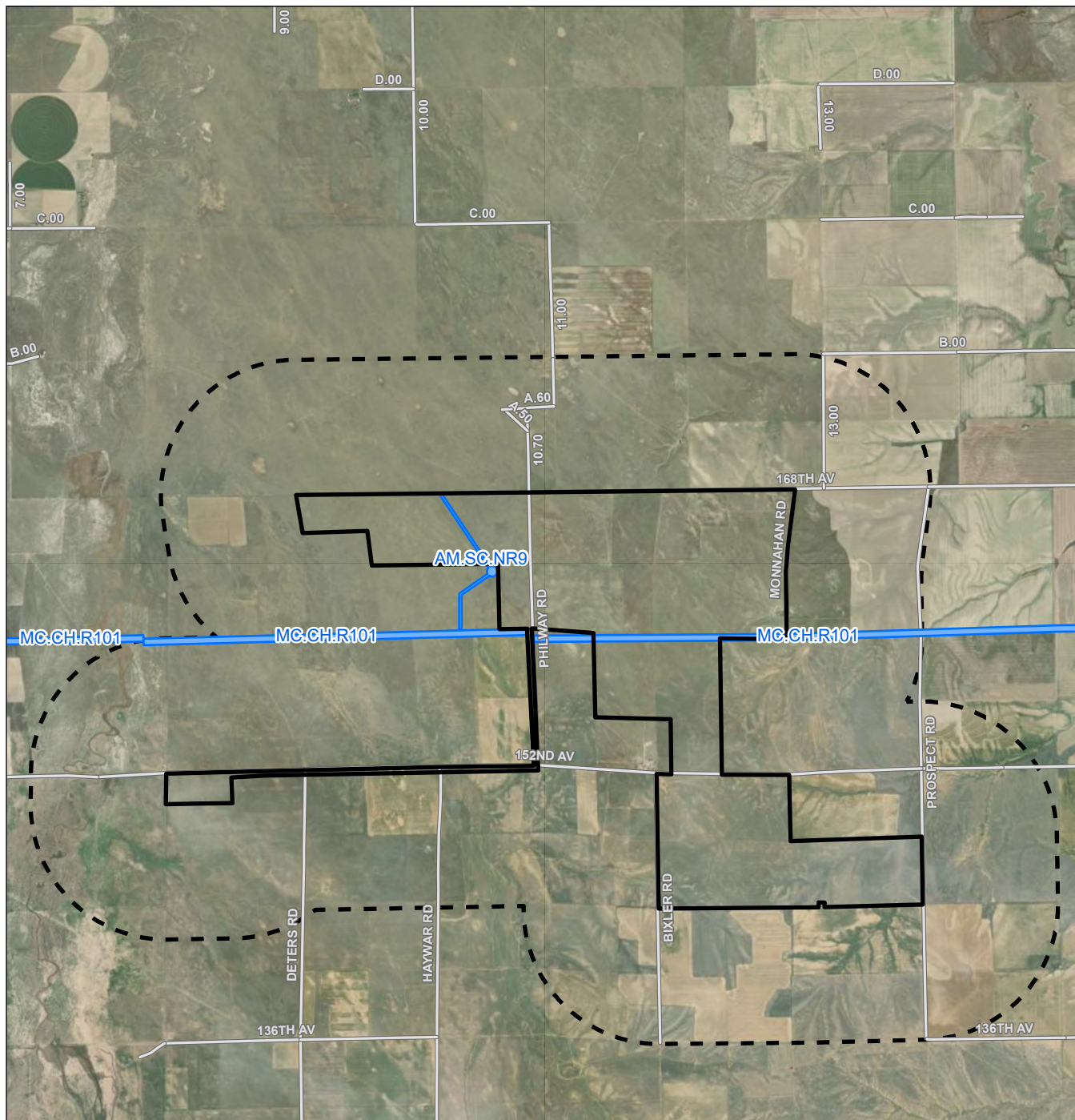
Table 3. Previous Investigations in the Study Area

Survey Number	Name	Author	Date	Proximity to Project Area
MC.CH.R101	Archaeological Investigations Of A Sample Of The Proposed Superconducting Super Collider Access Roads In Adams And Morgan Counties, Colorado (C-99-1000-12)	Joyner, Kathryn L.	May 1988	Intersects
AM.SC.NR9	Adams Limited Results Cultural Resources Survey Report-Brian Ferris	Molinaro, Sammie	December 2007	Intersects

Source: OAHP 2026



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Notes
1. Coordinate System: NAD 1983 UTM Zone 13N
2. Data Sources: Stantec, Compass
3. Background: Esri World Imagery

Legend
Project Boundary
1-Mile Buffer
Previous Surveys

0 0.5 1 Miles
(At original document size of 8.5x11)
1:72,000



Project Location
Adams County, CO

Prepared by JT on 2026-03-18
TR by JB on 2026-03-18
IR by BD on 2026-03-18

Client/Project
Mission Clean Energy, Goldwing Solar Project, LLC
Goldwing Solar Project

Figure No.
2

Title
Previous Surveys

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3.2 Previously Recorded Sites

Stantec reviewed the OAHP Compass database to determine if any previously recorded cultural resources are located within the study area. Stantec identified one previously recorded cultural resource, 5AM.504, that intersects the project area (Table 4). This site consisted of a precontact open camp with an artifact concentration (Jepson et al. 1988). Site details available on the OAHP Compass database describe the site as heavily disturbed at the time of recording and it was designated as Officially Needs Data for recommendation to the NRHP. The entire boundary of this site is located within the project area.

Table 4. Previously Recorded Cultural Resources in the Study Area

SITS	Period	Type	Eligibility	Proximity to Project Area
5AM.504	Precontact	Open Camp	Officially needs data	Intersects

Source: OAHP 2026

Note: SITS = Smithsonian institution trinomial system

3.3 Historic Maps and Land Patents

The original BLM GLO map of 1871 shows no development in Township (T) 01 South, Range (R) 59 West, but does depict Potty Brown Creek as a ravine (BLM 2026). There is also no development in T01 South, R58 West, which similarly depicts Hoffman Creek.

There are 23 patents listed for T01 South, R59 West in Sections 1, 2, 3, 11, 12, 14, 15, and 16 under the names of 19 different individuals and two companies, the Union Pacific Land Company and the Kansas Pacific Railway Company (BLM 2026). Many of patents secured by individuals were filed under the Homestead Act (12 Stat. 392), while two filed under Sale-Cash Entry (3 Stat. 566). Union Pacific Land Company and the Kansas Pacific Railway Company filed under the authority of Grant-RR Union and Central (12 Stat. 489) in 1902. Seven individuals and one company filed for land patents in T01 South, R58 West, Sections 6, 7, 17, and 18. The individuals all filed under the Homestead Act (3 Stat. 392), while the company filed under the Grant-RR Union and Central (12 Stat. 489) in 1903. 12 Stat. 489 is the Pacific Railroad Act of 1862, an act that authorized the construction of the first transcontinental railroad (Alexander 2025). The Kansas Pacific Railway was meant to connect the railroad from Kansas City, Kansas to Fort Riley, Kansas, but it eventually extended into Colorado. Although patents were filed, there is no evidence of a railroad within the project area on the historic topographic maps, historic aerials, or through open-source historic railway information (1:250,000 Limon, CO-KS quadrangle 1958, Netr online 2026, Openrailwaymap 2026).

The USGS 1:25,000 Limon, Colorado topographic maps for 1954 and 1958 depict no structures within the project area.

Three structures are represented on the USGS 7.5" 1:24,000 Adena, Colorado topographic quadrangle map for 1963 in the northeastern corner of the project area. These structures were still standing as of



Class I Cultural Resources Desktop Review for the Goldwing Solar Project

3 Archival Research

2023 according to aerial imagery and are located on the southern side of 168th Avenue, in T01 South, R59 West, Section 1.

The USGS 7.5" 1:24,000 Potty Brown Creek, CO topographic map for 1973 shows a pipeline crossing the northwestern corner of the project area and a series of unnamed two track roads that cross into the project area in various places. The 1973 map also depicts three windmills scattered across the project area; one structure in the southwest quarter of T01 South, R58 West, Section 18; and two structures and a fenceline in the southeast quarter of T01 South, R58 West, Section 6. The windmills and the structure in Section 18 are no longer viewable on aerial imagery as of 2023 but the structures and fenceline in Section 6 appear to represent a homestead (Netr online 2026).

Finally, the NRHP and the webmap for the National Scenic and National Historic Trails (NSNHT) were reviewed and there are no historic properties or trails located within the study area (NRHP 2026, NSNHT 2026).

3.4 Cemeteries

Stantec reviewed the Find a Grave (2026) database to determine if any cemeteries are recorded within the study area. Stantec determined that the closest documented cemetery is the Adena cemetery located at the Adena Union Church, approximately 7.75 miles northeast of the project area. There are no mapped cemeteries or graves in the study area.

However, Stantec Ecologist, Corey Pursell, observed one single historic grave site during environmental surveys conducted for the project in March-April 2026. This grave site is located in Section 18 of Township 1 South, Range 58 West and consists of a sandstone headstone inscribed with "Barbra Jockers-Kobel, Born – in -1870s, Died 1915." The headstone is located within a double fence. The inside unit is a galvanized steel chain link fence with a lockable gate, and the fencing along the outer perimeter consists of rough-hewn logs and metal meshed fencing. Further details regarding the grave site are obscured by a large amount of tumbleweed that has accumulated between the two fencelines overtime.

Additional research regarding the grave site and the individual interred there did not yield further results. This grave site did not appear on the historic topographic maps and also is not listed on Find A Grave. Patent information for the section showed that Carl J. Koebel received a land grant under 12 Stat. 392, the Homestead Act, in 1917 (BLM 2026). Further information regarding Barbra Jockers-Kobel was not located at this time.



4 Results and Recommendations

To assist in the development of the proposed project, Mission retained Stantec to conduct this Class I cultural resources review. Stantec identified two previous inventories that overlap with the project area, both completed over 10 years ago. Stantec identified one previously recorded site, originally recorded in 1988 as a heavily disturbed precontact open camp that requires additional work before the site can be evaluated for the NRHP. There also is one historic grave site, which was observed during environmental surveys conducted for the project in March-April 2026.

While the desktop review results provide preliminary information regarding cultural resources within the project area and study area, the information obtained from OAHP should not be considered complete and final and, therefore, should not be used alone in assessing the project's potential impact on cultural resources. If implementation of the proposed project requires authorization or permitting through a state or federal agency, Colorado state and federal cultural resources guidelines may require archaeological inventory/survey to identify cultural resources that could be affected by the project. In regard to the grave site, disturbing human burials of any age is illegal on all non-federal lands in Colorado. Stantec recommends placing a 10-meter buffer around the grave site to avoid all disturbance prior to and during construction.

No large-scale cultural resources surveys have been conducted within the study area. However, Stantec identified one previously recorded precontact site, one marked grave site, and the potential for various historic cultural resources related to agriculture and homesteads within the project area. If the project does require federal or state authorization or permits, Stantec recommends a Class III cultural resources inventory to identify, record, and evaluate all cultural resources in the project area.



5 References

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EXHIBIT 10 - LEVEL 1 DRAINAGE STUDY

To:	Jesse McNeill Project Manager Mission Clean Energy 3210 21 st St. San Francisco, CA 94110	From:	Stantec Consulting Services Inc. 6800 College Blvd, Suite 750 Overland Park, KS 66211 John Tucker, PE John.Tucker@stantec.com (913) 601-5450
Project/File:	Goldwing Solar Project	Date:	June 30 th , 2026

Reference: Goldwing Solar Project – Level 1 Storm Drainage Study Memo

General Information:

The Goldwing Solar Project (Project) is a utility scale solar development covering approximately 3,404 acres in Adams County, Colorado. The Project is located primarily between E. 152nd and E. 168th Avenues near Philmay Road. (See Appendix A, Abbreviated Level 1 Site Layout and Erosion Control Plans). The Project is proposing to construct an up to 550-megawatt alternating-current (MW_{AC}) solar energy generation facility with a battery energy storage system (BESS). The BESS is adjacent to the switchyard and substation which is located further west along E 152nd Avenue. A generation tie (gen-tie) line connects the solar and BESS areas together and runs primarily along E. 152nd Avenue and North along Philmay Road.

Background Stormwater Permitting Information:

The Project is seeking a conditional use permit from Adams County. One of the requirements is to develop a Level 1 Storm Drainage Plan for projects that increase the impervious area of a site. This memo will describe how the Project meets the stormwater management requirements in accordance with Chapter 9 of the Adams County Storm Drainage Design and Stormwater Quality Regulations.

Impervious Area Calculations:

Impervious area for the Project includes gravel access roads, BESS, substation and switchyard gravel pads, concrete equipment pads, fence posts, solar array support posts, and utility poles. At this preliminary stage, it is estimated there will be approximately 118 acres of impervious area within the main array area. This yields an approximately 3.6% increase in impervious area. The impervious area near the substation, switchyard and BESS areas includes approximately 23 acres over the 35.5 acre area. These are calculated separately due to the approximately 3.5-mile distance between the Project locations. However, if the two areas are to be combined the cumulative total would be approximately 141 acres of impervious area, yielding 4.1% increase in imperviousness. This summary is presented on the table below. The results presented on the drainage summary utilize the 3.6% increase across the array area.

Reference: Goldwing Solar Project – Stormwater Memo

PV Array Area Summary			Entire Project Summary (w/BESS, Substation, Switchyard)		
Approx Area of Roads	118	Acre	Approx Area of Imp.	141	Acre
Primary Array Area	3,260	Acre	Project Area	3,404	Acre
Increase in Impervious Area		3.6%	Increase in Impervious Area		4.1%

Imperviousness of the surfaces was calculated using guidance from both the Mile High Flood District's Urban Storm Drainage Criteria Manual Volume 1 (USDCM), and the WWE Memorandum: Determination of Solar Panel Field Runoff Coefficients. Most of the panels will be situated either parallel or perpendicular to the existing contours with native vegetation plantings. Using the averages presented in Table 2 of the memo, the average imperviousness would be between 2% and 13%. This also aligns with Table 6-3 of the USDCM showing a 10%-45% range. The existing ground cover would be a combination of Undisturbed and Disturbed soil types; this would yield an imperviousness range of 5% to 20%.

Runoff Calculations:

The drainage areas are presented in Appendix B and the runoff calculations are attached as Appendix C. Grading in the array areas will be kept to a minimum and generally will maintain existing flow patterns. As a result, the pre- and post-drainage areas remain the same for the preliminary analysis. The Hydrologic Soil Group map is also referenced in Appendix D.

For this preliminary analysis, USGS contours were used from Colorado Hazard Mapping. The Project has been divided into 25 basins for the primary array area and 1 for the BESS, substation and switchyard area and 1 for the roadway area connecting the two primary areas. The Rational Method was used on all basins per the county guidance of basins up to 160 acres, and the time of concentration was kept constant for the pre and post conditions. A few basins exceed the 160-acre maximum and will be subdivided as applicable during detailed design. As expected, the runoff decreases throughout the array area. This is due to the native vegetation that will be planted to improve the land cover, which was generally native grasses and open space areas. The runoff increases in the substation, switchyard and BESS area (DA21). As a result, a stormwater basin has been preliminarily sized to detain the additional runoff to meet criteria set forth in Adams County Stormwater Drainage Design and Stormwater Quality Control Regulations (Chapter 9). Approximately 3.86 acre feet are required based on equation 9.6. The BESS and switchyard and substation areas are independent of each other and this storage requirement is divided between the two areas. Due to site grading, the preliminary basin footprints have been shown to minimize depth of the basin, however during final design the configuration and size of the basin will be configured to meet the stormwater requirements. Both basins contain outlets in the northwest corner of the stormwater basin, onto existing terrain. The outlets will be designed to meet the maximum allowable release rates in section 9-01-11-02. These basin footprints are shown in Appendix A on the C2.01 plan sheet for that area.

Reference: Goldwing Solar Project – Stormwater Memo

Conclusion:

The Goldwing Solar Project is seeking a conditional use permit and the preliminary stormwater data indicates that the County stormwater requirements can be met with a combination of strategic native vegetation plantings and a stormwater detention basin in the substation, switchyard and BESS area that will have an increase in impervious areas due to the improvements. This will ensure the Project does not have a significant stormwater impact on adjacent properties.

Appendices

Appendix A – Abbreviated Level 1 Site Layout and Erosion Control Plans

Appendix B – Goldwing Solar Existing Soil Group and Drainage Area Map

Appendix C – Goldwing Solar Drainage Area Runoff Summary

Appendix D – Hydrologic Soil Group Data

Sincerely,

Stantec Consulting Services Inc.

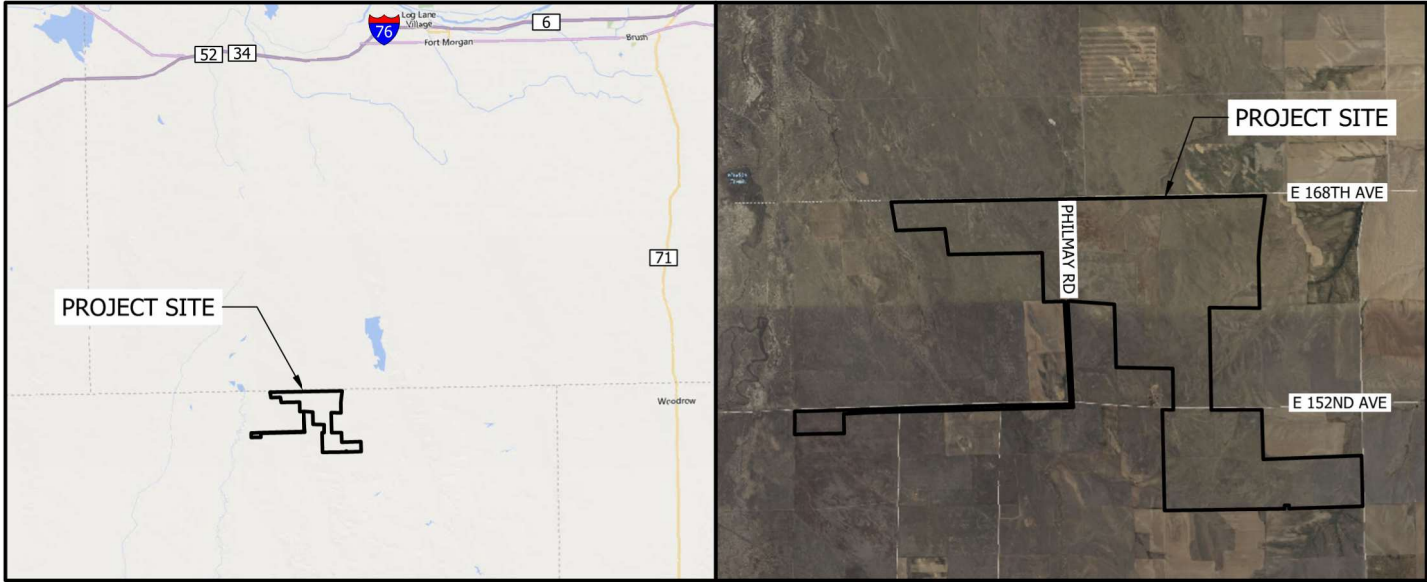
John Tucker, PE
Civil Engineer
Phone: (913) 601-5450
John.Tucker@stantec.com

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Appendix A: Abbreviated Level 1
Site Layout Plans

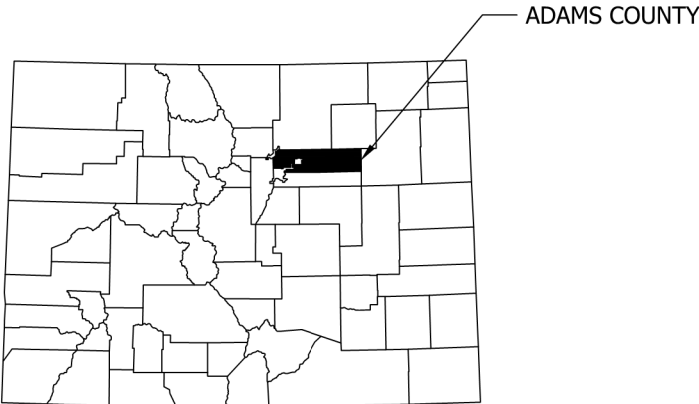
GOLDWING SOLAR
LEVEL 1 SITE LAYOUT AND EROSION CONTROL PLANS
ADAMS COUNTY, COLORADO
INTERSECTION OF PHILMAY RD AND E 152 AVENUE



VICINITY MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

PROJECT INFORMATION
PROJECT BOUNDARY: APPROXIMATELY 3,404 ACRES
TOWNSHIP 1 SOUTH
RANGE 58 WEST
SECTIONS 6, 7, 17, 18, 19, 20
RANGE 59 WEST
SECTIONS 1, 2, 3, 11, 12, 14, 15, 16



STATE OF COLORADO
NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
G0.01	TITLE AND PROJECT INFORMATION
G0.02	GENERAL CONSTRUCTION NOTES
C0.00	OVERALL EXISTING CONDITIONS
C0.01	EXISTING CONDITIONS
C0.02	EXISTING CONDITIONS
C0.03	EXISTING CONDITIONS
C0.04	EXISTING CONDITIONS
C0.05	EXISTING CONDITIONS
C0.06	EXISTING CONDITIONS
C2.00	OVERALL EROSION CONTROL PLAN
C2.01	EROSION CONTROL PLAN
C2.02	EROSION CONTROL PLAN
C2.03	EROSION CONTROL PLAN
C2.04	EROSION CONTROL PLAN
C2.05	EROSION CONTROL PLAN
C2.06	EROSION CONTROL PLAN
C2.10	EROSION & SEDIMENT CONTROL DETAILS AND NOTES
C3.00	OVERALL PRELIMINARY GRADING PLAN
C3.01	PRELIMINARY GRADING PLAN
C3.02	PRELIMINARY GRADING PLAN
C3.03	PRELIMINARY GRADING PLAN
C3.04	PRELIMINARY GRADING PLAN
C3.05	PRELIMINARY GRADING PLAN
C3.06	PRELIMINARY GRADING PLAN

APPLICANTS	
DEVELOPER:	MISSION CLEAN ENERGY
Primary Contact	JESSE MCNEILL
	3210 21ST STREET
	SAN FRANCISCO, CA 94110
	303-578-8450
ENGINEER:	STANTEC CONSULTING SERVICES, INC.
Primary Contact	JOHN TUCKER, PE
	6800 COLLEGE BLVD, SUITE 750
	OVERLAND PARK, KS 66211
	913-601-5450

SYSTEM DETAILS	
AC CAPACITY AT POI	550 MW
DC CAPACITY	715 MW
DC:AC RATIO AT POI	1.3
MODULE COUNT	1,239,138
STRING SIZE	TBD
PITCH (FT)	21.35
INTER-ROW SPACING RACK TYPE 1 (MODULE TO MODULE) (FT)	0.18
INTER-ROW SPACING RACK TYPE 2 (MODULE TO MODULE) (FT)	0.14
PV PCS NAMEPLATE RATING	TBD
RACKING TYPE	TRACKER
TRACKER TYPE	TERRAIN FOLLOWING
TRACKER MOTOR COUNT	15,821
RACK TYPE 1 SYSTEM	1,569
RACK TYPE 2 SYSTEM	14,252
INTERIOR ROADS (LF)	142,864
# OF STEEL PILES	428,867
# OF INVERTERS	139
LINEAL FEET OF ELECTRIC CABLING	TBD
LINEAL FEET OF ARRAY FENCE	123,568
LINEAL FEET OF FACILITY FENCE	7,152
BESS SYSTEM SIZE	550MW/2200MWh

ESTIMATED EARTHWORK STATISTICS			
ANALYSIS NOTES	APPROXIMATE AREAS		
AREAS OUTSIDE OF SOLAR ARRAYS, SUCH AS ROADS, LAYDOWN AREAS, SUBSTATION, ETC., WAS NOT ANALYZED AT THIS TIME. THESE GRADING VOLUMES AND AREAS WERE ACCOUNTED FOR IN GRADING CONTINGENCIES.	PROJECT SITE	3,404	AC
	TOTAL DISTURBED AREA (INCLUDING CONTINGENCY)	319.7	AC
	ARRAY GRADING	204	AC
	ARRAY GRADING CONTINGENCY (20%)	41	AC
	TOTAL IMPERVIOUS GRADING	75	AC
	PROJECT SUBSTATION	0.9	AC
	SWITCHYARD	11.3	AC
	BESS SITE	6.9	AC
	STORM BASINS	3.9	AC
	ACCESS ROADS	52.5	AC
	PERCENT OF AREA TO BE GRADED	9.4%	

REFERENCED FILES						
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LAYOUT	203732552-XR-C-PSITE		0,0,0	6/15/2026	STANTEC	PANEL LOCATION
PROPOSED MODEL	0.3_0.75_goldwing_1.5_10_10			6/16/2026	STANTEC	BEACON RUN

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



PRELIMINARY
NOT FOR CONSTRUCTION

TITLE AND PROJECT INFORMATION

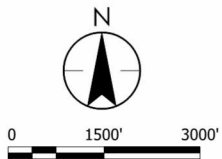
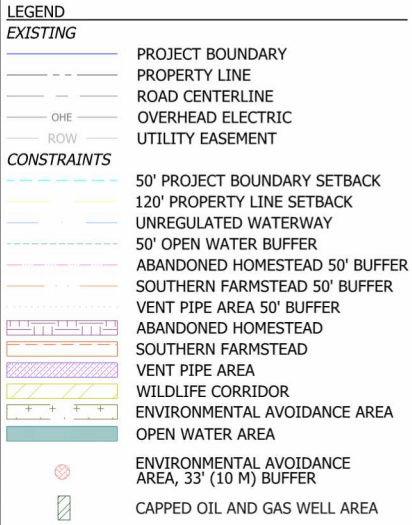
GOLDWING SOLAR
MISSION CLEAN ENERGY
ADAMS COUNTY, COLORADO

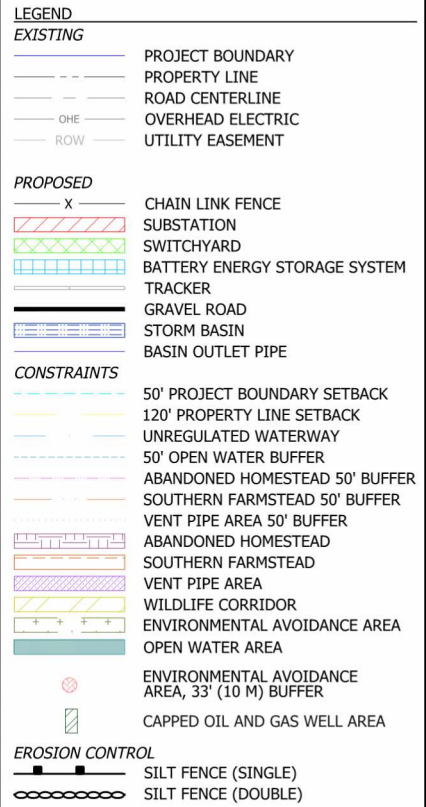
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NO REVISION DATE

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DESIGNED JT
CHECKED JMD
APPROVED JIM
PROJ. NO. 203732552

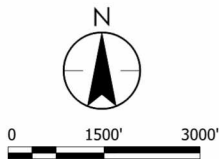
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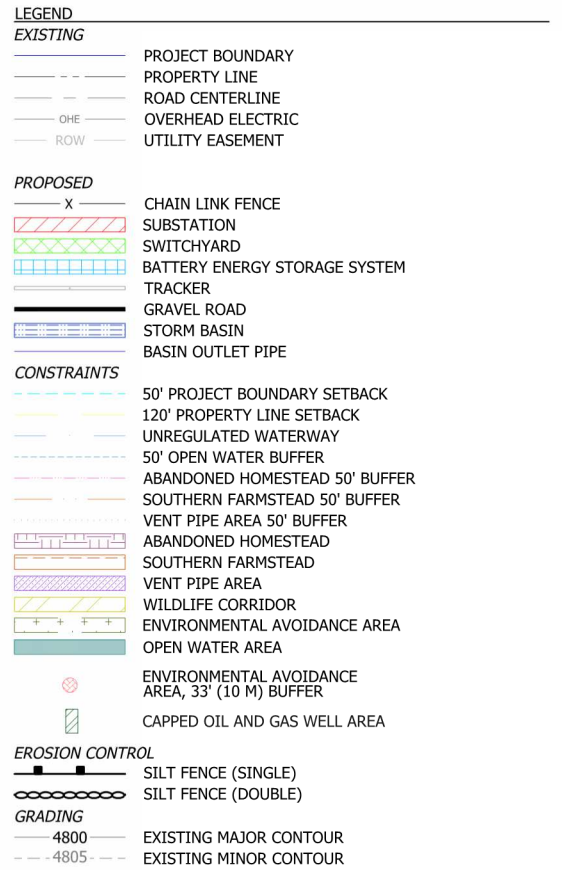


GENERAL NOTES:

1. EXISTING CONTOUR DATA WAS TAKEN FROM COLORADO HAZARD MAPPING COMPLETED BY USGS, DATED 2018.
2. EXISTING CONDITIONS AND SITE LAYOUT SHOWN ARE FROM THE CLIENT. EXISTING FEATURES MAY NOT BE EXACT TO THEIR LOCATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE AND MUST IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
3. PRELIMINARY DRAWINGS TO BE USED FOR PLANNING PURPOSES ONLY. ACCURACY OF DRAWINGS BASED ON FILES PROVIDED BY THE CLIENT.
4. SEE C2.10 FOR DETAILS AND NOTES ON EROSION AND SEDIMENT CONTROL.
5. SILT FENCE IS OFFSET 5' FROM PROJECT FENCE AND ACCESS ROADS.
6. INTERIOR ROADS ARE 16' WIDE.



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PRELIMINARY
NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

GOLDWING SOLAR
MISSION CLEAN ENERGY
ADAMS COUNTY, COLORADO

DATE OF ISSUANCE	
June 25, 2026	
NO	REVISION DATE
SURVEY	XXXXXXXXXX
DRAWN	MAB
DESIGNED	JT
CHECKED	JMD
APPROVED	JJM
PROJ. NO.	203732552

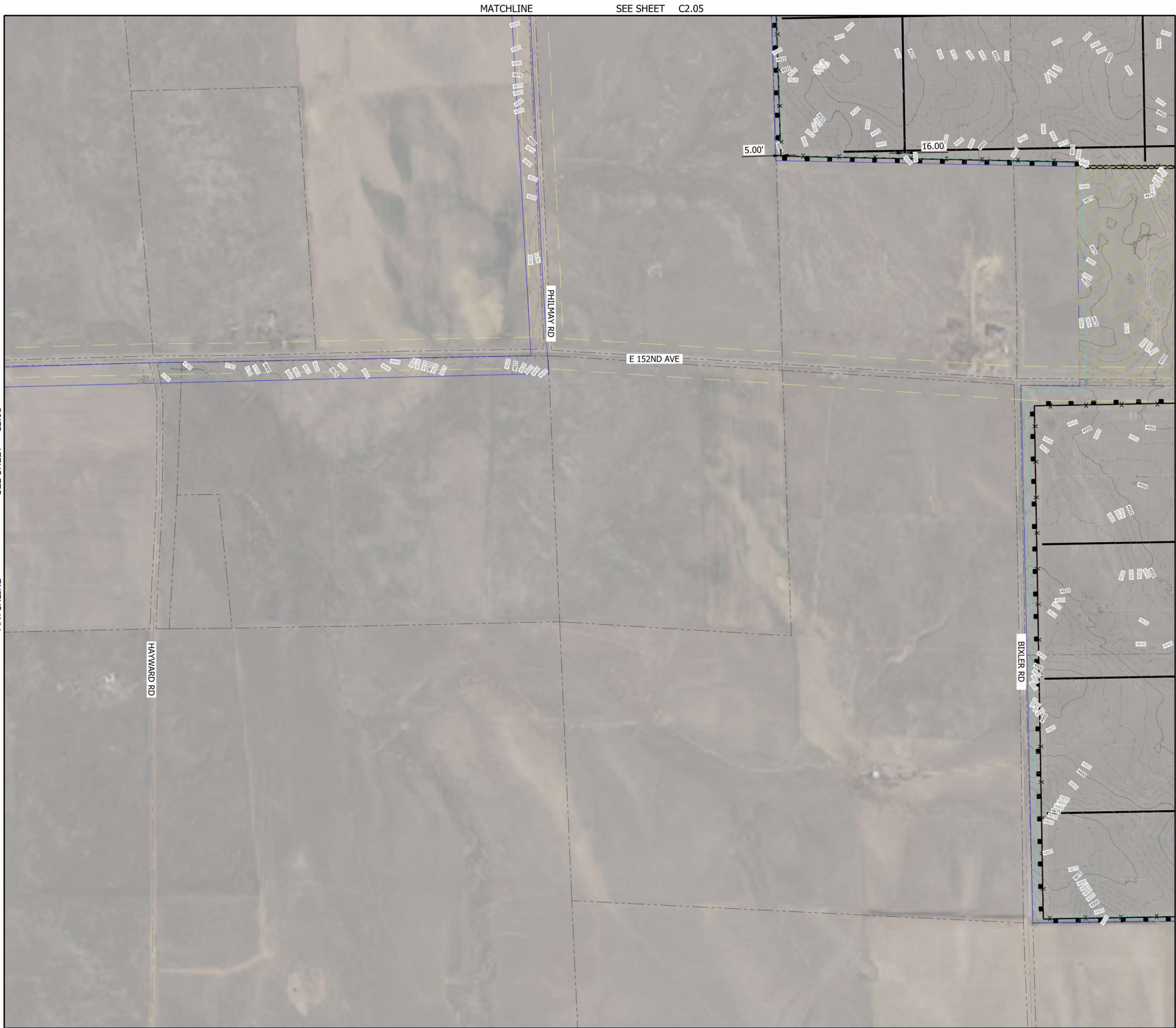
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C2.01

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SEE SHEET C2.01

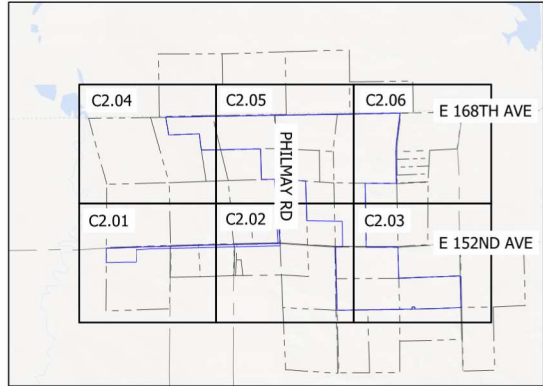
MATCHLINE



MATCHLINE SEE SHEET C2.05

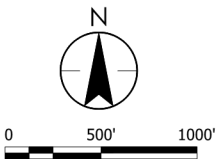
SEE SHEET C2.03

MATCHLINE



LEGEND

- EXISTING**
- PROJECT BOUNDARY
 - PROPERTY LINE
 - ROAD CENTERLINE
 - OHE OVERHEAD ELECTRIC
 - ROW UTILITY EASEMENT
- PROPOSED**
- CHAIN LINK FENCE
 - SUBSTATION
 - SWITCHYARD
 - BATTERY ENERGY STORAGE SYSTEM
 - TRACKER
 - GRAVEL ROAD
 - STORM BASIN
 - BASIN OUTLET PIPE
- CONSTRAINTS**
- 50' PROJECT BOUNDARY SETBACK
 - 120' PROPERTY LINE SETBACK
 - UNREGULATED WATERWAY
 - 50' OPEN WATER BUFFER
 - ABANDONED HOMESTEAD 50' BUFFER
 - SOUTHERN FARMSTEAD 50' BUFFER
 - VENT PIPE AREA 50' BUFFER
 - ABANDONED HOMESTEAD
 - SOUTHERN FARMSTEAD
 - VENT PIPE AREA
 - WILDLIFE CORRIDOR
 - ENVIRONMENTAL AVOIDANCE AREA
 - OPEN WATER AREA
 - ENVIRONMENTAL AVOIDANCE AREA, 33' (10 M) BUFFER
 - CAPPED OIL AND GAS WELL AREA
- EROSION CONTROL**
- SILT FENCE (SINGLE)
 - SILT FENCE (DOUBLE)
- GRADING**
- 4800 EXISTING MAJOR CONTOUR
 - 4805 EXISTING MINOR CONTOUR



NO	REVISION	DATE

SURVEY	XXXXXXXX
DRAWN	MAB
DESIGNED	JT
CHECKED	JMD
APPROVED	JJM
PROJ. NO.	203732552

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SEE SHEET C2.02

MATCHLINE

MATCHLINE

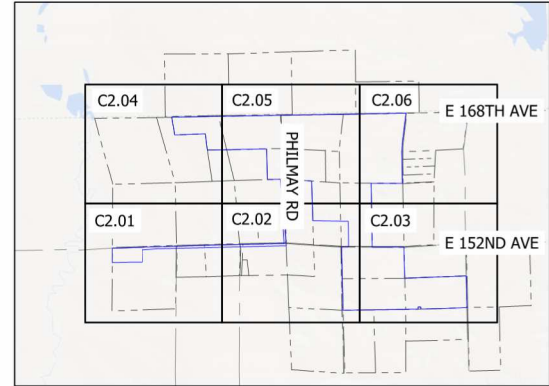
SEE SHEET C2.06

PROSPECT WAY RD

E 152ND AVE

5.00'

5.00'



LEGEND

EXISTING

- PROJECT BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- OHE OVERHEAD ELECTRIC
- ROW UTILITY EASEMENT

PROPOSED

- CHAIN LINK FENCE
- SUBSTATION
- SWITCHYARD
- BATTERY ENERGY STORAGE SYSTEM
- TRACKER
- GRAVEL ROAD
- STORM BASIN
- BASIN OUTLET PIPE

CONSTRAINTS

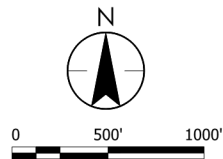
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- 120' PROPERTY LINE SETBACK
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- 50' OPEN WATER BUFFER
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- SOUTHERN FARMSTEAD 50' BUFFER
- VENT PIPE AREA 50' BUFFER
- ABANDONED HOMESTEAD
- SOUTHERN FARMSTEAD
- VENT PIPE AREA
- WILDLIFE CORRIDOR
- ENVIRONMENTAL AVOIDANCE AREA
- OPEN WATER AREA
- ENVIRONMENTAL AVOIDANCE AREA, 33' (10 M) BUFFER
- CAPPED OIL AND GAS WELL AREA

EROSION CONTROL

- SILT FENCE (SINGLE)
- SILT FENCE (DOUBLE)

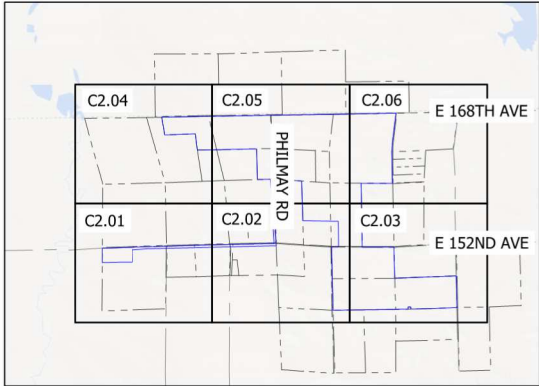
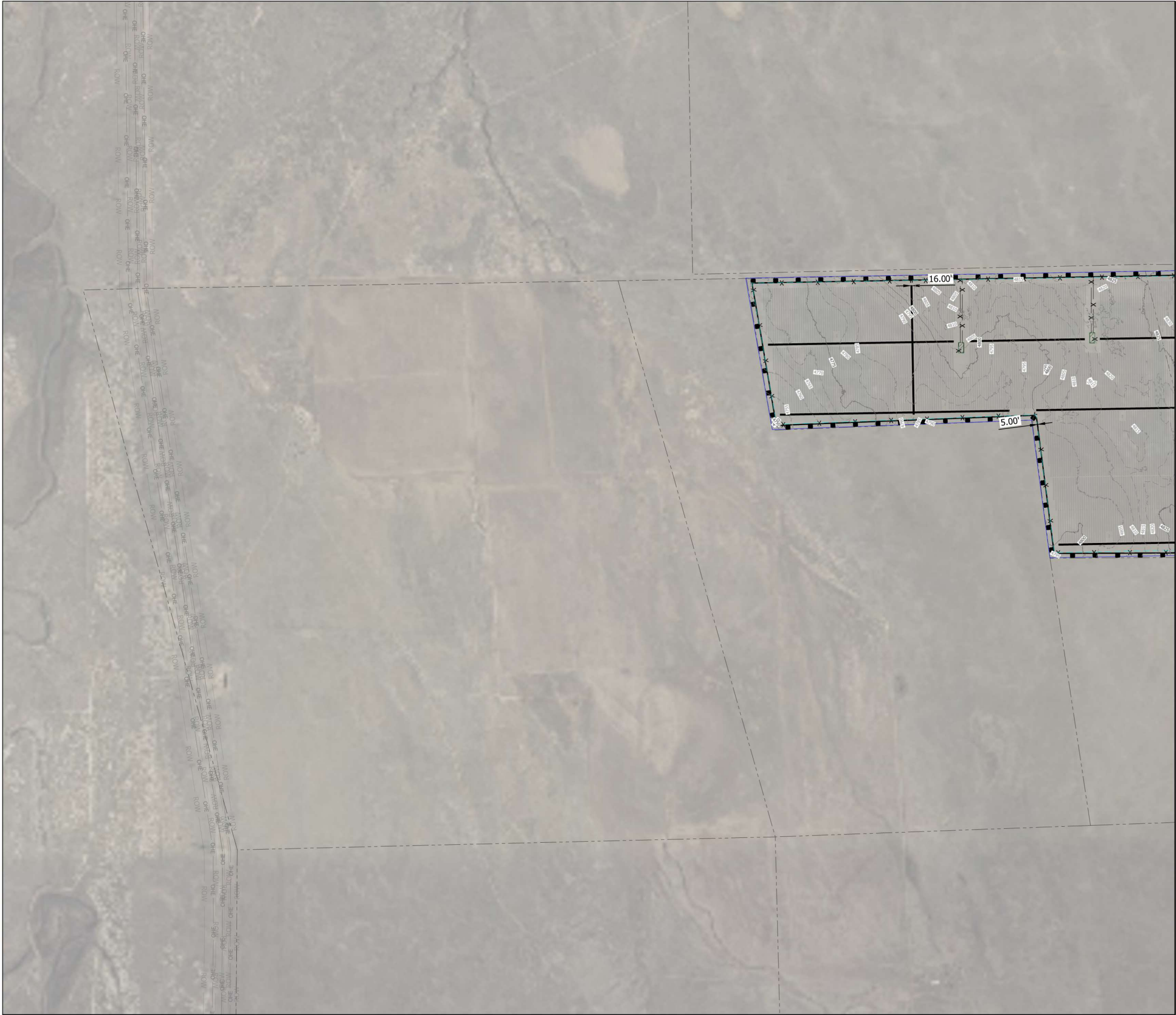
GRADING

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- 4805 EXISTING MINOR CONTOUR

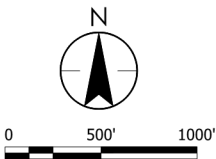


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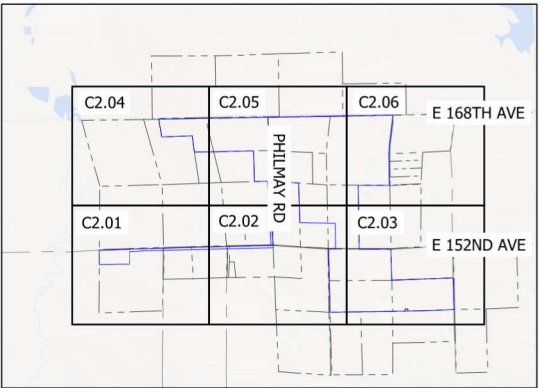


- LEGEND**
- EXISTING**
- PROJECT BOUNDARY
 - PROPERTY LINE
 - ROAD CENTERLINE
 - OVERHEAD ELECTRIC
 - UTILITY EASEMENT
- PROPOSED**
- CHAIN LINK FENCE
 - SUBSTATION
 - SWITCHYARD
 - BATTERY ENERGY STORAGE SYSTEM
 - TRACKER
 - GRAVEL ROAD
 - STORM BASIN
 - BASIN OUTLET PIPE
- CONSTRAINTS**
- 50' PROJECT BOUNDARY SETBACK
 - 120' PROPERTY LINE SETBACK
 - UNREGULATED WATERWAY
 - 50' OPEN WATER BUFFER
 - ABANDONED HOMESTEAD 50' BUFFER
 - SOUTHERN FARMSTEAD 50' BUFFER
 - VENT PIPE AREA 50' BUFFER
 - ABANDONED HOMESTEAD
 - SOUTHERN FARMSTEAD
 - VENT PIPE AREA
 - WILDLIFE CORRIDOR
 - ENVIRONMENTAL AVOIDANCE AREA
 - OPEN WATER AREA
 - ENVIRONMENTAL AVOIDANCE AREA, 33' (10 M) BUFFER
 - CAPPED OIL AND GAS WELL AREA
- EROSION CONTROL**
- SILT FENCE (SINGLE)
 - SILT FENCE (DOUBLE)
- GRADING**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

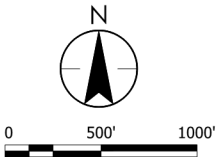


THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THIS DRAWING IS THE PROPERTY OF STANTEC AND IS NOT TO BE REPRODUCED OR COPIED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC. IS FORBIDDEN.

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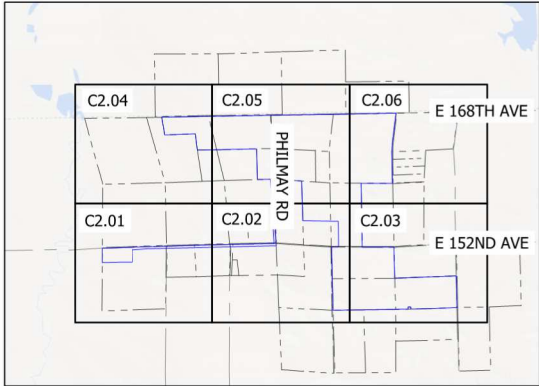


- LEGEND**
- EXISTING**
- PROJECT BOUNDARY
 - PROPERTY LINE
 - ROAD CENTERLINE
 - OVERHEAD ELECTRIC
 - UTILITY EASEMENT
- PROPOSED**
- CHAIN LINK FENCE
 - SUBSTATION
 - SWITCHYARD
 - BATTERY ENERGY STORAGE SYSTEM
 - TRACKER
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 - STORM BASIN
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- 50' PROJECT BOUNDARY SETBACK
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 - VENT PIPE AREA 50' BUFFER
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 - SOUTHERN FARMSTEAD
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 - CAPPED OIL AND GAS WELL AREA
- EROSION CONTROL**
- SILT FENCE (SINGLE)
 - SILT FENCE (DOUBLE)
- GRADING**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR



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LEGEND

EXISTING

- PROJECT BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- UTILITY EASEMENT

PROPOSED

- CHAIN LINK FENCE
- SUBSTATION
- SWITCHYARD
- BATTERY ENERGY STORAGE SYSTEM
- TRACKER
- GRAVEL ROAD
- STORM BASIN
- BASIN OUTLET PIPE

CONSTRAINTS

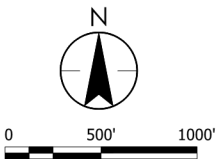
- 50' PROJECT BOUNDARY SETBACK
- 120' PROPERTY LINE SETBACK
- UNREGULATED WATERWAY
- 50' OPEN WATER BUFFER
- ABANDONED HOMESTEAD 50' BUFFER
- SOUTHERN FARMSTEAD 50' BUFFER
- VENT PIPE AREA 50' BUFFER
- ABANDONED HOMESTEAD
- SOUTHERN FARMSTEAD
- VENT PIPE AREA
- WILDLIFE CORRIDOR
- ENVIRONMENTAL AVOIDANCE AREA
- OPEN WATER AREA
- ENVIRONMENTAL AVOIDANCE AREA, 33' (10 M) BUFFER
- CAPPED OIL AND GAS WELL AREA

EROSION CONTROL

- SILT FENCE (SINGLE)
- SILT FENCE (DOUBLE)

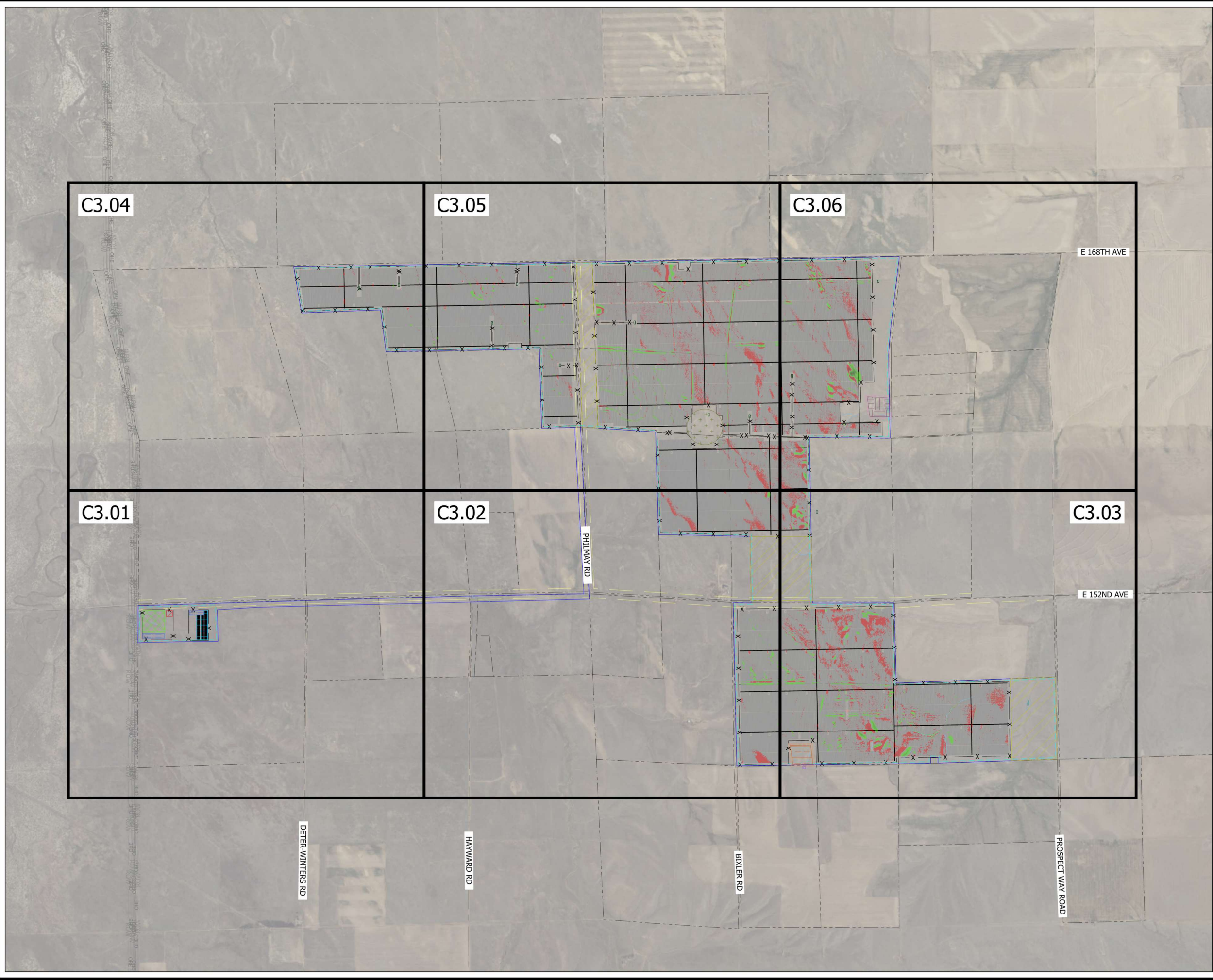
GRADING

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



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Xref: Border TX11, Goldwing Existing, Goldwing Station, Goldwing Constraints



LEGEND

EXISTING

PROJECT BOUNDARY

PROPERTY LINE

ROAD CENTERLINE

OHE

ROW

UTILITY EASEMENT

PROPOSED

X

CHAIN LINK FENCE

SUBSTATION

SWITCHYARD

BATTERY ENERGY STORAGE SYSTEM

TRACKER

GRAVEL ROAD

STORM BASIN

BASIN OUTLET PIPE

CONSTRAINTS

50' PROJECT BOUNDARY SETBACK

120' PROPERTY LINE SETBACK

UNREGULATED WATERWAY

50' OPEN WATER BUFFER

ABANDONED HOMESTEAD 50' BUFFER

SOUTHERN FARMSTEAD 50' BUFFER

VENT PIPE AREA 50' BUFFER

ABANDONED HOMESTEAD

SOUTHERN FARMSTEAD

VENT PIPE AREA

WILDLIFE CORRIDOR

ENVIRONMENTAL AVOIDANCE AREA

OPEN WATER AREA

ENVIRONMENTAL AVOIDANCE AREA, 33' (10 M) BUFFER

CAPPED OIL AND GAS WELL AREA

- GENERAL NOTES:
- EXISTING CONTOUR DATA WAS TAKEN FROM COLORADO HAZARD MAPPING COMPLETED BY USGS, DATED 2018.
 - GRADING SHOWN IS PRELIMINARY AND SHOULD BE USED ONLY FOR GAUGING LEVEL OF EFFORT AND DISTURBANCE AT THIS TIME.
 - THE DESIGN PARAMETERS USED TO ASSESS GRADING WERE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN.
 - THE QUALITY OF EARTHWORK ESTIMATES AND PILE ESTIMATES (IF PROVIDED) IS DEPENDENT UPON THE QUALITY OF THE EXISTING CONDITIONS DATA AND OWNER PROVIDED EQUIPMENT INFORMATION.
 - STORMWATER FEATURES, DRAINAGE WAYS, ROADWAYS, CULVERTS ETC. HAVE NOT BEEN MODELED AT THIS TIME AND WILL BE REQUIRED FOR FINAL ENGINEERING EFFORTS.
 - NO CUT OR FILL FACTORS HAVE BEEN APPLIED TO EARTHWORK ESTIMATES.
 - ATTEMPTS HAVE BEEN MADE TO OPTIMIZE GRADING IN ORDER TO BALANCE THE OVERALL PROJECT AREA, HOWEVER THIS OPTIMIZATION SHOULD BE REEVALUATED THROUGH THE SITE DESIGN AND GRADING PROCESS.
 - MINOR SURFACE SMOOTHING MAY BE REQUIRED FOR PANEL INSTALLATION.

CUT GRADING RANGE LEGEND			
RANGE	MIN. ELEV. (FT)	MAX. ELEV. (FT)	COLOR
1	-8.622	-6.000	Dark Red
2	-6.000	-4.000	Red
3	-4.000	-2.000	Light Red
4	-2.000	0.000	White

FILL GRADING RANGE LEGEND			
RANGE	MIN. ELEV. (FT)	MAX. ELEV. (FT)	COLOR
1	0.000	2.000	Light Green
2	2.000	4.000	Green
3	4.000	6.000	Dark Green
4	6.000	8.000	Very Dark Green
5	8.000	10.320	Black

N

01500'3000'

Stantec

6800 College Blvd, Suite 750
Overland Park, KS 66211
www.stantec.com

PRELIMINARY
NOT FOR CONSTRUCTION

OVERALL PRELIMINARY GRADING PLAN

GOLDWING SOLAR
MISSION CLEAN ENERGY
ADAMS COUNTY, COLORADO

DATE OF ISSUANCE
June 25, 2026

NO REVISION DATE

SURVEYXXXXXXXXX

DRAWNMAAB

DESIGNEDJT

CHECKEDJMD

APPROVEDJJM

PROJ. NO.203732552

SHEET NUMBER
C3.00

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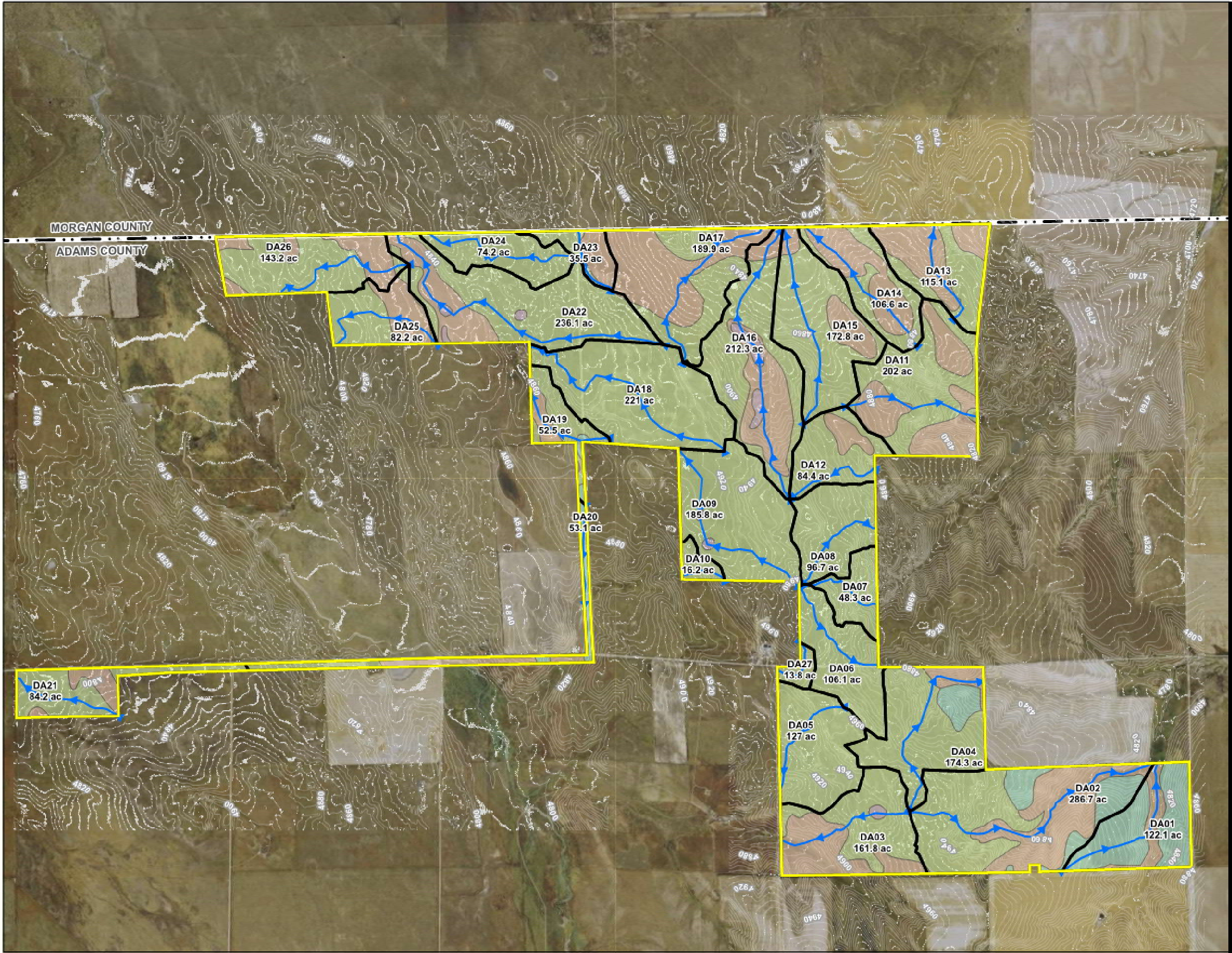
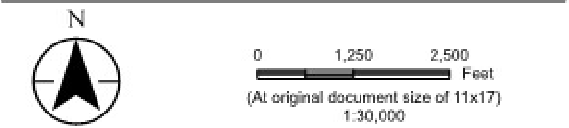
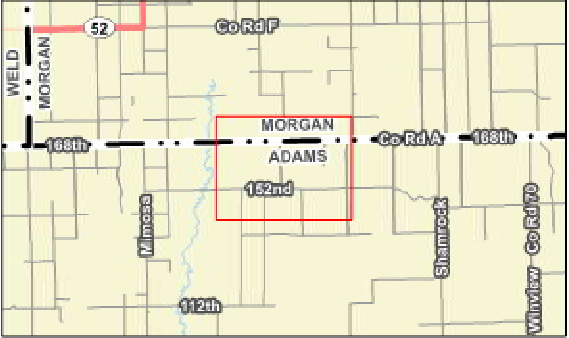


Figure No. **Appendix B**
Title **Goldwing Solar Existing Land Use Drainage Area Map**
Client/Project **Mission Clean Energy Goldwing PVS** 182604053
Project Location **Adams Co., CO** Prepared by MAB on 2026-05-12
TR by JMD on 2026-05-13
IR by JT on 2026-05-13



- Legend
- Project Boundary
 - County Boundary
 - Drainage Basin
 - Time of Concentration
 - Contours (5 ft)
- Soil HSG
- A
 - B
 - C
 - D



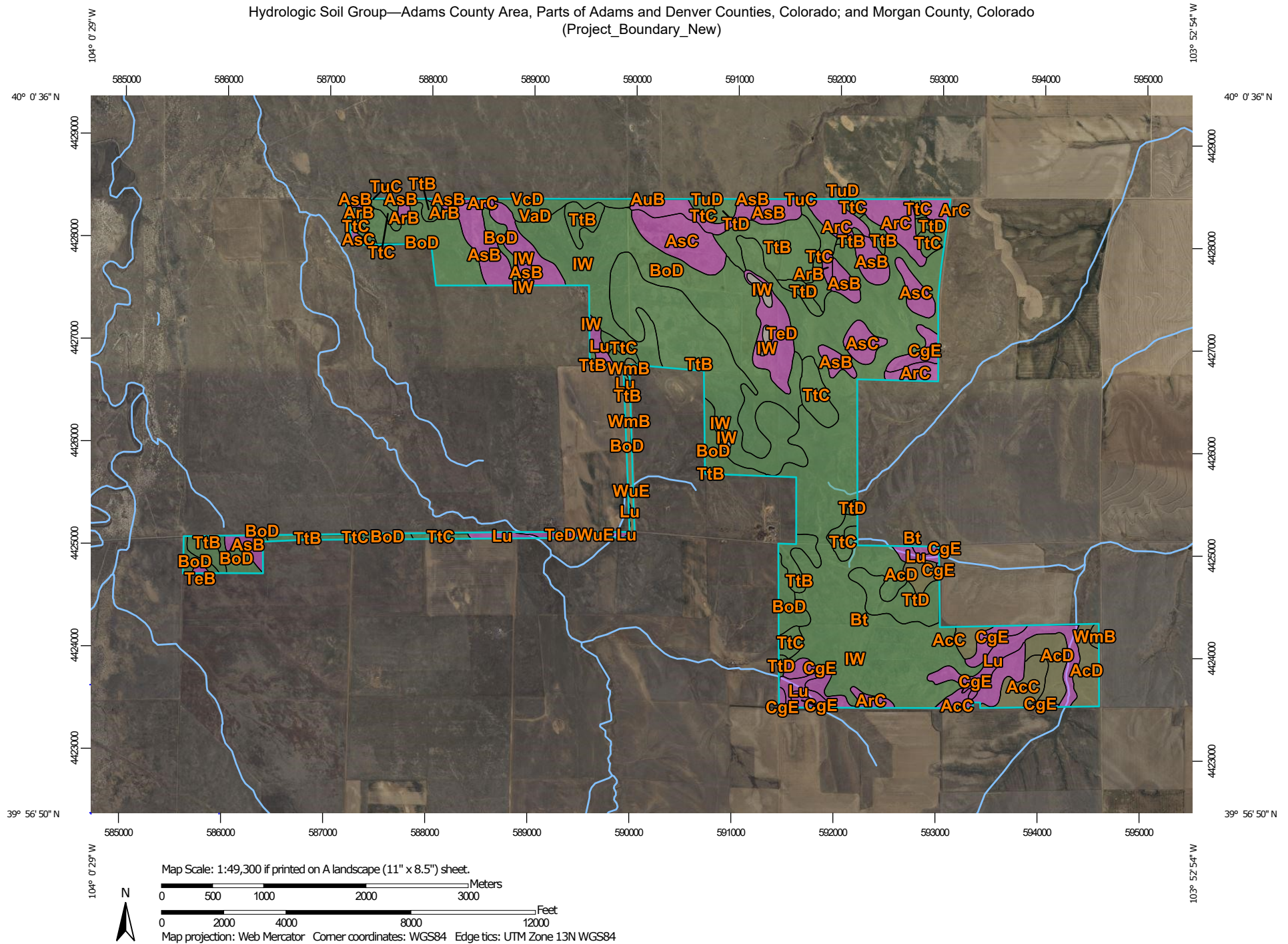
Notes
1. Coordinate System: NAD 1983 StatePlane Colorado North FIPS 0501 Feet
2. Data Sources: Stantec, USGS, NLCD
3. Background: 2021-2022 NAIP



Appendix C: Goldwing Solar Drainage Area Runoff																		
Drainage Area Information			Intensity, I		Imperviousness, IM		Soil Type Percents				Runoff Coefficient, C				Peak Rate of Runoff, Q			
Area Name	Area (Acres)	Time of Concentration (min)	I, 5 Year (in/hr)	I, 100 Year (in/hr)	Pre	Post	A	B	C	D	Pre	Post	Pre	Post	Pre	Post	Pre	Post
					IM	IM					C, 5 Year	C, 5 Year	C, 100 Year	C, 100 year	Q, 5 Year (cfs)	Q, 5 Year (cfs)	Q, 100 Year (cfs)	Q, 100 Year (cfs)
DA01	122.12	72.45	1.262	2.408	0.125	0.107	0.00%	19.18%	80.82%	0.00%	0.128	0.113	0.525	0.518	19.683	17.384	154.494	152.210
DA02	286.66	106.15	0.964	1.840	0.125	0.107	44.55%	39.01%	16.44%	0.00%	0.084	0.071	0.369	0.358	23.296	19.694	194.696	188.884
DA03	161.79	59.48	1.444	2.755	0.125	0.107	56.43%	41.89%	0.00%	1.68%	0.074	0.061	0.329	0.317	17.256	14.324	146.566	141.278
DA04	174.27	78.54	1.193	2.277	0.125	0.107	79.52%	9.03%	11.45%	0.00%	0.072	0.060	0.270	0.257	14.959	12.479	107.104	101.905
DA05	126.99	56.70	1.491	2.845	0.125	0.107	100.00%	0.00%	0.00%	0.00%	0.061	0.049	0.207	0.193	11.476	9.355	74.917	69.711
DA06	106.13	58.02	1.468	2.801	0.125	0.107	100.00%	0.00%	0.00%	0.00%	0.061	0.049	0.207	0.193	9.444	7.699	61.651	57.367
DA07	48.30	44.11	1.757	3.353	0.125	0.107	100.00%	0.00%	0.00%	0.00%	0.061	0.049	0.207	0.193	5.145	4.194	33.586	31.252
DA08	96.70	50.46	1.610	3.073	0.125	0.107	100.00%	0.00%	0.00%	0.00%	0.061	0.049	0.207	0.193	9.440	7.695	61.627	57.344
DA09	185.82	101.61	0.995	1.898	0.125	0.107	98.46%	0.00%	0.00%	1.54%	0.062	0.051	0.212	0.198	11.422	9.340	74.929	69.883
DA10	16.24	35.65	2.008	3.833	0.125	0.107	100.00%	0.00%	0.00%	0.00%	0.061	0.049	0.207	0.193	1.977	1.612	12.906	12.009
DA11	202.00	58.66	1.457	2.781	0.125	0.107	55.02%	44.98%	0.00%	0.00%	0.073	0.061	0.332	0.320	21.627	17.924	186.392	179.765
DA12	84.44	47.49	1.675	3.197	0.125	0.107	82.71%	17.29%	0.00%	0.00%	0.066	0.054	0.255	0.242	9.275	7.615	68.902	65.283
DA13	115.11	54.36	1.533	2.926	0.125	0.107	45.33%	54.67%	0.00%	0.00%	0.076	0.063	0.359	0.347	13.456	11.183	120.788	117.004
DA14	106.57	76.66	1.213	2.316	0.125	0.107	43.01%	56.99%	0.00%	0.00%	0.077	0.064	0.365	0.354	9.946	8.271	90.097	87.357
DA15	172.83	87.44	1.107	2.112	0.125	0.107	82.40%	17.60%	0.00%	0.00%	0.066	0.054	0.256	0.243	12.556	10.310	93.464	88.577
DA16	212.28	116.47	0.902	1.720	0.125	0.107	59.47%	34.43%	0.00%	6.10%	0.075	0.063	0.323	0.311	14.376	11.985	117.844	113.463
DA17	189.89	83.86	1.140	2.175	0.125	0.107	42.01%	57.99%	0.00%	0.00%	0.077	0.064	0.368	0.357	16.706	13.897	151.915	147.355
DA18	221.00	140.16	0.788	1.503	0.125	0.107	100.00%	0.00%	0.00%	0.00%	0.061	0.049	0.207	0.193	10.554	8.603	68.898	64.110
DA19	52.52	56.17	1.500	2.863	0.125	0.107	65.21%	25.07%	8.51%	1.20%	0.075	0.063	0.309	0.296	5.924	4.951	46.396	44.548
DA20	53.05	60.19	1.432	2.733	0.125	0.107	27.45%	41.29%	31.25%	0.00%	0.096	0.083	0.424	0.414	7.314	6.274	61.494	60.062
DA21	84.21	64.83	1.362	2.599	0.125	0.314	79.03%	20.97%	0.00%	0.00%	0.067	0.206	0.265	0.400	7.640	23.631	58.090	87.570
DA22	236.06	172.36	0.676	1.290	0.125	0.107	75.18%	22.86%	0.00%	1.96%	0.069	0.057	0.277	0.264	10.958	9.046	84.396	80.451
DA23	35.45	51.58	1.587	3.029	0.125	0.107	61.52%	35.41%	0.00%	3.08%	0.073	0.061	0.315	0.303	4.113	3.415	33.877	32.573
DA24	74.23	89.86	1.085	2.071	0.125	0.107	100.00%	0.00%	0.00%	0.00%	0.061	0.049	0.207	0.193	4.884	3.982	31.885	29.669
DA25	82.22	80.79	1.170	2.233	0.125	0.107	60.55%	39.45%	0.00%	0.00%	0.072	0.059	0.317	0.304	6.916	5.722	58.105	55.880
DA26	143.18	86.45	1.115	2.129	0.125	0.107	70.36%	29.64%	0.00%	0.00%	0.069	0.057	0.289	0.277	11.036	9.101	88.210	84.342
DA27	13.82	39.84	1.874	3.577	0.125	0.107	100.00%	0.00%	0.00%	0.00%	0.061	0.049	0.207	0.193	1.571	1.281	10.255	9.543

Appendix D: Hydrologic Soil Group Data

Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado; and Morgan County, Colorado
(Project_Boundary_New)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado

Survey Area Data: Version 22, Aug 29, 2025

Soil Survey Area: Morgan County, Colorado

Survey Area Data: Version 26, Sep 2, 2025

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2021—Jun 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcC	Adena-Colby association, gently sloping	C	57.1	1.7%
AcD	Adena-Colby association, moderately sloping	C	104.3	3.1%
ArB	Ascalon loamy sand, 0 to 3 percent slopes	B	19.9	0.6%
ArC	Ascalon loamy sand, 3 to 5 percent slopes	B	132.8	3.9%
AsB	Ascalon sandy loam, 0 to 3 percent slopes	B	244.4	7.2%
AsC	Ascalon sandy loam, 3 to 5 percent slopes	B	134.4	3.9%
BoD	Blakeland loamy sand, 3 to 9 percent slopes	A	636.4	18.7%
Bt	Blakeland-Truckton association	A	863.0	25.4%
CgE	Colby loam, 6 to 15 percent slopes	B	130.2	3.8%
EgA	Ellicott-Glenberg complex, 0 to 3 percent slopes, occasionally flooded	A	1.8	0.1%
IW	Intermittent water		23.8	0.7%
Lu	Loamy alluvial land	B	124.5	3.7%
TeB	Terry fine sandy loam, 0 to 3 percent slopes	B	2.5	0.1%
TeD	Terry fine sandy loam, 3 to 9 percent slopes	B	71.5	2.1%
TtB	Truckton loamy sand, 0 to 3 percent slopes	A	508.3	14.9%
TtC	Truckton loamy sand, 3 to 5 percent slopes	A	164.2	4.8%
TtD	Truckton loamy sand, 5 to 9 percent slopes	A	118.5	3.5%
VaD	Valent loamy sand, 3 to 9 percent slopes	A	35.3	1.0%
WmB	Weld loam, 1 to 3 percent slopes	C	13.5	0.4%
WuE	Wiley-Adena-Renohill complex, 3 to 20 percent slopes	C	12.2	0.4%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Subtotals for Soil Survey Area			3,398.5	99.8%
Totals for Area of Interest			3,404.0	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ascalon loamy sand, 0 to 3 percent slopes	B	0.9	0.0%
AsC	Ascalon loamy sand, 3 to 5 percent slopes	B	0.9	0.0%
AuB	Ascalon sandy loam, 0 to 3 percent slopes	B	0.5	0.0%
TuB	Truckton loamy sand, 0 to 3 percent slopes	A	0.3	0.0%
TuC	Truckton loamy sand, 3 to 5 percent slopes	A	0.4	0.0%
TuD	Truckton loamy sand, 5 to 9 percent slopes	A	0.4	0.0%
VcD	Valent sand, 3 to 9 percent slopes	A	1.5	0.0%
Subtotals for Soil Survey Area			4.9	0.1%
Totals for Area of Interest			3,404.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

EXHIBIT 11 - DRAFT DECOMMISSIONING PLAN



GOLDWING SOLAR PROJECT

DRAFT DECOMMISSIONING PLAN

June 15, 2026

APPLICANT:

Goldwing Solar Project, LLC

3210 21st Street, San Francisco, CA 94110

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1 INTRODUCTION

The proposed Goldwing Solar Project (Project) is located on approximately 3,592 acres of privately-owned land in unincorporated Adams County, Colorado. The Project is proposed generally just south of the border with Morgan County, between Prospect Way Road and Philmay Road on the east and west and County Road A and 136th Avenue on the north and south.

The Project owner is Goldwing Solar Project, LLC (Goldwing). This Decommissioning Plan (Plan) for the Project identifies the proposed process for returning the site to pre-construction conditions.

The objective of decommissioning is to remove the installed materials and equipment and return the land to the condition that existed prior to construction. Some portions of the Project will not require complete reclamation if the landowner decides to utilize the property for other land uses. The procedures described for decommissioning and reclamation will ensure public health and safety, environmental protection, and compliance with applicable regulations. Procedures include restoration of land contours and native vegetation, hydrology, visual resources, and wildlife habitats.

The procedures outlined for reclamation include a description of the proposed activities for reclamation to be undertaken during and after completion of Project operation and measures to be taken to prevent unnecessary or undue degradation.

The Project, serving as applicant, has consulted in the development of this plan with the landowners of the Project that are not serving as applicant.

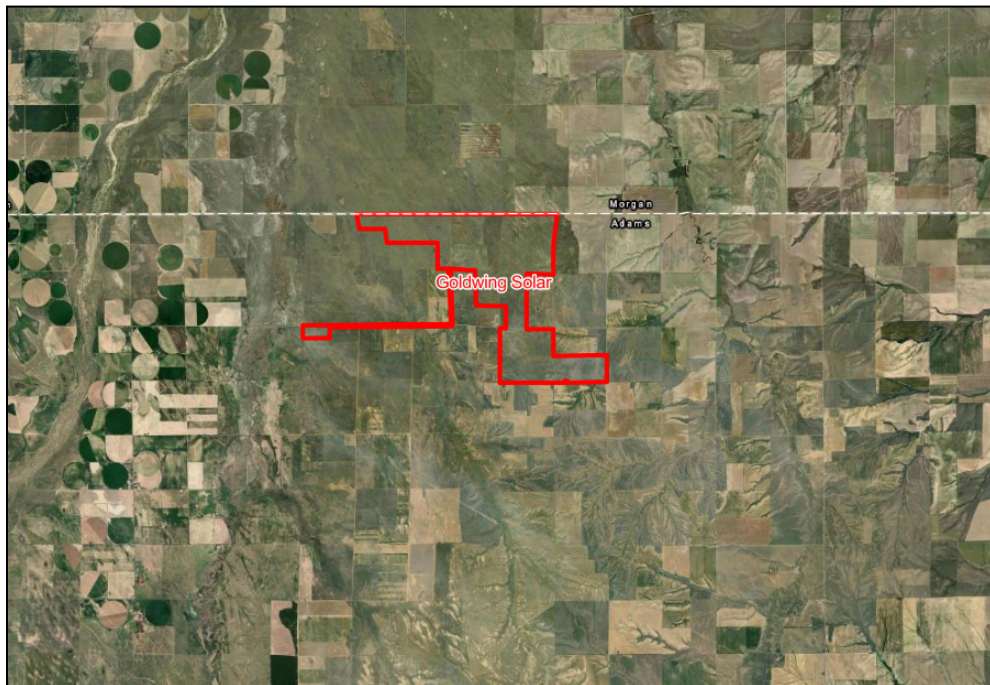


Figure 1 – Project Location Map

The Project would have a production capacity of up to 550 MW and energy generated by the Project would be delivered to a utility-owned substation. The Project will include photovoltaic (PV) solar panels and tracking system, collection cables, direct current (DC) to alternating current (AC) inverters, transformers, circuit breakers and disconnect switches, a substation, energy storage (BESS), and various appurtenant equipment. A collection system will connect the solar arrays to the proposed Project substation. The Project will interconnect to the PSCo-owned electrical grid via a new switchyard on the existing Missile - Pawnee 345 kV transmission line, just west of the Project.

Each solar panel area is arranged in arrays that run from north to south and track the path of the sun from east to west. Panels are clustered into arrays and fixed to the ground on piles and structural supports that support the panels. A motor rotates the structural supports so that the panels can track the movement of the sun. Collection cables from the inverters will converge at the perimeter of each of the solar array areas and will lead to the proposed Project substation. Feeder cables will enter the Project substation via conduit and route to the feeder breakers. The substation will require power transformers, overhead buses, feeder breakers with revenue-grade meters, and miscellaneous supporting equipment. High accuracy metering will be installed in overhead medium voltage buses upstream of all breakers.

The BESS will require approximately 10-20 acres of a graveled area to store up to 550 MW of power for up to a 4-hour power supply. Containers will house the batteries, and an exact model will be chosen at the time of detailed engineering. The containers housing the batteries will be approximately 20-feet long including the HVAC and are approximately 12 feet wide by 12 feet tall. Battery inverters will also be installed, and the final model selected at the detailed engineering phase of development. These inverters are bidirectional and are connected to the Project substation medium voltage bus. When energy is coming from the grid, the BESS inverters/transformers will transform the electrical energy down to a low voltage, before rectifying the electrical energy to DC to match the voltage on the batteries within the containers. Later, the process is reversed: DC electrical energy flows from the battery containers into the inverter, converted to AC, and transformed to a voltage to match the grid.

Metering and control equipment will be installed in the substation control house, and underground fiber optic communication cables will run between the control house and the solar/BESS inverters. Project data and control signals will be transmitted over the internet to the Project control center, where the Project area will be remotely monitored and controlled 24/7. The controls will include the battery storage charge and dispatch for the following 24 hours, together with emergency conditions.

The operations and maintenance (OM) building will be located on-site. The OM building will include space for operations staff to effectively work in and warehouse space for inventory.

A fence will be installed around the solar arrays for safety and security. Internal access pathways to major equipment pad locations will be all-weather to ensure access and circulation for operations and maintenance. Access gates are located at entry points with locks that will allow for first responder access.

Lighting installed for the Project would be designed to code to provide the minimum illumination needed to achieve safety and security and would be downward-facing and shielded to focus illumination on the desired areas and adhere to dark sky regulations.

Each transformer and inverter pair footprint will measure approximately 20 x 10 feet and will not exceed 12 feet in height. Transformers will not exceed 12 feet in height. The final model and quantity of PV solar panels and inverters will be finalized during the detailed engineering phase.

For purposes of decommissioning, the Project can be separated into five major components including:

1. Ground-mounted solar arrays with associated racking, chain-link perimeter fencing, underground DC electrical collector lines, and inverter skids
2. Collector cables
3. Project substation and transmission line to the point of interconnection at a new substation on the Missile - Pawnee 345 kV transmission line.
4. BESS including inverters and cables interconnecting to the Project substation.
5. Access pathways

2.1 ANTICIPATED OPERATIONAL LIFE OF THE SOLAR ARRAY

Typically, solar modules (PV panels) have a useful life of approximately 30-years. However, the design and development of the Project will allow for components to be upgraded while only causing minor interruptions (i.e., individual panels can be removed/replaced or support a re-racking and repowering effort). Therefore, it is anticipated that the operational life of the array will be much longer than that of originally installed equipment. It is anticipated that the array will be operational for approximately 35- to 40-years.

2.2 IMPLEMENTATION PLAN

Prior to final inspection of the facility, the Plan will be provided to Adams County. Then, operation of the Project may begin and the Plan will be effectively implemented.

The decommissioning and reclamation will include disassembly and removal of above-ground structures, removal of subsurface structures, and re-seeding of areas disturbed during decommissioning. At the time of decommissioning, a plan will be submitted for continued beneficial use of any components to be left on-site. Asphalt portions of access pathways will be removed and disposed of and gravel access pathways will be restored and revegetated. A professional salvaging company will be contracted to disassemble, remove, and recycle major project components and materials off-site.

For decommissioning, the Project owner shall:

- Be responsible for all decommissioning costs.
- Commence work decommissioning, removing, and legally disposing of project components.
- Remove and dispose of all above-ground infrastructure, including arrays and inverter structures.
- Acquire permits and develop storm water pollution prevention plans (SWPPP) to remove concrete foundations and pads, fences, and complete ground stabilization using vegetative and other means in accordance with permits and in compliance with all applicable rules and regulations.

- Remove all general waste and any hazardous materials and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations governing the disposal of such materials.
- Recycle and/or salvage materials to a reasonable extent practical and all waste streams shall be managed in accordance with the State's and local authorities' waste hierarchy.

3 DECOMMISSIONING EXECUTION METHODS

The first phase in the decommissioning process will consist of a site assessment of existing conditions and preparation for demolition. The removal of solar facility components will follow. However, access pathways, fencing, and electrical power facilities will remain in place for use by the decommissioning and restoration workers until the solar panel components and associated facilities are removed. Demolition debris will be placed in temporary on-site storage area(s) pending final transportation and disposal/recycling off-site.

The Project will market and sell all equipment on the site to the extent possible first, as systems, and second, at the component level, to reduce costs. This will occur in parallel and be followed by dismantlement activities using optimal methods that considers the value of the materials that can be scrapped and the distance to end users. The entire site may be put to auction, or the entire site may be bid as an EPC project to support the decommissioning effort.

3.1 DURATION — SCHEDULE

Decommissioning of the entire Project shall commence following the conclusion of the Project's 40-year lifespan or after 150 days of the date of discontinued operations. The major dates associated with decommissioning are provided below. **[PLEASE NOTE: Dates are estimates and subject to change based on future conditions.]**

- Estimated Start of Decommissioning: May 2070
- Approximate Duration of Decommissioning: 12 Months
- Estimated Conclusion of Decommissioning: May 2071

All relevant Adams County entities, including the Adams County Community and Economic Development Department will be notified via certified mail within 30 days of the proposed date of discontinued operations and plans for removal.

Similarly, all relevant Adams County entities, including the Adams County Community and Economic Development Department, will be notified when any portion of the Project has not been in active and continuous service for a period of at least 150 days. If this occurs, the inactive portions of the Project shall be removed, with the exceptions of planned repowering or a force majeure event. If longer repairs of the Project are necessary, then proper evidence of the force majeure event necessitating the repairs will be provided to Adams County.

3.2 DECOMMISSIONING OF PROJECT COMPONENTS

During decommissioning, Project components that are no longer needed will be dismantled (including breaking concrete into gravel), removed from the site, and recycled or disposed of, or abandoned in place where allowable. Decommissioning procedures associated with each Project component are discussed below.

3.2.1 PV SOLAR PANELS

The PV solar panels, supports, and buried underground conductors will be removed. The demolition debris and removed components will be dismantled into pieces that can be safely lifted or carried with the on-site equipment being used. The majority of glass and steel will be processed for transportation and delivery to an off-site recycling center. All steel, aluminum, and copper will be recycled to the greatest extent that is economically viable. PV panels will be recycled or disposed of in accordance with the manufacturer's recycling program.

3.2.2 PROJECT SUBSTATION

At decommissioning, the prefabricated control enclosure and electronic components of the substation equipment will be electrically disconnected and made safe for removal. The control enclosure will then be disassembled and removed from the site. The transformers, breakers, bus work, and metal dead-end structures will also be disassembled and removed. Concrete foundations and containment berms/curbs for the transformers will be broken into pieces, and all debris and aggregate rock will either be removed from the site or crushed into gravel and used on-site in coordination with the desires of the Project property owners. The area will be revegetated as described below.

The main power transformer's insulating oil will be drained and transferred to a licensed disposal facility for recycling or disposal. Site personnel involved in handling these materials will be trained appropriately.

As part of the preparation for closure, the stormwater management for the site will be updated to cover spill prevention and countermeasures for handling specific materials during decommissioning. Procedures to decrease the potential for release of contaminants to the environment will be specified in the Final Decommissioning Plan.

3.2.3 BESS

The BESS will be dismantled and removed from the site in compliance with applicable federal and local rules that govern the safe transport and disposition of used equipment or waste. If possible, batteries will be refurbished and reused elsewhere. If the batteries cannot be reused/recycled, the batteries will be disposed of. Lithium-ion (Li-ion) batteries headed for disposal will be managed as "Universal Waste", following the rules of the Environmental Protection Agency's (EPA) Resource Conservation and Recovery Act (RCRA), as described in Title 40 of the Code of Federal Regulations (CFR) Part 273.

3.2.4 PROJECT ACCESS PATHWAYS

On-site pathways will remain in place to accomplish decommissioning at the end of the facility's life. Pathways will be restored to pre-construction conditions. The pathway surface will be restored and revegetated.

3.2.5 FENCING

Demolition of security fencing will entail breakdown and removal of gates and fencing materials at the completion of demolition of other Project components. Residual materials from fencing will be transported via heavy haul dump truck to a central recycling/staging area where the materials will be processed for transport to an off-site recycler. A Project recycle center may be established to reduce staging of materials for transport to an off-site recycling location. The materials could include barbed wire, steel fence bracing and stretcher bars, galvanized steel hardware fabric, posts, and concrete post supports.

The use of mechanized equipment and trained personnel will ensure the safe dismantling and removal of the perimeter security gates and fence. The permanent security fence below-ground materials consist of concrete backfill for the posts. Fence post supports will be unearthed and removed. The concrete attached to the posts will be physically removed and transported to the recycling area for recycling off-site or crushed into gravel to remain on-site.

3.3 DEMOLITION DEBRIS MANAGEMENT, DISPOSAL, AND RECYCLING

All demolition procedures will maximize the recycling of materials to the greatest extent possible. Non-hazardous wastes will be collected and disposed of in specific and appropriate waste areas. Hazardous wastes will be disposed of according to applicable laws, ordinances, regulations, and standards. Demolition debris will be placed in temporary on-site storage area(s), prior to transport to an off-site recycling center, in accordance with the procedures listed below.

For the purposes of this Plan, it is assumed that the removal of all above ground and some below ground equipment and appurtenant facilities from all site areas will be required. Removal activities will be achieved in conformance with all applicable laws, ordinances, regulations, and standards. Above ground structures will be removed through mechanical or other approved methods and transported off-site. Below ground materials will be removed as described in the sections above.

4 SITE RECLAMATION

Site reclamation activities (including regrading and reseeding of the site to as natural condition as possible) will occur following the completion of decommissioning and complete within twelve months. Reclamation will restore natural vegetative cover and hydrologic function after closure of the facility. Restoring ecological features to a condition compatible with the adjacent landform will inherently restore the visual elements of the site to pre-disturbance conditions in accordance with Project approvals and restoration requirements.

If soils are determined to be compacted at levels that will affect successful revegetation, decompaction will occur. The method of decompaction will depend on the level of compaction. It is unlikely that a significant amount of earthwork will be required to construct the Project and therefore will have limited disturbance of the Project area.

As the preconstruction use for the Project area is primarily agriculture or open space and the land is relatively undisturbed, it is anticipated that reseeding will be the primary method of revegetation within the proposed disturbance areas. The primary goal of revegetation will be to establish a barrier to erosion of soils. The site will be revegetated with a native seed mix compatible with the surrounding vegetative cover. The method by which seeds will be placed will be determined at the time of decommissioning, since revegetation technology may change over the next 30 to 40 years.

4.1 CLOSURE AND RESTORATION STRATEGY

The overall closure and restoration strategy includes the following major elements:

- Conducting restoration planning that addresses the “as-found” site conditions at the start of the Project.
- Documenting and establishing health and safety procedures.
- Restoration of soils, if needed, to ensure that clean closure is achieved.
- Evaluate the execution of the Plan through Project oversight and quality assurance.
- Document implementation of the Plan and compliance with environmental requirements.
- It is the responsibility of the Project owner to ensure the Project is constructed, commissioned, operated, and decommissioned according to all relevant requirements.

Best management practices will be implemented to provide erosion and sediment control until revegetation efforts have sufficiently stabilized the soil.

4.2 RESTORATION OF DRAINAGE

This section presents an initial drainage restoration plan for the Project that focuses on permanent closure and subsequent decommissioning activities to restore the site drainage to conditions that will complement present off-site drainage conditions. This plan is a draft and will be reviewed and revised as necessary for the final plan when decommissioning activities are imminent.

Drainage restoration will be one of the final decommissioning activities. Stormwater detention ponds are planned for the construction of the Project. Detention ponds will maintain the historic drainage patterns and release rates for the site. Since the Project components, access pathways, fences, and all other appurtenant facilities will be

decommissioned (unless otherwise indicated by landowners), storm water detention ponds may be decommissioned as part of the restoration effort. Removal of the detention ponds will ensure that pre-construction drainage patterns and release rates can be maintained. It is assumed that the removal of all equipment will be required and will be achieved in conformance with all applicable laws, ordinances, regulations, statutes, and local/regional plans.

4.3 SOIL RESTORATION

As part of the decommissioning planning, determination of the depth and lateral extent of contaminated soil (if present) will be conducted as needed. Any required soil cleanup will be based on visual observations, a review of spill records and daily operating practices, and results of any chemical analyses performed on soil samples collected during site closure.

At this time and for the purposes of this preliminary Plan, it is not anticipated that soil cleanup will be required due to the limited contaminants present at the Project. If required, appropriate soil cleanup and rehabilitation methods will be selected to meet Project objectives and regulatory requirements based on criteria contained in applicable Federal, State, and County guidance. If contaminated soil removal is required, the resulting excavations will be backfilled with native soil of similar permeability and consistency as the surrounding soils and compacted.

If required, soil restoration will be one of the final decommissioning activities implemented (following removal of site equipment, in accordance with all applicable laws, ordinances, regulations, statutes, and local/regional plans).

EXHIBIT 12 - FAA NOTICE CRITERIA TOOL EVALUATION

OE/AAA Pre-screening Results

Tue Jun 23 2026 14:47:28 GMT-0500 (Central Daylight Time)

Structure: Solar Panel

Latitude	Longitude	Height	Site Elevation	AMSL
40 0'1.3896" N	-103 54'36.1 W	199	4809	5008
39 57'25.308" N	-103 53'34.7 W	199	4857	5056
39 59'13.0308" N	-103 57'2.10" W	199	4873	5072
40 0' 3.4704" N	-103 58' 43.7" W	199	4765	4964

Based on the information you provided, you are not required to file notice with the FAA.



OE/AAA Pre-screening Results

Tue Jun 23 2026 14:49:01 GMT-0500 (Central Daylight Time)

Structure: Utility Pole

Latitude	Longitude	Height	Site Elevation	AMSL
39 58' 11.6508 N	-103 59' 34.6 W	199	4799	4998

Based on the information you provided, you are not required to file notice with the FAA.

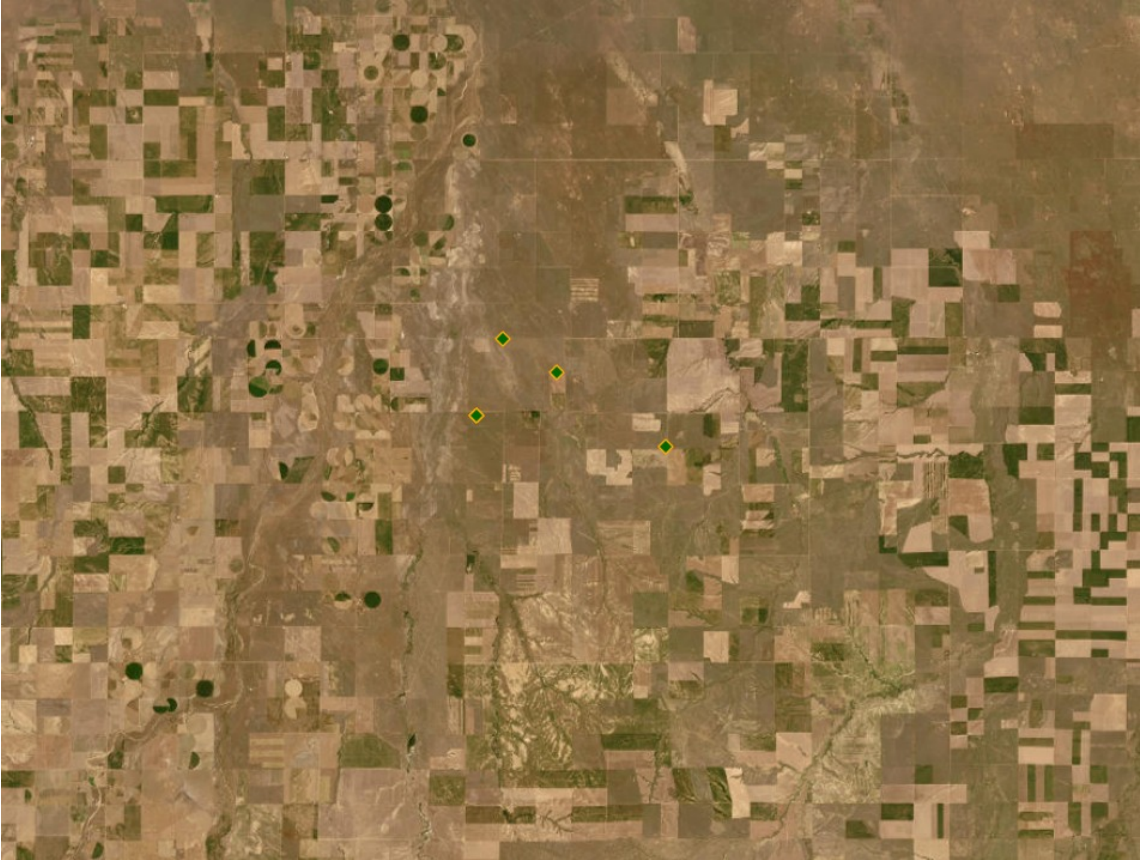


EXHIBIT 13 - PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment

Goldwing Solar Project

Fort Morgan, Adams County, Colorado

May 8, 2026

Prepared for:

Mission Clean Energy, LLC and Goldwing Solar Project, LLC

Prepared by:

Stantec Consulting Services Inc.

410 17th Street, Suite 1400

Denver, Colorado 80202

Project/File:

203732552



Sign-off Sheet and Signatures of Environmental Professionals

This document entitled **Phase I Environmental Site Assessment Goldwing Solar Project** ("Report") was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Mission Clean Energy, LLC and Goldwing Solar Project, LLC (together, the "Client"). The conclusions in the Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from the "Client" and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.



Author: _____

Kathya De la Fuente Guizar

Environmental Designer

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Quality Reviewer: _____

Jamie Hoffman

Senior Associate



Independent Reviewer: _____

Annie Eissman

Environmental Specialist



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1 Executive Summary

Stantec Consulting Services Inc. (Stantec) completed a Phase I Environmental Site Assessment (ESA) of the Goldwing Solar Project, consisting of multiple parcels of land (herein collectively referred to as the “Subject Property”) totaling approximately 3,404 acres in unincorporated Adams County, Colorado, on behalf of Mission Clean Energy, LLC and Goldwing Solar Project, LLC (together, the “Client” or “Mission”).

The Subject Property represents the proposed Goldwing Solar Project. The work was performed in accordance with Stantec’s proposal dated January 13, 2026, and approved by the Client on January 15, 2026 and in general accordance with ASTM E2247-23 and the requirements of the All Appropriate Inquiries (AAI) Rule (40 CFR Part 312). Mission has been designated as the User of this report (the “User”).

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E2247-23, and All Appropriate Inquiry (AAI) as defined by the United States Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations, Part 312 (40 CFR 312), except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Subject Property consists of multiple parcels of land totaling approximately 3,404 acres in Adams County, Colorado. The Subject Property is owned by multiple private landowners and is currently utilized primarily for agricultural purposes. Based on review of available mapping and aerial imagery, the Subject Property is characterized by cultivated fields and open land, with limited development observed across the site consisting primarily of agricultural features, scattered farmsteads, and an abandoned homestead; and features indicative of historical oil and gas activity, including former well locations and associated infrastructure. The Subject Property is being considered for development as a utility-scale solar energy and battery storage facility. Additional information regarding the parcels included in the Subject Property is provided in Table 1 below.

Surrounding properties are predominantly agricultural land, with scattered rural residential properties and associated agricultural structures. A map showing the general location of the Subject Property is presented on **Figure 1**. Maps showing the main features of the Subject Property are provided on **Figure 2**. Photographs taken during the site reconnaissance visit are provided in **Appendix A**.



Phase I ESA Goldwing Solar Project

1 Executive Summary

Table 1		
Parcel Number	Primary Surface Owner	Full Parcel Acres
155300000015	Ferris Ranch LLC	643.71
155300000044	Ferris Ranch LLC	320.44
155300000041	Ferris Ranch LLC	319.0
155300000043	Ferris Ranch LLC	320.7
155300000016*	Ferris Ranch LLC	643.71
155500000003	Ferris Ranch LLC	218.7
155500000004	Ferris Ranch LLC	73.5
155500000008	Ferris Ranch LLC	164.7
155500000002	Ferris Ranch LLC	67.3
155500000005	Ferris Ranch LLC	320.4
155500000036*	Ferris Ranch LLC	281.4
155500000001	Ferris Ranch LLC	336.0
155500000100*	Ewertz Farms LLC	185.83
155500000046*	Cowell Family LLC	143.0
155500000047*	Cowell Family LLC	655.9
155500000034*	The Hinerman Trust	422.06
155500000039*	The Hinerman Trust	217.1
* Indicates parcel is partially included within the Subject Property; acreage shown reflects total parcel size.		

Stantec has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E2247-23 for the Goldwing Solar Project property located in Adams County, Colorado, or the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. Based on this information, Stantec made the following findings and developed the following opinions.

- A possibly abandoned homestead was observed on the northeastern portion of the Subject Property. Dumping was observed at the abandoned homestead, including totes, drums, tires, vehicles, a boat, and various farm equipment. The contents of the containers or potential releases were not confirmed, and limitations to the site reconnaissance (i.e., the structure was not entered due to safety concerns) introduce uncertainty regarding potential environmental impacts. The potential for releases related to the totes, drums, tires, vehicles, boat, and various farm equipment constitutes a Recognized Environmental Condition (REC) for the Subject Property.
- A potential old homestead with old farming equipment, including spray equipment, was observed on the southern border of the Subject Property. Additionally, directly south of the homestead on the southern adjoining property, vent pipes were observed indicating a potential underground



Phase I ESA Goldwing Solar Project

1 Executive Summary

storage tank (UST). It is unknown what chemicals were used in the spray equipment and potential UST, and if the spray equipment and other old farming equipment other equipment have leaked chemicals. The potential for releases related to the various farm equipment and suspect UST constitutes a REC for the Subject Property.

- Several former oil and gas well locations were identified within the Subject Property. No evidence of releases associated with these features was identified based on site reconnaissance or regulatory database review. Remnants of four of the oil and gas wells were observed on the Subject Property. Due to uncertainty regarding historical operations and closure conditions, these features are considered a BER for the Subject Property.
- The Subject Property has historically been used for agricultural purposes and continues to be used for these purposes. Although agricultural operations may involve the use of pesticides, herbicides, and fertilizers, no evidence of releases associated with these activities was identified during the site reconnaissance or records review. This is considered a Business Environmental Risk (BER) for the Subject Property.
- Potential underground pipelines were reported to be present in the vicinity; however, no pipelines were identified through available records review, and no evidence of associated releases was identified. Due to uncertainty regarding their presence and location, this condition is considered a potential BER for the Subject Property.

The preceding summary is intended for informational purposes only. Reading the entirety of this report is recommended.



2 Introduction

The objective of this Phase I ESA was to perform AAI into the past ownership and uses of the Subject Property consistent with good commercial or customary practice as outlined by ASTM in “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland and Rural Property”, Designation E2247-23. “All Appropriate Inquiry” (AAI) is the process for evaluating a Subject Property’s environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312). The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions (“RECs”) of the Subject Property.

The ASTM E2247-23 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions (“HRECs”), and controlled recognized environmental conditions (“CRECs”) that may exist at a Subject Property.

The term “recognized environmental conditions” means:

1. The presence of hazardous substances or petroleum products in, on, or at the subject property due to any release to the environment;
2. The likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or
3. the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

ASTM defines an “HREC” as a REC that has occurred in connection with the property but has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a “CREC” as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).



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As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The presence of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor occurrences of contamination that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies. ASTM also considers the potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the Subject Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

This Phase I ESA was conducted in accordance with Stantec's proposal to Mission dated January 13, 2026, and the Client's authorization on January 15, 2026. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Subject Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Subject Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Subject Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E2247-23 notes that the availability of record information varies from source to source. The User or EP is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints; and
- (3) Information that is practicably reviewable.

2.1 Subject Property Description

The Subject Property consists of multiple parcels of land totaling approximately 3,404 acres in Adams County, Colorado. The Subject Property is owned by multiple private landowners and is currently utilized primarily for agricultural purposes. Based on review of available mapping and aerial imagery, the Subject Property is characterized by cultivated fields and open land, with limited development observed across the site consisting primarily of agricultural features, scattered farmsteads, and an abandoned homestead; and features indicative of historical oil and gas activity, including former well locations and associated infrastructure. The Subject Property is being considered for development as a utility-scale solar energy and battery storage facility. The Subject Property consists of multiple parcels of land totaling approximately 3,404 acres in Adams County, Colorado, as shown on **Figure 1**. Additional information regarding the parcels included in the Subject Property is provided in **Table 1**.



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The Subject Property is generally bounded by:

- North: County Road A (East 168th Avenue) and County Road 11
- South: Bixler Mile Road
- East: Monahan Road, East 152nd Avenue, and Prospect Way Road
- West: East 152nd Avenue and Potty Brown Creek. Potty Brown Creek traverses the western portion of the Subject Property, and Hoffman Creek is located along the eastern portion of the Subject Property.
- Philmay Road generally bisects the central portion of the Subject Property.

The Subject Property is located in a rural area of Adams County, Colorado. The nearest municipality is the Town of Hudson, Colorado, located approximately 10 miles south of the Subject Property. The City of Brighton, Colorado is located approximately 15 miles southwest of the Subject Property.

The Subject Property is located within the following United States Geological Survey (USGS) 7.5-minute topographic maps:

- Potty Brown Creek, Colorado (USGS, 2022)
- Shamrock, Colorado (USGS, 2022)
- Adena, Colorado (USGS, 1973)
- Hoyt, Colorado (USGS, 1973)
- Valley SE, Colorado (USGS, 1984)

The Subject Property is characterized primarily by cultivated agricultural fields and open rural land, with limited development consisting of agricultural features, and scattered farmsteads and homesteads. Surrounding properties are used as agricultural cropland and farmsteads. Maps showing the main features of the Subject Property are provided on **Figure 2**.

A network of local roads, both paved and gravel, serves the Subject Property in an approximate 1-mile grid pattern.

Since land within the Subject Property is primarily rural agricultural cropland, potable water, sewer, and natural gas services do not extend onto most parcels. When utility services are required in the vicinity of the Subject Property, private water supply wells provide potable water, private septic systems provide sanitary sewer service, and local municipal or public energy companies provide electricity.



2.2 Special Terms, Conditions, and Significant Assumptions

There were no special terms, conditions, or significant assumptions associated with this Phase I ESA.

2.3 Exceptions and Limiting Conditions

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Subject Property.

This report provides an evaluation of selected environmental conditions associated with the Subject Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Subject Property's environmental condition.

Stantec did not obtain historical records that document the Subject Property history in 5-year intervals, and this resulted in data failures. These data failures represent data gaps; however, the data gaps are not considered significant. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Subject Property, the absence of this information did not affect the ability of the EP to identify RECs, HRECs, CRECs, or *de minimis* conditions.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project-specific limiting conditions are provided in Section 2.2.

The conclusions are based on the conditions encountered at the Subject Property by Stantec at the time the work was conducted. As the purpose of this report is to identify Subject Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Subject Property is beyond the scope of this assessment. The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present



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owner or operator of the Subject Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies. It is recommended that issues raised by the report should be reviewed for the client by its legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 Personnel Qualifications

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in **Appendix B**.



3 User-Provided Information

ASTM E2247-23 describes responsibilities of the User to complete certain tasks in connection with the performance of AAI into the Subject Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Subject Property. Toward that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire	Yes	Jesse McNeill, Development Manager of Mission, completed the User Questionnaire dated February 25, 2026. Mr. McNeill indicated that he is not aware of any environmental concerns associated with the Subject Property.
Environmental Liens or Activity Use Limitations	No	The User reported no knowledge of environmental liens or activity use limitations for the Subject Property.
Previous Environmental Permits or Reports Provided by User	Yes	The User provided a previous Phase I ESA report for the Subject Property prepared by Terracon Consultants, Inc. in February 2023.
Purpose of the Phase I ESA	Yes	The intended use of the Phase I is for due diligence process before solar project construction.

Stantec forwarded the ASTM-recommended User Questionnaire to Jesse McNeill of Mission. The completed User Questionnaire, dated February 25, 2026, was returned to Stantec and is included in **Appendix C**.

The User provided a completed ASTM E1527-21 User Questionnaire, prepared by Jesse McNeill, Development Manager with Mission, and dated February 25, 2026. The User indicated no knowledge of environmental liens, activity and use limitations (AULs), environmental releases, hazardous substances, or environmental cleanups associated with the Subject Property. The User also indicated that the purchase price reflects fair market value and that there are no obvious indicators of contamination.

The User also provided a previous Phase I ESA report for a portion of the Subject Property prepared by Terracon Consultants, Inc. in February 2023. The Terracon Phase I ESA evaluated multiple parcels, including a portion of the Subject Property addressed in this report; however, the Terracon Phase I ESA did not include all parcels currently defined as the Subject Property.

The Terracon Phase I ESA included a review of historical records, regulatory database listings, and a site reconnaissance. Based on the information presented in the report, no RECs were identified in connection with the parcels evaluated. The report did not identify evidence of releases of hazardous substances or petroleum products, and no features of environmental concern were documented for the assessed areas.



4 Records Review

The objective of consulting historical sources of information is to develop the history of the Subject Property and surrounding area, to evaluate if past uses may have resulted in RECs, HRECs, or CRECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Subject Property. During the review of historical records, Stantec attempted to identify uses of the Subject Property from the present to the Subject Property's first developed use. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 Physical Setting

A summary of the physical setting of the Subject Property is provided in the following subsections.

4.1.1 Subject Property Topography and Surface Water Flow

The Subject Property is characterized by gently rolling terrain with localized topographic highs and lows. Ground surface elevations generally range from approximately 4,700 feet to 4,900 feet above mean sea level (ft amsl), based on review of available United States Geological Survey (USGS) 7.5-minute topographic maps (**Appendix E**).

Surface drainage across the Subject Property is influenced by subtle topographic gradients, with overland flow directed away from localized upland areas toward nearby drainage features. Based on the topography, portions of the Subject Property appear to slope westward toward Potty Brown Creek, while other portions slope eastward toward Hoffman Creek. These features represent the primary regional surface water drainage pathways in the vicinity of the Subject Property.

Minor ephemeral drainage features and swales are present within and adjacent to the Subject Property, which likely convey stormwater during precipitation events. Based on available information, surface water within the Subject Property is interpreted to either infiltrate into the ground surface or flow overland toward these drainage features.

4.1.2 Regional and Subject Property Geology

Based on the Physical Setting Report obtained from Environmental Risk Information Services (ERIS), the Subject Property is located within a region of northeastern Colorado characterized by unconsolidated surficial deposits associated with alluvial and eolian depositional processes overlying sedimentary bedrock formations of the Denver Basin. Surficial materials in the area generally consist of unconsolidated alluvial deposits, including mixtures of sand, silt, clay, and minor gravel. These deposits were formed through fluvial processes associated with historic and modern drainage systems and may also include localized windblown (eolian) sediments. The composition and thickness of these materials



can vary laterally across the Subject Property and surrounding area depending on depositional conditions.

Underlying the surficial deposits, regional bedrock typically consists of sedimentary formations associated with the Denver Basin, which may include interbedded sandstones, siltstones, claystones, and shales. These units were deposited in marine and non-marine environments and are regionally extensive.

The thickness and composition of both surficial and bedrock units may vary across the Subject Property and are dependent on local geologic conditions. The Physical Setting Report is included in **Appendix E**.

4.1.3 Regional and Subject Property Hydrogeology

The shallow water table is often a subdued expression of surface topography. Shallow groundwater generally flows from areas of groundwater recharge, such as local topographic highs, to areas of groundwater discharge, such as nearby creeks and drainage features. Based on the local surface topography, shallow groundwater beneath the Subject Property is expected to generally follow surface gradients, with flow direction likely influenced by nearby drainage features, including Potty Brown Creek to the west and Hoffman Creek to the east. Other artificial features such as wells, roads, agricultural activity, buried utility lines, and drainage ditches may alter the natural shallow groundwater flow direction.

The Subject Property is located within the Kiowa-Bijou Designated Groundwater Basin, as identified by the Colorado Energy and Carbon Management Commission (ECMC) Geographic Information System (GIS) database. Available well data in the vicinity of the Subject Property indicate groundwater depths ranging from approximately 45 to 75 feet below ground surface. These data suggest that groundwater in the vicinity of the Subject Property is commonly encountered within this range; however, groundwater conditions may vary locally.

Groundwater within deeper subsurface units is expected to generally follow regional gradients within the Kiowa-Bijou Basin; however, site-specific groundwater flow direction and aquifer characteristics cannot be confirmed without subsurface investigation, which was not performed as part of this assessment.

4.2 Federal, State, and Tribal Environmental Records

Stantec obtained a regulatory agency database search report from ERIS, a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in **Appendix D**. In addition, Stantec reviewed information available through the ECMC GIS Online Map and the Colorado Department of Public Health and Environment (CDPHE) environmental databases, including the Environmental Maps and GIS Data website and the Hazardous Materials and Waste Management Division (HMWMD) Map Portal. Oil and gas well data obtained from the ECMC GIS Online Map are provided in **Appendix F**.

Stantec evaluated the information listed within the database search report relative to potential impact to the Subject Property, assessing the potential for impacts based in part on the physical setting. As part of



this process, inferences have been made regarding the likely groundwater flow direction at or near the Subject Property. As described in Section 4.1.3, shallow groundwater flow direction beneath the Subject Property is inferred to be variable based on local topography, with an overall general flow direction toward the north to northwest. Observations about the Subject Property and surrounding properties made during the Subject Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings at the Subject Property

The Subject Property was not identified in the environmental database report.

4.2.2 Listings for Nearby Sites with Potential to Impact Subject Property

Based on this evaluation, the following individual facilities were identified as the most likely potential sources of impact to the Subject Property. The basis for our opinion regarding why, or why not, RECs were identified for the Subject Property in connection with each of the following listings is also provided.

Based on this evaluation, two facilities were identified near the Subject Property. The listings are summarized below:

Listed Facility Name/Address	Database Listing	Distance/Direction/Gradient from Subject Property
Unnamed Sand and Gravel Pit	MRDS (ERIS)	Approximately 0.44 miles north-northwest
Unnamed Sand and Gravel Occurrence	MRDS (ERIS)	Approximately 0.49 miles northwest
These listings are associated with sand and gravel extraction activities identified in the Mineral Resource Data System (MRDS), which includes locations of metallic and non-metallic mineral resources and does not inherently indicate the presence of releases of hazardous substances or petroleum products. The identified sites are associated with non-metallic mineral extraction and are not typically indicative of hazardous material use or releases unless otherwise documented. Based on the available information, including the nature of the listed operations, the distance from the Subject Property, and the absence of documented releases, these listings are not considered likely sources of contamination to the Subject Property. Additionally, based on the physical setting and inferred groundwater flow conditions described in Section 4.1.3, these sites are not expected to present a significant migration pathway to the Subject Property. Therefore, RECs were not identified in connection with these listings.		

Stantec did not review State/County/City files for these database listings because sufficient information was available from other sources to determine the potential for RECs relative to the Subject Property.

4.3 Local/Regional Environmental Records

Stantec checked the following sources to obtain information pertaining to Subject Property use and/or indications of RECs in connection with the Subject Property and/or adjacent properties:

4.3.1 Adams County Public Records (ACPH)



Agency Name Contact Information	Finding
Adams County Public Records (ACPH) publichealthcora@adamscountyco.gov March 19, 2026	Stantec submitted a public records request form and emailed ACPH to determine if records pertaining to the Subject Property include information regarding environmental concerns, including chemical spills, aboveground storage tanks (ASTs), underground storage tanks (USTs), or emergency responses involving environmental hazards. As of the date of this report, ACPH has not responded to Stantec's request. Adams County does not maintain environmental records that are readily searchable by parcel number.

4.3.2 Colorado Department of Public Health and Environment (CDPHE) – Air Pollution Control Division (APCD)

Agency Name Contact Information	Finding
Colorado Department of Public Health and Environment (CDPHE) Air Pollution Control Division (APCD) cdphe.commentsapcd@state.co.us March 3, 2026	Stantec contacted the Colorado Department of Public Health and Environment (CDPHE), Air Pollution Control Division (APCD), to request available air quality and environmental information relevant to the Subject Property. As of the date of this report, CDPHE has not responded with information pertaining to the Subject Property.

4.3.3 Wiggins Rural Fire Protection District

Agency Name Contact Information	Finding
Wiggins Rural Fire Protection District https://www.wigginsfire.org/contact-us April 17, 2026	Stantec contacted the Wiggins Rural Fire Protection District to determine if chemical spills, aboveground storage tanks (ASTs), underground storage tanks (USTs), emergency responses involving environmental hazards, or past fires have been reported in connection with the Subject Property. As of the date of this report, no response has been received.

4.3.4 Colorado Energy and Carbon Management Commission (ECMC) – GIS Online Map

Agency Name Contact Information	Finding
Colorado Energy and Carbon Management Commission (ECMC) GIS Online Map https://ecmc.state.co.us/#/gismap March 19, 2026	Stantec reviewed the ECMC GIS Online Map on March 19, 2026, to determine if oil and gas wells and related infrastructure are present in connection with the Subject Property. Oil and gas well data obtained from ECMC are provided in Appendix F. Review of the ECMC GIS Online Map indicates that no active oil and gas wells are mapped within the Subject Property and that none of the wells located on the Subject Property produced any oil when they were active. Active wells are mapped on adjoining properties, including areas generally located toward the central portion of the adjoining properties.



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Agency Name Contact Information	Finding
	Field observations conducted during the site reconnaissance identified features on the Subject Property indicative of historical oil and gas activity, including wellheads and associated equipment. These observed features are interpreted to represent inactive or former well sites that are not currently identified as active in the ECMC database. Based on the presence of former oil and gas well features and associated uncertainty regarding historical operations and closure conditions, these features represent a BER.

4.3.5 Colorado Department of Public Health and Environment (CDPHE)

Agency Name Contact Information	Finding
Colorado Department of Public Health and Environment (CDPHE) cdphe.recordsrequests@state.co.us Hazardous Materials and Waste Management Division (HMWMD) Map Portal https://cdphe.colorado.gov/hm/hazardous-waste-sites-map March 3, 2026	Stantec reviewed the Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division (HMWMD) Map Portal on March 19, 2026, including a search of available public records using the Subject Property parcel information and a review of mapped environmental data. In addition, Stantec submitted a records request to CDPHE via email. As of the date of this report, a response to the records request has not been received. No information was identified in connection with the Subject Property through either the parcel-based search or map review.

4.3.6 National Pipeline Mapping System Pipelines (NPMS) – Public Viewer

Agency Name Contact Information	Finding
National Pipeline Mapping System (NPMS) – Public Viewer https://pvnpm.phmsa.dot.gov/PublicViewer/ March 3, 2026	Stantec accessed the NPMS Public Viewer on March 27, 2026, to determine if buried pipelines are present in connection with the Subject Property. Based on review of NPMS, no buried pipelines are located on or near the Subject Property.

Agency records are provided in **Appendix F**.



4.4 Historical Records Review

4.4.1 Land Title Records / Deeds

The User did not provide Stantec a final title search and/or documentation to indicate the presence or absence of environmental liens or activity use limitations for the Subject Property.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by ERIS. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. Copies of the aerial photographs provided by ERIS are included in **Appendix E**. The 2026 Google Earth aerial photograph is not included due to copyright. The following table summarizes Stantec's observations of the reviewed historical aerial photographs:

Year	Scale	Observations, Subject Property and Adjoining/Nearby Properties
1937, 1948, 1953	1" = 3800'	<u>Subject Property:</u> The Subject Property appears to consist primarily of agricultural cropland and undeveloped rural land. Present-day unpaved (gravel) roads appear to extend through portions of the Subject Property. <u>Adjoining Properties:</u> Adjoining properties appear to consist primarily of agricultural cropland and undeveloped rural land with scattered farmsteads. Hoffman Creek and Potty Brown Creek are visible within and adjacent to the Subject Property.
1963, 1972, 1975, 1985, 1988, 1993, 1998, 2004, 2005, 2006, 2011, 2013, 2016, 2017, 2019, 2021, 2023	1" = 3800'	<u>Subject Property:</u> No discernable changes from the 1953 aerial photograph. <u>Adjoining Properties:</u> No discernable changes from the 1953 aerial photograph except a graded area is visible at present-day electrical substation location, northeast of the Subject Property.
2026 (Google Earth, 2026)	Not applicable	<u>Subject Property:</u> No discernable changes from previous aerial photographs. <u>Adjoining Properties:</u> No discernable changes from previous aerial photographs.

4.4.3 City Directories

Stantec retained ERIS to research available reverse city directories for the Subject Property and adjoining properties, in approximately five-year intervals. There were no city directory listings associated with the Subject Property or adjoining properties provided by ERIS until the late 1990s. ERIS provided address listings for the following roads which transect through and adjoin the Subject Property:

- 152nd Avenue
- County Road 59 (CR 59)



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- Mimosa Road

Review of the city directory listings indicates that no addresses are assigned to the Subject Property; therefore, no listings were identified. This is consistent with the rural nature and large acreage of the Subject Property. Earlier directories (1948 through approximately 1994) did not include listings for the identified roadways, further indicating limited development in the area during that time period.

Adjoining properties along 152nd Avenue, CR 59, and Mimosa Road were primarily identified as residential and agricultural uses. Listings were predominantly residential and agricultural in nature (including farms and other miscellaneous crop farming), with occasional nonclassified establishments identified. There were no significant findings in the ERIS-provided city directories that would suggest potential environmental contamination on or near the Subject Property.

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use are useful in assessing whether there may be potential environmental contamination on or near the Subject Property. These maps, which have been periodically updated since the late 19th Century, often provide valuable insight into historical Subject Property uses.

Stantec contracted ERIS to search for copies of historical fire insurance maps covering the subject and immediately adjacent properties. The Subject Property did not have coverage of historic fire insurance maps. ERIS's search report is included in **Appendix E**.

4.4.5 Historical Topographic Maps

Stantec reviewed historical USGS 7.5- and 15-Minute Topographic Maps of the New Lothrop and Burt Quadrangles to help identify past Subject Property usage and areas of potential environmental concern. The general type of activity on property and land use changes can be discerned from color shading and layout of structures visible in the maps; however, specific elements of a facility's operation usually cannot be discerned.

Copies of the historical maps are provided in **Appendix E**. The following table summarizes the maps reviewed and Stantec's observations:

Year	Scale	Observations, Subject Property and Adjoining/Nearby Properties
1963	1:24,000	The Subject Property is not depicted within the extent of the available map. Northern adjoining properties appear undeveloped.
1973	1:24,000	The Subject Property appears undeveloped. Linear features consistent with a pipeline are depicted extending across the southern portion of the southwest side of the Subject Property. Potty Brown Creek is labeled to the east and Hoffman Creek is labeled to the west. Symbols consistent with multiple oil wells are depicted in the northwestern portion of central south portion of the Subject Property.



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Year	Scale	Observations, Subject Property and Adjoining/Nearby Properties
1984	1:24,000	No discernable changes from the 1973 topographic map.
2013, 2016, 2019, 2022	1:24,000	No significant changes are observed from the 1984 topographic map. Roadways are labeled. Structures are not depicted on these topographic maps by design.

4.4.6 Other Historical Sources

Except for the 2023 Phase I ESA provided by the User and discussed in Section 3.0, no other historical sources were researched.



5 Site Reconnaissance

The initial visit to the Subject Property and its vicinity was conducted by Corey Pursell, of Stantec, on March 24 through 27, 2026, and April 6 and 7, 2026. Access to the Subject Property was approved by Mission, as permitted by landowner agreements for the parcels comprising the Subject Property. Stantec was unaccompanied during the Subject Property visit. **Figures 1 and 2** provide information about the Subject Property and adjoining properties and the location of potential areas of environmental concern.

Photographs collected during the Subject Property visit are included in **Appendix A**.

5.1 Site Reconnaissance Methodology

The Subject Property reconnaissance focused on observation of current conditions and observable indications of past uses and conditions that may indicate the presence of RECs. The Subject Property reconnaissance was conducted using a combination of viewing from public roadways and on foot and Stantec utilized the following methodology to observe the Subject Property:

- Traverse to locations of “potential environmental interest” as defined by ASTM E2247-23 that were identified in the environmental database searches, the review of aerial photographs/historical records, and/or interviews and including roads and paths observed on the Property.
- A windshield survey for the remainder of the Subject Property and adjoining properties.
- Traverse to locations of potential environmental concern identified during the windshield survey.

Weather conditions during the visit to the Subject Property were clear to partly cloudy. There were no weather-related property access restrictions encountered during the reconnaissance visit. Mission instructed Stantec to exclude areas containing structures from this assessment to the extent possible.

5.2 General Description

Observations	Description/Location
Subject Property and Area Description:	The Subject Property consists of multiple parcels of rural land in Adams County, Colorado, totaling approximately 3,404 acres. The Subject Property is located in a predominantly agricultural area approximately 10 miles north of Hudson, Colorado and approximately 15 miles northeast of Brighton, Colorado. Surrounding land use consists primarily of agricultural cropland, open rural land, scattered farmsteads, and rural residential properties. The Subject Property is being considered for development as the proposed Goldwing Solar Project.
Observed Current Subject Property Use/Operations:	In addition to the agricultural use identified through historical records, field observations identified features indicative of historical oil and gas activity and rural residential use. Several former oil and gas well locations were observed, including one location with a visible former



	well pad exhibiting normal vegetation regrowth, and three locations where equipment remained in place either in the ground or adjacent to the former well sites. These observations are consistent with historical oil and gas development in the area. Review of the ECMC GIS Online Map indicates that no active oil and gas wells are mapped within the Subject Property and that none of the wells located on the Subject Property produced any oil when they were active. Based on the presence of former oil and gas well features and associated uncertainty regarding historical operations and closure conditions, these features represent a BER.
Structures, Roads, Other Improvements:	The Subject Property is served by a network of local roads, including paved and gravel roadways in an approximate one-mile grid pattern. The Subject Property is generally bounded by County Road A (East 168th Avenue) and County Road 11 to the north, Bixler Mile Road to the south, Monahan Road, East 152nd Avenue, and Prospect Way Road to the east, and East 152nd Avenue and Potty Brown Creek to the west. Philmay Road generally bisects the central portion of the Subject Property. Farmsteads and associated structures are present on portions of the Subject Property and/or within excluded areas; however, the Subject Property is otherwise largely undeveloped.
Subject Property Size (acres):	Approximately 3,404 acres.
Estimated % of Subject Property Covered by Buildings and/or Pavement:	<1%
Observed Evidence of Past Subject Property Use(s):	Rangeland for cattle grazing with some oil and gas activity.
Sewage Disposal Method (and age):	No other sewage disposal was observed. However, private septic systems are likely associated with residential structures surrounding the Subject Property.
Potable Water Source:	None observed, but private water supply wells are likely associated with some structures surrounding the Subject Property.
Electric Utility:	Electric service is available in the area through local municipal or public energy providers. Overhead electrical utilities are present along roadways and near developed portions of the Subject Property.

5.3 Hazardous Substances and Petroleum Products

The following table summarizes Stantec's observations during the Subject Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	Several former oil and gas well locations were observed within the Subject Property. Observations included one former well pad exhibiting surface disturbance with apparent revegetation, as well as three locations where equipment remained in place either in the ground or adjacent to the former well sites. No evidence of a release of petroleum products or hazardous substances (e.g., staining, distressed vegetation, or odors)



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	was observed in association with these features during the site reconnaissance.
Drums (>55 gallons):	Several drums and totes were identified at an abandoned homestead in the eastern portion of the Subject Property. The contents of these drums and totes could not be determined at the time of the site visit.
Strong, Pungent, or Noxious Odors:	None detected.
Pools of Liquid:	None detected.
Unidentified Substance Containers:	Several drums and totes were identified at an abandoned homestead in the eastern portion of the Subject Property. The contents of these drums and totes could not be determined at the time of the site visit.
Polychlorinated biphenyl- (PCB)-Containing Equipment:	A pole mounted transformer was observed onsite with no evidence of leaking. The transformer did not have a blue tag indicating that they were non-PCB containing; however, the transformers appeared in good condition, and no indication of leakage was observed. The owner of the transformers (unknown owner) is responsible for the transformer's maintenance and remediation in the event of a leak.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	A depression was observed in the northeast corner of the Subject Property. While likely a livestock water pond, it is possible that it was used as a livestock dipping vat, which involves filling the depression with a pesticide mixture and running cattle through it to remove insects and parasites. The condition and contents of the feature were not confirmed during the site reconnaissance. No evidence of a release (e.g., staining, distressed vegetation, or odors) was observed in association with this feature at the time of the site visit. The User reached out to the owner of that section of the Subject Property, and the owner confirmed that the depression is not a relic livestock dipping vat and is a depression that was dug to collect rain water. Based on the information provided by the owner, the depression is not a REC for the Subject Property.

5.4 Interior Observations

No buildings were observed on the Subject Property.

5.5 Exterior Observations

Stantec made the following observations during the site reconnaissance of exterior areas of the Subject Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	Several cattle ponds were observed.



Phase I ESA Goldwing Solar Project

5 Site Reconnaissance

Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	Dumping activities were observed on the Subject Property near abandoned homesteads located in the eastern and southern portion of the Subject Property. Observed materials at the eastern homestead included multiple totes and drums, a large pile of tires, abandoned vehicles, a boat, and various farm equipment. The contents of the totes and drums were not confirmed at the time of the site reconnaissance; however, many appeared empty based on visual observation. No evidence of releases (e.g., staining, distressed vegetation, or odors) was observed in association with the totes, drums, vehicles, boat, or equipment at the time of the site visit. The abandoned homestead structure was not entered due to safety concerns. Observed materials at the southern homestead included old farming equipment, including spray equipment. It is unknown what chemicals were used in the spray equipment and if the spray equipment and other old farming equipment other equipment have leaked chemicals. The potential for releases related to the various farm equipment a constitutes a REC for the Subject Property.
Solid Waste Disposal:	Dumping activities were observed near abandoned homesteads in the eastern and southern portion of the Subject Property including totes, drums, tires, vehicles, a boat, and various farm equipment.
Potential Areas of Fill Placement:	No areas indicative of solid waste disposal were observed.
Wastewater:	No exterior wastewater discharge was observed.
Storm water:	Storm water infiltrates the ground surface or flows into drainage swales and ditches or into creeks flowing through the Subject Property.
Wells:	No groundwater wells observed in the Subject Property.
Septic Systems:	No visible evidence of the existence of septic systems observed in the Subject Property.
Other Exterior Observations:	Multiple abandoned homesteads were observed within the Subject Property on the east, north, south, and west sides. The structures appeared to be unused and in a deteriorated and/or abandoned condition.

5.6 Underground Storage Tanks/Structures

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches) that would indicate the presence of USTs, was discovered during the site reconnaissance.
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Former USTs:	Directly south of the homestead on the southern adjoining property, vent pipes were observed indicating a potential UST. It is unknown if this feature is a UST and what may have been stored in the UST. The potential for releases related to suspect UST constitutes a REC for the Subject Property.
Other Underground Structures:	None observed.

5.7 Aboveground Storage Tanks

Existing ASTs:	One unknown AST was observed in the central portion of the Subject Property. It is unknown what the AST is used for; however, it is located near a cattle water tank with active cattle grazing and is likely used for livestock purposes. Multiple ASTs were observed on an adjoining property at a farmstead immediately adjacent to the Subject Property boundary. The ASTs appeared to be used for fueling agricultural equipment. Fueling activities were observed to occur over a bare ground surface. The following summarizes ASTs observed: • Two ASTs were observed as part of the farmstead located within the Exclusion Area in the southeast corner of Parcel No. 008-12-300-001 • Two ASTs were observed as part of the farmstead located within the Exclusion Area centered along the eastern boundary of Parcel No. 008-11-400-006. • One AST was observed within the farmstead located approximately 150 feet southeast of Parcel No. 004-35-300-003-04. • Two ASTs likely storing petroleum products and numerous portable poly tanks likely currently or formerly used to temporarily store liquid fertilizer were observed as part of the farmstead located within the Exclusion Area in the southeast corner of Parcel No. 008-12-300-001. No evidence of a release (e.g., leakage, staining, distressed vegetation, or odors) was observed in association with these ASTs from the vantage point of the Subject Property.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains) that would indicate the former presence of ASTs was discovered during the site reconnaissance.

5.8 Adjoining Properties

5.8.1 Current Uses of Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining properties:



Phase I ESA Goldwing Solar Project

5 Site Reconnaissance

NORTH	Primarily agricultural cropland, open rural land, scattered farmsteads, and rural residential properties.
SOUTH	Primarily agricultural cropland with scattered farmsteads and residential lots. A high-fence elk operation was observed on the southwest adjoining property. Several pumpjacks associated with oil and gas production were also observed within this adjoining property.
EAST	Primarily agricultural cropland, open rural land, scattered farmsteads, and rural residential properties.
WEST	Primarily agricultural cropland, open rural land, scattered farmsteads, and rural residential properties.

In addition to general adjoining property uses described above, the following observations were made:

- At least two abandoned pickup trucks were observed within the farmstead adjacent to the southeast corner of Parcel No. 004-35-300-003-04.
- A former homestead was observed southwest of Parcel No. 008-02-400-001, on the south side of Wilkinson Road.
- An electrical substation, with signage labeling it as ITC Goss Substation, was observed northeast of Parcel No. 008-12-100-009.
- Dumping of miscellaneous items, including old refrigerators, was observed in the creek bed immediately outside of the eastern boundary of the Subject Property. Based on the direction of groundwater flow and the surface water flow, this does not constitute a REC for the Subject Property.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described below:

NORTH	None observed.
SOUTH	None observed.
EAST	None observed.
WEST	A former homestead was observed southwest of Parcel No. 008-02-400-001, on the south side of Wilkinson Road.

5.8.3 Pits, Ponds, or Lagoons on Adjoining Properties

Pits, ponds, or lagoons were not observed on the adjoining properties.

5.9 Observed Physical Setting



Topography of the Subject Property and Surrounding Area:	During the site reconnaissance, the Subject Property was observed to consist of gently rolling terrain with localized areas of higher and lower elevation. Ground surface conditions generally consisted of open agricultural fields with gradual slopes and no abrupt elevation changes. Shallow swales and low-lying areas were observed throughout portions of the Subject Property, which may convey stormwater during precipitation events. No significant surface water bodies were observed on the Subject Property during the site visit; however, drainage appears to occur through these subtle topographic features toward surrounding low-lying areas.
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6 Interviews

6.1 Findings From Interviews with Subject Property Owner(s)

Stantec provided an interview questionnaire to all landowners in the Subject Property. Two of the four landowners (50%) completed and returned questionnaires to Stantec via the Client (Mission) and reported no knowledge of environmental concerns related to their parcels other than those discussed below. Copies of the owner questionnaires are included in **Appendix G**.

Environmental concerns are summarized below:

- Timothy Hinerman, Trustee, reported that the property is currently used for dryland wheat production and pastureland for cattle and has historically been used for similar agricultural purposes. Mr. Hinerman reported no knowledge of environmental liens, activity and use limitations (AULs), permits, prior environmental reports, USTs, ASTs, or releases of hazardous materials or petroleum products associated with the Subject Property.
- Mr. Hinerman identified the historical presence of an oil well located approximately 100 yards off the road within Section 11. He reported that the oil well was present more than 50 years ago and was not in place for an extended duration. Mr. Hinerman also indicated that underground oil pipelines are present in the area, with approximately two to three pipelines crossing Sections 11 and 14 diagonally across the valley.
- Brian Ferris, Owner and Manager of Ferris Ranch LLC, reported that the Subject Property is currently used for cattle ranching and has historically been used for similar agricultural purposes. Mr. Ferris reported no knowledge of environmental liens, activity and use limitations (AULs), permits, prior environmental reports, underground storage tanks (USTs), aboveground storage tanks (ASTs), or releases of hazardous materials or petroleum products associated with the Subject Property.

Mr. Ferris identified the presence of stockwater wells located in Sections 8, 12, and 18 of the Subject Property and indicated that several aboveground water tanks are present in association



Phase I ESA Goldwing Solar Project

6 Interviews

with these wells. Mr. Ferris reported no knowledge of underground pipelines or right-of-ways associated with the Subject Property.



7 Evaluation

This section provides a summary overview of Stantec's findings, opinions, and conclusions.

7.1 Findings and Opinions

Information gathered from interviews, reviews of existing data review, and a Subject Property reconnaissance was evaluated to determine if RECs are present in connection with the Subject Property. Based on this information, Stantec made the following findings and developed the following opinions:

- The Subject Property has historically been used for agricultural purposes, including dryland wheat production, pastureland for cattle grazing, and cattle ranching, and continues to be used for these purposes at present. Surrounding properties have historically consisted of agricultural land and rural residential uses.

Agricultural operations commonly involve the use of pesticides, herbicides, and fertilizers; however, no evidence of storage, handling, or release (e.g., staining, distressed vegetation, or odors) associated with agricultural chemicals was observed during the site reconnaissance, and no documentation of violations or improper application was identified in the records reviewed. Based on available information, this is considered a BER for the Subject Property.

- Several former oil and gas well locations were identified within the Subject Property through records review and site reconnaissance, including one former well pad and three locations where equipment remained in place. Review of the ECMC GIS Online Map indicates that no active oil and gas wells are mapped within the Subject Property and that none of the wells located on the Subject Property produced any oil when they were active. The operational status and history of these wells (e.g., production versus exploratory use) were not confirmed.

No evidence of a release (e.g., staining, distressed vegetation, or odors) was observed in association with these features during the site reconnaissance, and regulatory database review did not identify reported releases associated with these wells.

Based on the presence of former oil and gas well features and associated uncertainty regarding historical operations and closure conditions, these features represent a BER for the Subject Property.

- Dumping of solid waste materials, including drums, totes, tires, vehicles, a boat, and miscellaneous debris, was observed on the Subject Property near an abandoned homestead in the eastern portion of the Subject Property. The contents of the drums and totes were not confirmed at the time of the site reconnaissance, and although many appeared empty, the potential for hazardous substances or petroleum products to have been stored or released cannot be ruled out.



7 Evaluation

The abandoned homestead structure was not entered due to safety concerns, which represents a limitation to the site reconnaissance and introduces uncertainty regarding potential environmental concerns within the structure.

Based on the presence of unidentified containers, evidence of dumping, and limitations in confirming site conditions, this condition represents a REC in connection with the Subject Property.

- Multiple ASTs were observed on adjoining properties at farmsteads immediately adjacent to the Subject Property boundary and appeared to be used for fueling agricultural equipment. Fueling activities were observed to occur over a bare ground surface.

Based on their location on adjoining properties and the absence of evidence of a release (e.g., staining, distressed vegetation, or odors) observed from the vantage point of the Subject Property, this condition does not represent a REC in connection with the Subject Property.

- Interview information indicated the potential presence of underground oil pipelines in the vicinity of the Subject Property. However, review of the National Pipeline Mapping System (NPMS) Public Viewer did not identify mapped pipelines on or near the Subject Property. The presence, location, and status of any pipelines in the vicinity could not be independently confirmed.

No evidence of releases associated with pipelines was identified based on available information. Given the uncertainty regarding the presence and location of underground pipelines, this condition may represent a potential BER in connection with the Subject Property.

No evidence of releases associated with pipelines was identified. This is not considered a REC.

- The environmental database review did not identify listings associated with the Subject Property. Listings identified within applicable ASTM search radii were not considered likely to impact the Subject Property based on distance, regulatory status, and lack of migration pathways.

These listings are not considered RECs.

- A depression was observed in the northeast corner of the Subject Property. The depression resembled a relic cattle dipping vat, which involves filling the depression with a pesticide mixture and running cattle through it to remove insects and parasites. The User reached out to the owner of that section of the Subject Property, and the owner confirmed that the depression is not a relic livestock dipping vat and is a depression that was dug to collect rain water. Based on the information provided by the owner, the depression is not a REC for the Subject Property.
- Adjoining properties consist primarily of agricultural land, rural residential properties, and farmsteads. No evidence of releases from adjoining properties was observed during the site reconnaissance.

Adjoining properties are not considered to represent RECs in connection with the Subject Property.



7.2 Data Gaps

The Federal AAI rule [40 CFR 312.10(a)] and ASTM E2247-23 identify a “data gap” as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below:

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 2.0:	None
Weather-Related Restrictions to Site Reconnaissance:	None
Facility Access Restrictions to Site Reconnaissance:	None
Other Site Reconnaissance Restrictions:	The abandoned homestead structure was not entered due to safety concerns, which represents a limitation to the site reconnaissance and introduces uncertainty regarding potential environmental concerns within the structure.
Data Gaps from Environmental Records Review:	None
Data Gaps from Historical Records Review:	Stantec did not obtain historical records that document the Subject Property history in continuous 5-year intervals. These represent data gaps; however, based on the available information and the nature of the Subject Property, these data gaps are not considered significant.
Data Gaps from Interviews:	Two of the four landowners did not return Owner Questionnaires. These data failures represent data gaps; however, these data gaps are not considered significant. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Subject Property, the absence of this information did not affect the ability of the EP to identify RECs.
Other Data Gaps:	None

7.3 Conclusions

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E2247-23 for the Goldwing Solar Project property located in Adams County, Colorado, or the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. Based on this information, Stantec made the following findings and developed the following opinions.

- A possibly abandoned homestead was observed on the northeastern portion of the Subject Property. Dumping was observed at the abandoned homestead, including totes, drums, tires, vehicles, a boat, and various farm equipment. The contents of the containers or potential releases were not confirmed, and limitations to the site reconnaissance (i.e., the structure was not entered due to safety concerns) introduce uncertainty regarding potential environmental impacts. The



7 Evaluation

potential for releases related to the totes, drums, tires, vehicles, boat, and various farm equipment constitutes a Recognized Environmental Condition (REC) for the Subject Property.

- A potential old homestead with old farming equipment, including spray equipment, was observed on the southern border of the Subject Property. Additionally, directly south of the homestead on the southern adjoining property, vent pipes were observed indicating a potential underground storage tank (UST). It is unknown what chemicals were used in the spray equipment and potential UST, and if the spray equipment and other old farming equipment other equipment have leaked chemicals. The potential for releases related to the various farm equipment and suspect UST constitutes a REC for the Subject Property.
- Several former oil and gas well locations were identified within the Subject Property. No evidence of releases associated with these features was identified based on site reconnaissance or regulatory database review. Remnants of four of the oil and gas wells were observed on the Subject Property. Due to uncertainty regarding historical operations and closure conditions, these features are considered a BER for the Subject Property.
- The Subject Property has historically been used for agricultural purposes and continues to be used for these purposes. Although agricultural operations may involve the use of pesticides, herbicides, and fertilizers, no evidence of releases associated with these activities was identified during the site reconnaissance or records review. This is considered a Business Environmental Risk (BER) for the Subject Property.
- Potential underground pipelines were reported to be present in the vicinity; however, no pipelines were identified through available records review, and no evidence of associated releases was identified. Due to uncertainty regarding their presence and location, this condition is considered a potential BER for the Subject Property.



8 Non-Scope Considerations

The scope of work completed was limited solely to those items in the ASTM E2247-23 standard. No ASTM E2247-23 non-scope services were performed as part of this Phase I ESA.



9 References

ASTM. *Standard Guide for Vapor Encroachment Screening on a Property Involved in Real Estate Transactions*. Designation: E2600-22. May 2022.

ASTM. *Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process for Forestland and Rural Property*. Designation: 2247-23. December 2023.

Environmental Risk Information Services (ERIS). City Directory Report, Order No. 26022400384. February 26, 2026.

Colorado Department of Public Health and Environment (CDPHE). Environmental Records Search. Available at: <https://cdphe.colorado.gov/>. Accessed March 2026.

Colorado Oil and Gas Conservation Commission (COGCC). Available at: <https://cogcc.state.co.us/>. Accessed March 2026.

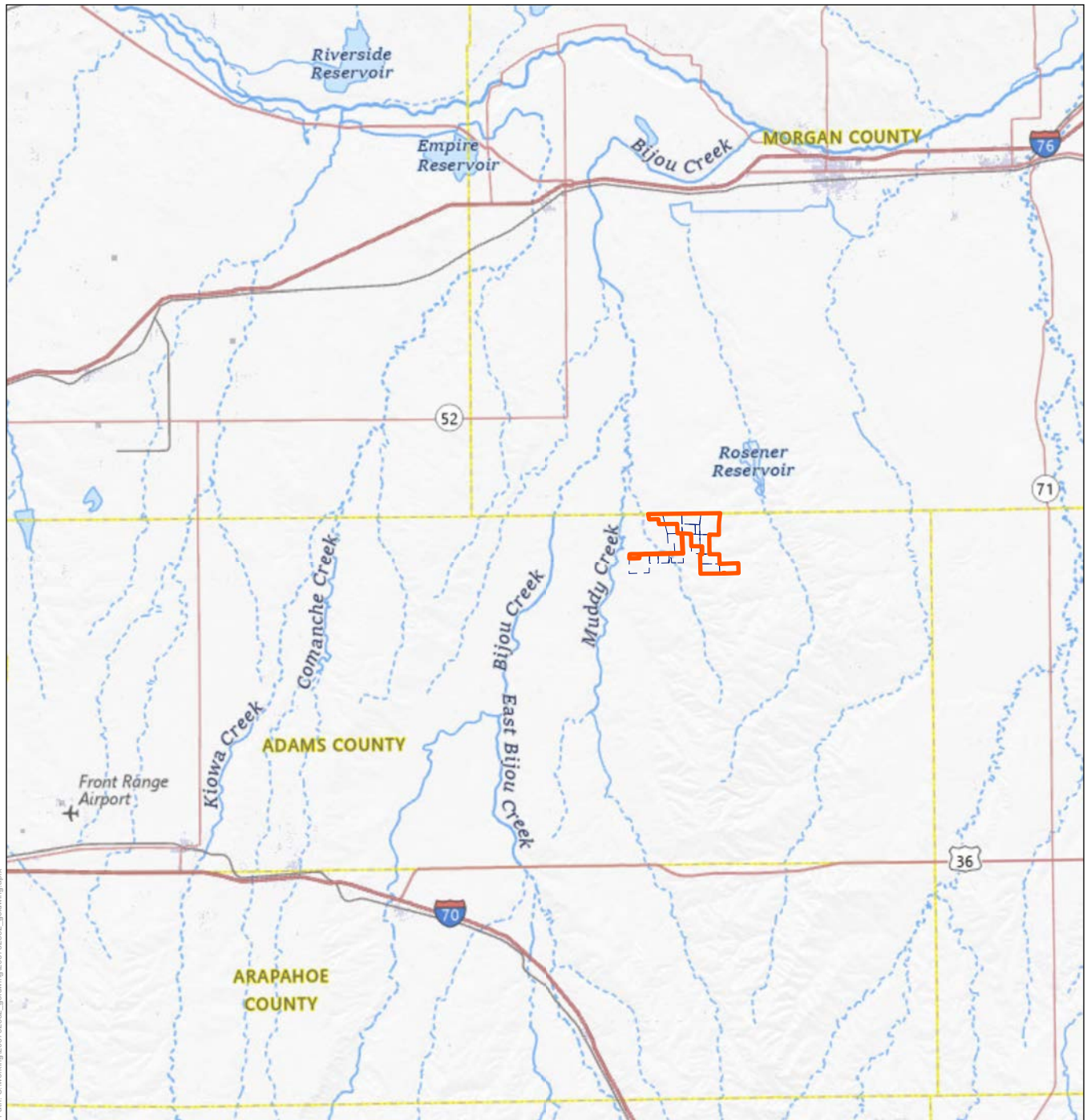
Colorado Division of Water Resources (DWR). Available at: <https://dwr.colorado.gov/>. Accessed March 2026.

USDOT. National Pipeline Mapping System (NPMS) Public Viewer. Available at: <https://www.npms.phmsa.dot.gov/>. Accessed March 2026.



Figures





 Subject Property Boundary

0 5 10 Miles
(At original document size of 8.5x11)
1:500,000



Project Location
103.9308°W 39.9828°N
Adams County, Colorado

Client/Project
Mission Clean Energy
Goldwing PVS
Phase I Environmental Site Assessment

203732552

Title
Subject Property Location Map

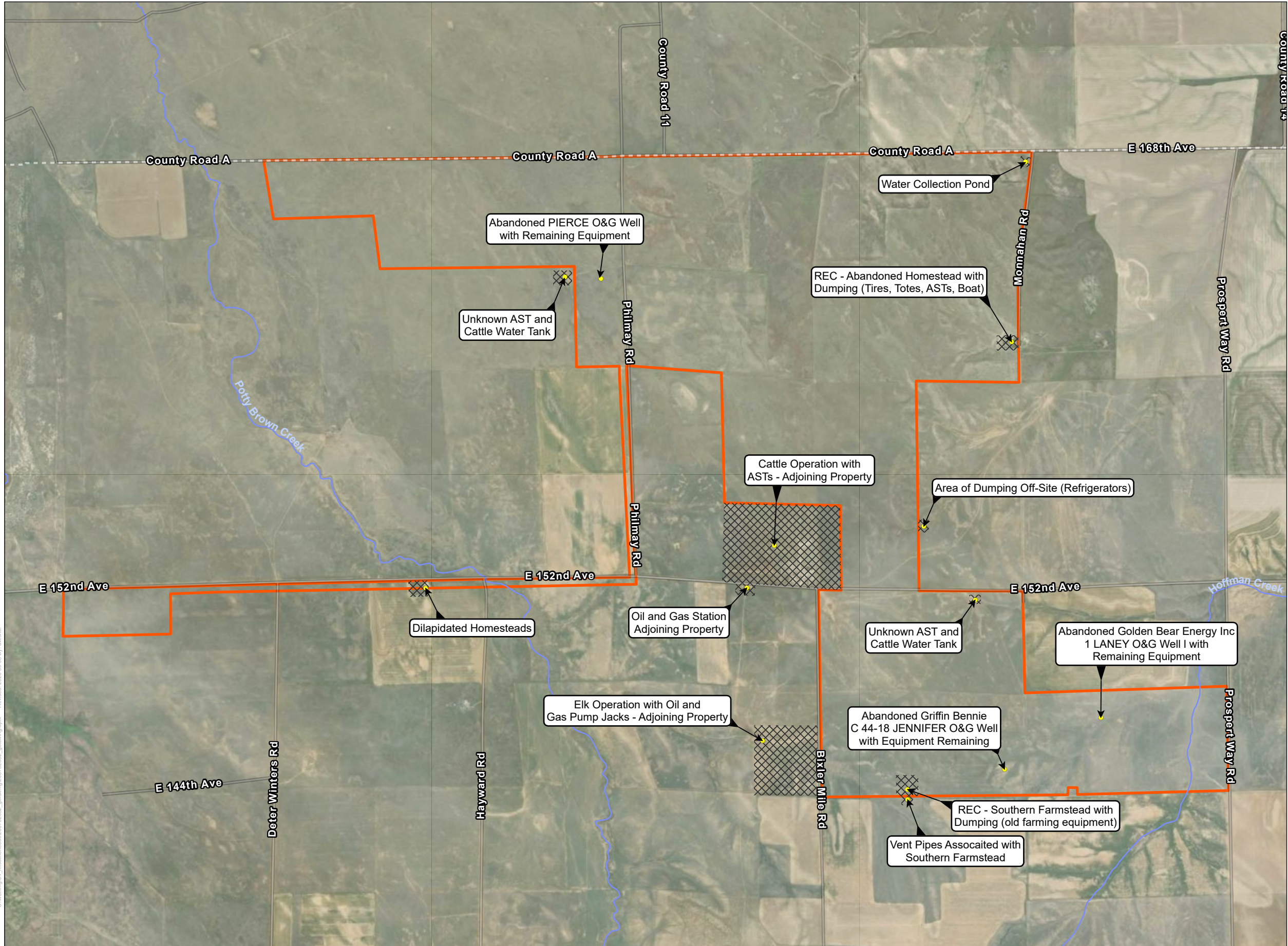
Figure No.

1

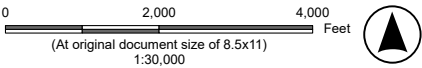
Notes

1. Coordinate System: NAD 1983 UTM Zone 13N
2. Background: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025. This dataset is created and maintained by the Governor's Office of Information Technology (OIT) GIS Team; sourced data is provided by various county, regional, and local government entities. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Subject Property Boundary



Notes
1. Coordinate System: NAD 1983 UTM Zone 13N
2. Background: Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. See dataset specific metadata.

Project Location
103.9308°W 39.9828°N
Adams County, Colorado

Client/Project 203732552
Mission Clean Energy
Goldwing PVS
Phase I Environmental Site Assessment

Title Subject Property Layout Map **Figure No.**

Appendix A

Photographs of the Subject Property and Vicinity



Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 1			
Photo Location: Subject Property - (39.967641, -103.919613)			
Direction: North			
Survey Date: 3/24/2026			
Comments: Representative photo of the Subject Property which is currently being used as rangeland for cattle grazing and production.			
Photograph ID: 2			
Photo Location: West Adjoining Property - (39.968422, -103.997504)			
Direction: West			
Survey Date: 3/24/2026			
Comments: Adjacent property along the switchyard and BESS site which contains powerlines and a fallow field.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 3			
Photo Location: West Adjoining Property - (40.001147, -103.978912)			
Direction: West			
Survey Date: 3/25/2026			
Comments: Adjacent land use which contains native prairie. This land type can be found to the northwest, north, south, and southeast of the Subject Property.			
Photograph ID: 4			
Photo Location: North Adjoining Property -(40.001179, -103.922055)			
Direction: North			
Survey Date: 3/25/2026			
Comments: Adjacent land use which contains row crops. This land type can be found to the west and the north of the Subject Property.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 5			
Photo Location: East Adjoining Property - (39.988794, -103.911010)			
Direction: East			
Survey Date: 3/26/2026			
Comments: Adjacent land use which contains a single family residence. This land type can be found to the east of the Subject Property.			
Photograph ID: 6			
Photo Location: East Adjoining Property - (39.990191, -103.910835)			
Direction: East			
Survey Date: 3/26/2026			
Comments: Adjacent land use which contains fallow fields. This land type can be found to the northeast, southeast, west, and south.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 7			
Photo Location: Subject Property - (39.992043, -103.948602)			
Direction: West			
Survey Date: 3/24/2026			
Comments: Mapped 1 PIERCE wellhead with equipment still in the ground. This equipment is located within the Subject Property.			
Photograph ID: 8			
Photo Location: West Adjoining Property - (39.971025, -103.930332)			
Direction: North			
Survey Date: 3/25/2026			
Comments: An AST located on the east adjoining Cattle Operation property.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 9			
Photo Location: Subject Property - (393971679, -103.983341)			
Direction: South			
Survey Date: 3/24/2026			
Comments: Underground fiber line indicator located within the Subject Property.			
Photograph ID: 10			
Photo Location: (393971679, -103.983341)			
Direction: East			
Survey Date: 3/24/2026			
Comments: Transmission line corridor located adjacent to the Subject Property.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 11			
Photo Location: Oil and Gas Station West of Subject Property - (39.971337, -103.935343)			
Direction: South			
Survey Date: 3/25/2026			
Comments: Tank battery for an assumed active oil and gas well located to the west of the Subject Property, immediately south of the Cattle Operation property.			
Photograph ID: 12			
Photo Location: Oil and Gas Station West of Subject Property - (39.971337, -103.935343)			
Direction: South			
Survey Date: 3/25/2026			
Comments: Tank battery for an assumed active oil and gas well located to the west of the Subject Property.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 13			
Photo Location: Oil and Gas Station West of Subject Property - (39.971337, -103.935343)			
Direction: South			
Survey Date: 3/25/2026			
Comments: Tank battery for an assumed active oil and gas well located to the west of the Subject Property.			
Photograph ID: 14			
Photo Location: Oil and Gas Station West of Subject Property - (39.971337, -103.935343)			
Direction: West			
Survey Date: 3/25/2026			
Comments: Tank battery for an assumed active oil and gas well located to the west of the Subject Property.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 15			
Photo Location: West Adjoining Property -(39.992690, -103.951589)			
Direction: Northeast			
Survey Date: 3/25/2026			
Comments: Unidentified AST with an unknown purpose located on the property to the West of the Subject Property. The AST was located near a cattle water tank and may be used for livestock purposes.			
Photograph ID: 16			
Photo Location: West Adjoining Property - (39.992690, -103.951589)			
Direction: North			
Survey Date: 3/25/2026			
Comments: Active cattle water tank located on the property to the West of the Subject Property near the unknown AST.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 17			
Photo Location: Subject Property - (39.997809, -103.956216)			
Direction: West			
Survey Date: 3/25/2026			
Comments: Concrete foundation and trash located within the Subject Property.			
Photograph ID: 18			
Photo Location: Subject Property - (40.00118, -103.934444)			
Direction: West			
Survey Date: 3/25/2026			
Comments: Dilapidated homestead located within the Subject Property.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 19			
Photo Location: West Adjoining Property			
Direction: East			
Survey Date: 3/25/2026			
Comments: Active cattle operation located on a west adjoining property.			
Photograph ID: 20			
Photo Location: Subject Property - (39.970651, -103.915537)			
Direction: Southeast			
Survey Date: 3/25/2026			
Comments: Active cattle grazing within the Subject Property. An AST with an unknown purpose was observed near the cattle. The AST was located near a cattle water tank and may be used for livestock purposes.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 21			
Photo Location: Subject Property - (39.988555, -103.911874)			
Direction: South			
Survey Date: 3/26/2026			
Comments: An abandoned farmstead located along the eastern Subject Property boundary. Dumping of tires, totes, ASTs, and a boat was observed.			
Photograph ID: 22			
Photo Location: Subject Property - (40.001168, -103.909344)			
Direction: South			
Survey Date: 3/26/2026			
Comments: A depression observed in the northeast corner of the Subject Property. Likely a livestock water pond but it is possible that it was used as a livestock dipping vat. Vegetation did not appear to be stressed within or around the depression.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 23			
Photo Location: Subject Property - (39.958114, -103.899197)			
Direction: North			
Survey Date: 3/26/2026			
Comments: Mapped Strata Production Operations 1 POTTY BROWN well located within the subject property. No evidence of a well was present during the site investigations.			
Photograph ID: 24			
Photo Location: Subject Property - (39.995508, -103.939527)			
Direction: North			
Survey Date: 3/26/2026			
Comments: Mapped British American Oil Prod Co 1 PIERCE well located within the subject property. No evidence of a well was present during the site investigations.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 25			
Photo Location: Subject Property - (39.987742, -103.932238)			
Direction: North			
Survey Date: 3/25/2026			
Comments: Mapped Kimbark Oil & Gas Company 1 BARBER well located within the subject property. No evidence of a well was present during the site investigations.			
Photograph ID: 26			
Photo Location: Subject Property - (39.999342, -103.967325)			
Direction: North			
Survey Date: 3/27/2026			
Comments: Mapped Exeter Drilling Co 1 PIERCE well located within the subject property. No evidence of a well was present during the site investigations.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 27			
Photo Location: Subject Property - (39.958048, -103.912995)			
Direction: North			
Survey Date: 3/27/2026			
Comments: Mapped Griffin Bennie C 44-18 JENNIFER well located within the subject property. A former leveled pad site was evident during the site investigations, however, no stressed vegetation or signs of spills were present.			
Photograph ID: 28			
Photo Location: Subject Property - (39.999099, -103.971839)			
Direction: North			
Survey Date: 3/27/2026			
Comments: Mapped British American Oil Prod Co 3 PIERCE well located within the subject property. No evidence of a well was present during the site investigations.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 29			
Photo Location: Subject Property - (39.995837, -103.955974)			
Direction: North			
Survey Date: 3/25/2026			
Comments: Mapped British American Oil Prod Co 2 PIERCE well located within the subject property. No evidence of a well was present during the site investigations.			
Photograph ID: 30			
Photo Location: Subject Property - (39.956921, -103.922128)			
Direction: Northeast			
Survey Date: 3/27/2026			
Comments: Unidentified dumping located within the Subject Property.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 31			
Photo Location: Subject Property - (39.975400, -103.919885)			
Direction: Southeast			
Survey Date: 3/26/2026			
Comments: Unidentified dumping located within the Subject Property.			
Photograph ID: 32			
Photo Location: Subject Property - (39.96156, -103.903998)			
Direction: Northwest			
Survey Date: 3/27/2026			
Comments: Well parts scattered around the former Golden Bear Energy Inc 1 LANEY well located within the Subject Property.			

Client:	Mission Clean Energy, LLC	Project:	Phase 1 Environmental Site Assessment
Site Name:	Goldwing Solar Project	Site Location:	Adams County, Colorado
Photograph ID: 33			
Photo Location: South Adjoining Property - (39.956413, -103.922556)			
Direction: South			
Survey Date: 3/27/2026			
Comments: Concrete pad with visible vent pipes located on a south adjoining property, immediately south of the southern dumping area on the Subject Property.			
Photograph ID: 34			
Photo Location: West Adjoining Property - (39.960443, -103.929196)			
Direction: West			
Survey Date: 3/27/2026			
Comments: One of the west adjoining properties with a high-fence elk operation and active pump jacks scattered throughout.			

Appendix B

Stantec Resumes



Jamie Hoffman R.G., P.G.

Senior Environmental Specialist

16 years of experience · Portland, Oregon

Ms. Hoffman is a Senior Environmental Specialist in the Portland, OR office. She primarily works with the Brownfields group and conducts Phase I Environmental Site Assessments (ESAs) and subsurface investigations. Ms. Hoffman has been working in the environmental industry for over fifteen years. Her environmental experience includes commercial and industrial property acquisitions, commercial and multi-family residential redevelopments, petroleum releases, site investigation, and a variety of remediation projects on petroleum, chlorinated solvent, landfill, and manufactured gas plant facilities. She is licensed geologist in Oregon, Idaho, and Minnesota and a qualified Environmental Professional (EP) as defined in ASTM E 1527-21.

EDUCATION

Bachelor of Arts, Geology, University of Akron, Akron, Ohio

Masters Degree, Geology, University of Michigan, Ann Arbor, Michigan

CERTIFICATIONS & TRAINING

Asbestos Building Inspector

OSHA 40-hr HAZWOPER

REGISTRATIONS

Professional Geologist #52660, Minnesota Board of Architecture, Engineering, Land Surveying, Landscape Architecture, Geoscience and Interior Design

Registered Geologist #G2483, Oregon State Board of Examiners for Engineering & Land Surveying

Professional Geologist #PGL-1824, Idaho Division of Occupational and Professional Licenses

PROJECT EXPERIENCE

ENVIRONMENTAL ASSESSMENT

Former Auction Yard | Confidential | Corvallis, Oregon | Project Manager

Ms. Hoffman served as Project Manager for environmental due diligence on a 5-acre former livestock auction yard in south Corvallis identified for future housing development. The scope included a Phase I ESA and two targeted Phase II ESAs to address data gaps from historical investigations regarding petroleum impacts from historical on-site on off-site sources. Stantec also developed a Contaminated Media Management Plan to guide handling of impacted soil during construction, ensuring regulatory compliance and reducing potential delays for the client's redevelopment objectives.

Centralia Renewable Redevelopment | Confidential | Centralia, Washington | Project Manager

Ms. Hoffman served as Project Manager on due

diligence for the acquisition of a 137-acre former surface coal mine by a confidential renewable energy client. The Phase I ESA identified numerous settling pond and filled areas on the site, which triggered a broad Phase II ESA to assess the former operations and filled areas. Stantec utilized Incremental Sampling Method techniques to minimize the cost to the client while still collecting a robust dataset. The findings confirmed that cleanup was not necessary; however, fill containing coal fragments could not be reused as clean fill off-site. Providing this analysis enabled the client to proactively plan for soil export management and avoid unexpected costs during development.

Umpqua Bank Phase I ESAs * | Oregon | Project Manager

Ms. Hoffman served as the EP and project manager for approximately 80 Phase I ESAs and Phase II Limited Site Investigations for Umpqua Bank for proposed real estate transactions and loans at properties located throughout Oregon and southern Washington while working for Terracon. Project sites include gas stations, commercial retail facilities, trucking facilities, multi-tenant office buildings, multi-family residences, a golf course, and other various commercial/industrial properties.

Former Georgia Pacific* | Wilsonville Concrete Products | Fairview, Oregon | Project Manager

Ms. Hoffman was the Project Manager for a Phase I ESA and Limited Site Investigation on a property formerly operated by Georgia Pacific as a wood chip storage and barge loading facility on the Columbia River in Fairview, OR. The project was performed in support of a property transaction that included a short due diligence window and multi-party oversight. Ms. Hoffman played a key role in successfully implementing an investigation to assess fill material and historical equipment fueling operations identified during the Phase I ESA, all of which was performed on an expedited schedule to meet the client's short due diligence window. Ms. Hoffman served as the primary contact, coordinating access, schedule, and reporting, with both the owner and buyer

representatives throughout the project.

Confidential Portfolio* | Confidential | Project Manager

Ms. Hoffman served as the project manager for a multi-site portfolio across the western US involving the acquisition of a modular construction building distributor. Her duties included acting as the single point of contact for the client and the individual Terracon offices responsible for performing the work. She coordinated the site reconnaissance across multiple offices, conducted senior review on all reports prior to delivery, and provided regular client updates throughout the project. Ms. Hoffman was able to coordinate a quick turnaround on the ESA portion of the portfolio, allowing time for the sites that required Phase II investigation to be adequately assessed prior to the client's due diligence deadline.

Confidential Portfolio* | Confidential | California | Project Manager

Ms. Hoffman served as EP and project manager for Phase I ESAs for five sites in the Central Valley of California as part of a proposed confidential property acquisition. The portfolio consisted of asphalt plants, a gravel mine, a rock quarry, an equipment yard, and office buildings. This project required a rapid turnaround and coordination with multiple offices with a complex variety of site operations.

Confidential Portfolio* | Confidential | Primary Scientist/Project Assistant

Ms. Hoffman served as primary scientist for multiple sites in the Minneapolis/St. Paul metropolitan area as part of a multi-office portfolio of 256 properties across the country. The portfolio was performed for due diligence in a potential acquisition that required a rapid turnaround. As project assistant, she compiled findings from the entire project to deliver to the client and coordinated 42 Phase II ESAs which were performed as follow-up work for the Phase I portfolio.

BROWNFIELDS

EPA Brownfield Coalition Assessment Grant | Baker Technical Institute | Oregon | Project Manager

Ms. Hoffman is currently managing BTI's Brownfield Coalition Assessment Grant project funded by a \$500,000 EPA grant. Her environmental work is assisting Baker Technical Institute and grant partner City of La Grande achieve revitalization goals in the Jefferson Avenue corridor and at high-priority opportunity sites throughout Union and Baker Counties. Ms. Hoffman is assisting BTI by conducting Phase I and II ESAs on brownfield sites and coordinated development of an area-wide plan for the Jefferson Avenue corridor. To date, Phase I and/or II ESAs have been conducted on ten brownfield properties in La Grande and Baker City to support redevelopment of derelict and underutilized properties. Additional brownfield properties are under consideration for use of grant funding for assessment. One property assessed under this grant program has been redeveloped from a vacant former auto repair/machine shop facility to a winery and tasting room, and a second historic building previously used

for commercial retail space is currently undergoing revitalization as a commercial kitchen. Ms. Hoffman has also assisted BTI with an EPA Brownfield Jobs Training grant by coordinating and delivering a career day presentation and a brownfields tour for students in a remediation technician training program.

EPA Brownfield Community-Wide Assessment (CWA) Grant | Clatsop County | Oregon | Technical Lead

Ms. Hoffman is currently providing technical services for Clatsop County's CWA brownfield grant project. To date, several Phase I ESAs and Phase II ESAs have been conducted on a variety of sites in Astoria and Seaside, including a former drycleaner. Ms. Hoffman also coordinates and reviews regulated building materials surveys and leads public engagement efforts under the CWA grant, such as preparing and delivering a career day presentation and Brownfield tour to local high school and community college students.

Colorado Statewide EPA Brownfield Grant | Colorado | Technical Lead/Assistant Project Manager

Ms. Hoffman provided technical oversight for Phase I and Phase II ESAs performed under the \$2M Colorado Department of Public Health and Environment (CDPHE) EPA Brownfield Assessment Grant. Over just two years of the grant's five-year lifecycle, she oversaw more than 30 assessments, exceeding original goals and enabling CDPHE to secure additional funding after only three years.

EPA Brownfield Grants Phase I/Phase II ESAs (various locations) | Various | Technical Lead

Ms. Hoffman has overseen several Phase I/Phase II ESAs conducted under EPA Brownfield Grant funding. Her experience has included writing/reviewing Sampling and Analysis Plans that are reviewed and approved by EPA, coordinating and managing field visits and sampling in several states (including Oregon, Washington, California, Colorado, Arizona, New Mexico, Idaho, and Vermont), and overseeing the preparation and quality control of the reports presenting findings and recommendations.

CONTAMINATED SITE REDEVELOPMENT

ART Tower* | Wood Partners | Portland, Oregon | Project Manager

Ms. Hoffman was the Project Manager for the ESA and additional environmental support during the mass excavation conducted during construction of a mixed-use development while at Terracon. Petroleum- and lead-impacted soil was encountered during the project. Ms. Hoffman coordinated periodic onsite construction/remedial oversight and waste disposal support as excavation activities proceeded. She also worked with Wood Partners to obtain a No Further Action (NFA) determination for the site from the Oregon Department of Environmental Quality (DEQ).

959 Franklin Apartments* | DinCal 4, LLC | Eugene, Oregon | Project Manager

Ms. Hoffman was the Project Manager for a Phase I ESA and subsequent Limited Site Investigation for a

student housing redevelopment project that was proposed on a site that was formerly occupied by an auto service facility. Ms. Hoffman assisted DinCal 4, LLC with development of a Contaminated Media Management Plan and on-call soil sampling services during the mass excavation. The release received an NFA determination from the DEQ and opened as off-campus housing in Fall 2019.

Broadway Former MGP Facility* | DTE | Ann Arbor, Michigan | Primary Technician

Ms. Hoffman was the primary technician for multiple subsurface investigations relating to remediation and redevelopment of a former MGP site located along the Huron River. Multiple methods of remediation were used to tackle different types of contamination on a 14-acre former manufactured gas plant, including excavation of contaminated soils and installation of a product-trapping cap to prevent contamination from reaching the Huron River, which supplies drinking water to the city of Ann Arbor. The shoreline was restored, trees removed during construction were replaced, and the property is currently being redeveloped into park and retail space.

Days Inn University* | United Properties | Minneapolis, Minnesota | Project Scientist

Ms. Hoffman served as the project scientist and primary technician for subsurface investigations and remediation activities relating to redevelopment of a solvent release site in a historical manufacturing area near downtown Minneapolis. She oversaw operation and maintenance of the soil vapor extraction system onsite and coordinated work to further remediate the site using in-situ chemical oxidation technology.

Corey Pursell



Ecologist

6 years of experience · Denver, Colorado

Corey is a Staff Ecologist with in-depth knowledge of ornithology with a specific focus on quail habitat usage and movement patterns. He is proficient in using radio telemetry, collecting data from hand-held GPS devices and processing data using ArcGIS software. Corey previously worked for a private pond and lake management company based out of Bryan, Texas as a fisheries biologist. He focused on the elimination and mitigation of invasive aquatic plants and on stimulating the growth and development of different fish species (*Micropterus salmoides*, *Pomoxis nigromaculatus*, and *Lctalurus punctatus*) for private recreation. Corey has also worked with the Texas Parks and Wildlife Department and the Army Corps of Engineers on mitigation efforts to decrease and eliminate populations of *Salvinia molesta* and *Eichhornia crassipes* in several of their lakes around Texas.

EDUCATION

MWS, Wildlife Sciences, Texas A&M University, College Station, Texas, United States, 2018

BS, Wildlife and Fisheries Science, Texas A&M University, College Station, Texas, United States, 2016

PROJECT EXPERIENCE

ECOLOGY SURVEYS

Texas A&M University California Quail Research Project, McGregor | Texas A&M University | Texas, United States | 2017-2018

Quail habitat usage was assessed based on movements throughout three different graded fields chosen based on grazing activity, vegetation type, and cover abundance. Radio telemetry methods were used on a random assortment of hens and roosters. Several birds were selected to wear GPS backpacks to take movement data, which was then translated into maps after 30 days, or upon a mortality signal. A three-point yagi antenna was used to find birds, with specific points notifying dead or alive marked via handheld GPS device. Locations were noted to check for movement patterns as the project continued. A one-page report was generated each week detailing what observations were made, status of weekly mortality and total mortality, movement patterns, an updated map, and any pictures taken via trail cameras or iPhone camera. Research was conducted by Texas A&M and Texas Parks and Wildlife Department.

Texas A&M AgriLife Bobwhite Decline Initiative, Sealy | Texas A&M University | Texas, United States | 2013-2017

Quail predation and nest success metrics were assessed based on habitat types, management techniques, and positive vs. negative nesting sightings at the Atwater Prairie Chicken Refuge in Sealy, TX. Pre-baited funnel traps were deployed to capture birds and were checked every 30 minutes. Captured birds were banded (females were radio-collared), sexed, and weighed, with notes on what birds they were captured with (if applicable). Recaptured birds were noted and weighed for general fitness checks, and to see if females had become gravid since last time they had been captured. Radio telemetry methods were used on hens to find nests, which were then marked with a hand-held GPS unit. To locate hens, a truck mounted antenna unit was used to gather a general idea of where birds were located. A hand-held three-point yagi antenna was then used to gather precise location data for birds. Nests were checked and eggs were counted to assess missing eggs from predation, and to count eggs that had hatched and those that had not. Entomology surveys were conducted for red imported fire ant studies, as well as local insects caught with sweep nets. Insects were categorized by Order and average weight to test effects on a local insecticide that was used to control red imported fire ant populations.

Bobwhite Quail Surveys at Camp Maxey, Fort Wolters, and Camp Bowie, Lamar, Palo Pinto, and Brown Counties, TX | Texas Military Department | 2019

CMEC biologists were responsible for conducting a multi-year study to assess quail populations at three military installations (Camp Maxey, Fort Wolters, and Camp Bowie). CMEC biologists were responsible for conducting presence/absence surveys for bobwhite quail. This work includes spring call counts, fall covey counts, fall driving transects, and vegetative surveys. Vegetative surveys include installation of fixed sampling locations and transects where line-intercept methodology is implemented to assess woody canopy cover and 0.5-meter square sampling plots are implemented to assess herbaceous cover and species composition. Biologist responsible for conducting call counts, covey counts, driving transects, vegetative surveys, and writing biannual status reports.

Texas Military Department Deer Surveys at Camp Maxey, Fort Wolters, and Camp Bowie, Lamar, Palo Pinto, and Brown Counties, TX | Texas Military Department | 2019

CMEC biologists were responsible for conducting linear transects at dusk by spotlight of white-tailed deer present at three military installations (Camp Maxey, Fort Wolters, and Camp Bowie). CMEC biologists were responsible for population estimation and age/sex demographics, calculated using a TPWD approved rubric for annual hunting takes. Annual reports documenting the survey effort, results, and recommendations for management were produced and provided to TXMF. Surveys were conducted at dusk by linear transect with spotlight. Biologist responsible for conducting spotlight surveys.

Dallas Mussels SH 34 and I 635 (multiple crossings) for TxDOT Dallas District | TxDOT Dallas District | Texas, United States | 2019

CMEC was scoped to perform initial presence/absence surveys for T&E mussels at multiple crossings along SH 34 and I-635 for the TxDOT Dallas District. CMEC ecologists followed TPWD wadeable stream protocols and determined the likelihood for mussels to be present at all crossings. Based on the initial findings, all of I-635 was determined not to contain T&E species and only one crossing on SH 34 required the preparation of an ARRP. Following TPWD approval of the ARRP and issuance of a permit, CMEC along with divers from Zara completed a 100% tactile survey/timed trial for the Kings Creek crossing. No T&E mussel surveys were identified at either crossing, but several non-state listed species were relocated upstream of potential bridge impact area for the SH 34 project.

SH 114 EA Freshwater Mussel Survey | Kimley-Horn and Associates, Inc. | Texas, United States | 2019-2020

The Texas Department of Transportation, in cooperation with the Town of Trophy Club, Town of Westlake, and City of Westlake proposes to construct dual frontage roads, ramp, and intersection improvements along SH 114 in Tarrant county, TX. CMEC was tasked with preparing environmental documentation for review and approval by the Fort Worth District TxDOT to satisfy NEPA requirements. The project was processed as a Categorical Exclusion (CE). Environmental Technical Reports included: Air Quality Conformity, Noise Analysis, Historic Resources PCR, Archeology Background Report, Biological Resources, and Water Resources. Two perennial stream crossings exist within the project area and were identified to have potentially suitable habitat for 3 state-listed freshwater mussel species: Louisiana pigtoe (*Pleurobema riddellii*), sandbank pocketbook (*Lampsilis satura*), and Texas heelsplitter (*Potamilus amphichaenus*). CMEC conducted a qualitative presence/absence freshwater mussel survey of the identified stream crossings. Observed mussel species included: pondhorn (*Unio merus tetralasmus*), tapered pondhorn (*Unio merus declivis*), and paper pondshell (*Utterbackia imbecillis*). The survey was conducted for a total of 10-person hours.

Atmos O29 Pipeline Replacement | Atmos Energy | Texas, United States | 2019

Eight miles of natural gas pipeline are to be replaced in rural Kaufman county. Atmos Energy requested direction on how to perform installation operations (open cut vs. directional boring) A desktop review report was created by a collaboration from other CMEC ecologists and biologists. This included a preliminary exploration of the threatened and endangered species likely to be found in and adjacent to the project area as well as potential jurisdictional waters of the U.S. Wetlands and waters of the U.S. delineations and T & E species habitat assessments were conducted in the field in October 2019 by Ryan Blankenship, AWB, Garrett Weiberg, Corey Pursell and Clint Wardlow of CMEC. Wetland Determination Data points were recorded on USACE Wetland Determination Data Forms. Archaeological surveys were conducted at the same time. Biological and water technical reports were written using data from the field. Installation suggestions were given to the client in the report.

Safe Routes to School Pedestrian Improvements E.M Daggett Elementary, D. Mcrae Elementary | Kimley-Horn and Associates, Inc. | Fort Worth, Texas, United States | 2019-2020

Served as biologist for this City of Fort Worth-sponsored sidewalk project. The project consisted of preparing the categorical exclusion documentation for approximately 2.5 miles of new sidewalks in this urban, historic-aged neighborhood. Responsibilities included organizing and conducting field work efforts, technical documentation for water quality, waters of the U.S., and Threatened and Endangered Species analysis.

Safe Routes to School Pedestrian Improvements, Moss Elementary, Phillips Elementary | Kimley-Horn and Associates, Inc. | Fort Worth, Texas, United States | 2019-2020

Served as biologist for this City of Fort Worth-sponsored sidewalk project. The project consisted of preparing the categorical exclusion documentation for approximately 2.7 miles of new sidewalks in this urban, historic-aged neighborhood. Responsibilities included organizing and conducting field work efforts, technical documentation for water quality, waters of the U.S., and Threatened and Endangered Species analysis.

U.S. 69 from Warren to Kountze, Tyler and Hardin Counties, TX | TxDOT | 2019

The Texas Department of Transportation (TxDOT) is proposing improvements to an approximately 13-mile stretch of United States Highway (US) 69 extending from the south at Farm-to-Market Road (FM) 1003 north of the City of Kountze (Hardin County), to the north at FM 1943 near the unincorporated community of Warren (Tyler County). The proposed project is in a rural area of East Texas and crosses the community of Village Mills. Two publicly-owned and accessible recreation areas, Big Thicket National Preserve, a National Park Service (NPS) property and the John Henry Kirby State Forest, are located adjacent to the US 69 Corridor within the project limits. CMEC biologists Jeff Allen, Garrett Weiberg, Austin Blasé, Corey Pursell, and Deitrich Gaitz performed wetland delineations and recorded data on USACE Wetland Determination Data Forms. Corey was a biologist responsible for taking photos and performing wetland determinations.

U.S. 277, San Angelo | TxDOT | Green County, TX | 2019

The Texas Department of Transportation (TxDOT) conducted a waters of the U.S. (WOTUS) delineation for a proposed road project on U.S. Highway 277 (US 277) from 0.75 miles north of Farm-to-Market Road 2105 (FM 2105) to U.S. Highway 67 (US 67) in San Angelo, Tom Green County, Texas. The delineation was completed on October 28 and 29, 2019 by Corey Pursell and Jarrod Powers. Biologist responsible for conducting the wetland delineation as well as field work related to threatened and endangered species habitat assessments for the preparation of the Biological Evaluation Technical Report and Form. Wetland Determination Data points were recorded on USACE Wetland Determination Data Forms.

FM 106 Camera Installation for TxDOT ENV and Pharr District | USFWS & TxDOT | Texas, United States | 2019-2020

CMEC biologists were tasked with providing the Texas Department of Transportation (TxDOT) Environmental Affairs Division (ENV) and the Pharr District (PHR) with an installation plan and schedule for the deployment of active infra-red (AIR) monitoring systems within the TxDOT maintained right-of-way along Farm-to-Market Road (FM) 106 in Cameron County, Texas. Portions of FM 106 are located adjacent to the Laguna Atascosa National Wildlife Refuge (NWR) while other portions are located adjacent to private land. CMEC biologists Ryan Blankenship CWB, Corey Pursell, Shane Manion, and Clint Wardlow went out for the first deployment to set up camera traps in accordance with USFWS and TxDOT ENV guidance. CMEC biologists Ryan Blankenship CWB, Corey Pursell, Garrett Weiberg, and Kayleigh Locke went out for the second deployment to set up camera traps in accordance with the USFWS and TxDOT ENV guidance. Positive occurrences of ocelots using wildlife crossings were captured with these cameras.

Texas Military Department Waterfowl Surveys at Camp Maxey | Texas Military Department | Texas, United States | 2020-Present

CMEC biologists are currently responsible for conducting a multi-year study to assess waterfowl populations at one of Texas Military Departments military installation, Camp Maxey. CMEC biologists are responsible for conducting presence/absence surveys for all species of waterfowl expected to be seen in the area. These surveys occurred during the peak migration time when waterfowl are likely to occupy habitat on Camp Maxey. Habitat was assessed prior to the survey to determine suitability. The biologists surveyed 10 fixed-point sampling locations for a period of time no less than 5 minutes and no greater than 20 minutes. Observations were made at each fixed-point sampling location to identify the species, abundance, sex, and behavior of waterfowl present at the time of the survey. 30 fixed-point sampling locations were surveyed per season.

Arkansas Game and Fish Bobwhite and Migratory Bird Surveys | Arkansas Game and Fish | 2020

CMEC biologists conducted a multi-week effort to survey for bobwhite quail and selected songbirds at the Cache River National Wildlife Refuge and the Scott Henderson Gulf Mountain Wildlife Management Area in Arkansas. CMEC biologists were responsible for conducting presence/absence surveys for bobwhite quail and selected songbird species expected to be seen in the area. These surveys occurred half an hour before sunrise to three hours after sunrise. The biologists surveyed a series of fixed-point sampling locations for a period of 5 minutes. Observations were made at each fixed-point sampling location to identify the species, abundance, and behavior of bobwhite quail and songbirds present at the time of the survey. 19 fixed-point sampling locations were surveyed per effort.

Glade Road Reconstruction for Dallas/Fort Worth (DFW) Airport | Kimley-Horn and Associates, Inc. | Texas, United States | 2020

The project proposed to reconstruct Glade Road from northbound State Highway 360 Frontage Road to West Airfield Drive for approximately 0.8 mile. The purpose of the project is to increase connectivity and improve safety for the public along this existing travel corridor, located on DFW Airport property. Work on the project consisted of the preparation of Texas Department of Transportation (TxDOT) Categorical Exclusion documentation, including scoping, field evaluations, and technical reports for the following: Archeological Resources Background Study, Historic Resources PCR, Biological Resources, Section 404 Waters Delineation Report, Section 404 Waters Impacts Table, Surface Water Analysis, Public Involvement Materials and Presentation, Freshwater Mussel Survey and Hazmat ISA. Corey was responsible for the field work and data collection including a wetland delineation (according to Fort Worth District USACE policy and guidelines) T&E species habitat assessment, freshwater mussel survey.

Park Road (PR) 73 and Ranch-to-Market (RM) 335 Mussel Survey Effort, 3 Crossings (Ruth Draw, Hackberry, and Nueces) on RM 335 and PR 73 at the South Llano River, Kimble and Edwards Counties, TX | TxDOT ENV | 2020-2021

Corey participated in the dual effort of diving and snorkeling of the survey area both upstream and downstream of the proposed roadway crossing location. A habitat suitability assessment for the listed and federal candidate Texas fatmucket (*Lampsilis bracteata*) was conducted concurrently with the presence/absence and relocation activities and included an assessment of substrate, flow regime, water depths, turbidity, water temperature, and microhabitat types. Corey found one Texas fatmucket during this effort. A total of two Texas fatmucket were relocated as part of this effort. A multi-pass depletion salvage effort was coordinated with the USACE, USFWS, TPWD, and TxDOT (under a separate WA). This multi-pass depletion salvage effort was conducted one year later with two scuba divers and a team of CMEC biologists/malacologists. Several Texas fatmucket were found and located, photo documented, tagged, and GPS locations were recorded at the pre-determined relocation site.

Safe Routes to School Pedestrian Improvements for City of Cedar Hill | Kimley-Horn and Associates, Inc. | Texas, United States | 2020-2021

Project consisted of preparing the categorical exclusion documentation for approximately 3.3 miles of new sidewalks in an urban neighborhoods to connect gaps in the existing sidewalk system and provide improved access to the following schools: Life School Cedar Hill, W.I.S.E. Academy, High Pointe Elementary, Collegiate Preparatory Elementary/Joe Wilson Intermediate School, Waterford Oak Elementary School, Bessie Coleman Middle School, Trinity Christian School, and Highlands Elementary School. Responsibilities included preparation of scope, technical documentation for water quality, waters of the U.S., Threatened and Endangered Species analysis. Served as field biologist for this City of Cedar Hill-TxDOT sponsored sidewalk project.

City of Burleson-SH-174 | Kimley-Horn and Associates, Inc. | Texas, United States | 2021

The Texas Department of Transportation proposes improvements along SH 174 in Tarrant County within the City of Burleson. The project length is approximately 1.95 miles long from the intersection of SH 174 and Wicker Hill Road to 0.23 miles north of Elk Drive in Johnson County, Texas. The project includes widening the current roadway to include additional general travel lanes and dedicated inside turn lanes. CMEC Ecologist were responsible for field investigations to assess habitat for state and federal threatened and endangered species and waters of the U.S. and wetlands delineation. CMEC ecologist were also responsible for reporting including, Biological Resources Evaluation, Delineation of Waters of the U.S., and a Pre-Construction Notification for the use of NWP-14 to the USACE.

Atmos E16 Pipeline Replacement | Atmos Energy | Texas, United States | 2021-Present

Fifteen miles of natural gas pipeline are being replaced in Lamar county. Atmos Energy requested direction on how to perform installation operations (open cut vs. directional boring) A desktop review report was created by a collaboration from multiple CMEC ecologists and biologists. This included a preliminary exploration of the threatened and endangered species likely to be found in and adjacent to the project area as well as potential jurisdictional waters of the U.S. Wetlands and waters of the U.S. delineations and T & E species habitat assessments, and migratory bird surveys were conducted in the field throughout 2021 by Ryan Blankenship, CWB, Garrett Weiberg, Corey Pursell, Clint Wardlow, and Ellen Hall of CMEC. Wetland Determination Data points were recorded on USACE Wetland Determination Data Forms. Archaeological surveys were conducted at the same time. Biological and water technical reports were written using data from the field. Installation suggestions were given to the client in the report. Corey Pursell was contacted by Atmos Energy to perform the environmental construction monitoring effort during the construction phase of this project.

Environmental Specialist

10 years of experience · Denver, Colorado

Annie is an environmental scientist with extensive experience in environmental consulting. Annie's experience includes being a project manager and team member of diverse environmental projects, including site investigations, remedial action oversight, remedial design, hazardous materials surveys, Phase I and Phase II Environmental Site Assessments (ESA), and removal actions at mine sites and industrial sites. Annie has experience preparing and reviewing technical documents, including work planning documents such as sampling and analysis plans (SAP) and Quality Assurance Project Plans (QAPP), as well as technical reports. Annie has also conducted a variety of fieldwork, including surface and subsurface soil collection, soil boring logging, groundwater water well installation oversight and sampling through multiple methods, remedial action oversight, Phase I ESA site reconnaissance, SWPPP inspections, and fulfilled Site Safety and Health Officer (SSHO) duties.

EDUCATION

Bachelor of Science, Soil, Atmospheric, and Environmental Sciences, University of Missouri, Columbia, Missouri, United States, 2014

Professional Science Masters, Environmental Geology, University of Kansas, Lawrence, Kansas, United States, 2021

CERTIFICATIONS & TRAINING

40 Hour HAZWOPER, OSHA, Kansas City, Missouri, 2016

Asbestos Building Inspector, AHERA, Lawrence, Kansas, 2016

Certified Hazardous Materials Manager, Institute of Hazardous Materials Management, Rockville, Maryland, United States, 2020

Certified Environmental Scientist, National Registry of Environmental Professionals, Glenview, Illinois, United States, 2018

8 Hour Supervisor, OSHA, Kansas City, Missouri, 2016

30-Hour Construction, OSHA, Kansas City, Missouri, 2016

First Aid/CPR/AED, Red Cross, Kansas City, Missouri, 2016

Lead-Based Paint Building Inspector, EPA, Kansas City, Kansas, 2016

PROJECT EXPERIENCE

SITE INVESTIGATION, REMEDIATION & RESPONSE

Excavation and Removal of Toxaphene Contaminated Sheep Dip Vat (SDV), * | DOI | 2019-2020 | Project Manager

Ms. Eiseman served as Project Manager for team performing additional delineation and remediation of the Table Mesa Sheep Dip Vat (SDV). Ms. Eiseman performed activities such as preparation of planning documents (WP and HASP), oversaw the excavation of concrete, wood, and soil, coordinated disposal, assisted in collection confirmatory soil samples, and oversaw the site restoration work. During excavation, a larger concrete fire pit used to warm the water for the SDV was discovered 10 feet below ground surface. Ms. Eiseman executed a modification for removal of the fire pit in less than 24 hours and completed the field work on schedule and under budget. Ms. Eiseman prepared the Remedial Action Report. In addition, she coordinated project work with the laboratory and construction subcontractor as project manager. Ms. Eiseman previously investigated and delineated the toxaphene contamination during an earlier project.

Remediation of Polychlorinated Biphenyl (PCB) Contamination at Electrical Substation Locations of Concern, Southern Arizona* | DOI | 2019-2020 | Project Manager

Served as project manager for the team that performed remediation of PCB-contaminated soil and concrete at five electrical substations located across southern Arizona. Prepared planning documents, oversaw the excavation of approximately 110 tons of PCB-contaminated soil and concrete, coordinated disposal, assisted in collection of 94 confirmatory soil samples collected over two phases of excavation activities, oversaw the site restoration work over two phases of backfilling, and prepared the PCB remediation report. Previously investigated and delineated the PCB contamination at 22 substations during an earlier project and identified the need for remediation at five of the 22 substations.

**Open Burning/Open Detonation (OB/OD) Range
Remedial Design/Remedial Action (RD/RA)* | DOD |
2017-2020 | Environmental Scientist**

Served as a senior project scientist and site superintendent for this project executing RD/RA action through remedy in place. Developed and implemented Work Plans. Responsible for oversight and collection of 27 soil samples using DPT to further delineate contamination prior to remediation. Assisted in oversight of the excavation of approximately 3,000 cubic yards of contaminated soil from the site, sifting of the soil for munitions, and transportation to a land farm treatment cell (LFTC) onsite through robotic means due to unexploded ordnance (UXO) concerns. Conducted long-term monitoring (LTM) including groundwater and surface water sampling.

**Small Arms Range Remedial Design/Remedial Action* |
DOD | 2016-2020 | Environmental Scientist**

Served as Project Scientist on team performing remedial design/remedial action activities in a munitions response area while meeting explosive safety, regulatory, and health and safety requirements. Held responsibility for the creation and implementation of a UFP-QAPP, Land Use Control Plan, and APP. Provided oversight of fence installation for land use controls as the SSHO. Conducted LTM of through composite soil sampling for lead immediately outside of the installed fence. Assisted in creating a solution when several sample points were over the screening level for lead outside of the fence.

BROWNFIELDS

**Targeted Brownfield Assessment Support* | U.S. EPA |
2022-2024 | Assistant Task Order Manager, Project
Manager**

Ms. Eiseman served as the Assistant Task Order Manager for a Task Order proving Targeted Brownfield Assessments (TBA) to U.S. Environmental Protection Agency (EPA) Region 8, overseeing up to 80 technical directives annually. Ms. Eiseman provided oversight of project schedules and budgets for projects being managed by colleagues, communicate weekly project status with clients, and proactively address potential setbacks with program managers. Additionally, Ms. Eiseman served as Project Manager and on the project team for several TBA projects, conducting Phase I Environmental Assessments (ESA) and Phase II ESAs for a variety of sites across EPA Region 8 states.

**Phase II ESA of Large Vacant Site* | U.S. EPA | 2024 |
Project Manager**

Ms. Eiseman served as Project Manager for a team conducting a Phase II ESA on an approximately 110-acre vacant site located adjacent to a former coke plant, capped hazardous waste landfill, and active power plant. Ms. Eiseman coordinated field work preparation, including development of the Sampling and Analysis Plan (SAP), was a part of the field work team, and coordinated and assisted with data analysis and Phase II ESA reporting. The field work included gridded surface soil sampling approach, subsurface soil sampling, groundwater sampling, surface water sampling, and sediment sampling.

**Phase I and Phase II ESA of School Bus Barn* | 2023-
2024 | Project Manager**

Ms. Eiseman served as Project Manager for a Targeted Brownfield Assessment (TBA) of an active school bus barn located in Colorado. The TBA consisted of a Phase I Environmental Site Assessment, followed by a Phase II ESA to investigate the Recognized Environmental Conditions (REC) identified during the Phase I ESA. The Phase II included investigation of surface soil across the site, and subsurface soil, groundwater, and soil gas upgradient and downgradient of the bus barn structure.

**UST Removal Phase II* | U.S. EPA | 2023-2024 | Project
Manager**

Ms. Eiseman served as Project Manager for an underground storage tank (UST) removal project in rural South Dakota. Ms. Eiseman coordinated all field work, including developing the Sampling and Analysis Plan (SAP), procuring a South Dakota Certified Petroleum Release Remediator, and following all EPA guidance for analysis and number of samples based on UST contents and size. Three UST tanks were excavated, two gasoline and one diesel; the appropriate number of confirmation samples were collected from the sidewalls and floor of the excavation, and the excavation was backfilled. Ms. Eiseman coordinated and reviewed the UST removal Phase II ESA report.

**Urban Gardens Phase II ESA* | U.S. EPA | 2023 | Project
Manager**

Ms. Eiseman served as the Project Manager for a team sampling five site across Denver planned to become urban gardens. Ms. Eiseman coordinated field work, including Sampling and Analysis Plan (SAP) preparation, was a member of the field sampling team, and coordinated and assisted in data analysis and Phase II Report development. Field work consisted of sampling surface soil sample and root zone soil from selected gardening zones at each of the five sites. Ms. Eiseman also coordinated and worked with the EPA toxicologist to interpret analytical results and potential plant uptake.

**ISM Sampling Phase II ESA* | U.S. EPA | 2023 | Project
Manager**

Ms. Eiseman served as Project Manager for a team conducting Incremental Sampling Methodology (ISM) on an urban site in Denver planned to become an urban garden. The site is located in the footprint of a former smelter and immediately adjacent to active railroad. ISM sampling was conducted on the gravel layer covering the site and the surface soil across the site. Additionally, subsurface soil sampling was conducted on four zones across the site. Ms. Eiseman coordinated with the U.S. EPA toxicologist to interpret analytical results for root uptake scenarios.

Hazardous Materials Survey of Several Properties on Tribal Land* | U.S. EPA | 2024 | Environmental Scientist

Served as an environmental scientist on a team performing hazardous materials surveys of 23 properties across tribal land in North Dakota. Several homes were sampled for methamphetamine for reuse, while several others were inspected for asbestos containing materials, lead-based paint, and other hazardous materials. Several structures were in poor condition.

Phase II ESA of Previous Junk Yard* | U.S. EPA | 2022-2023 | Environmental Scientist

Ms. Eiseman served as environmental scientist and field team lead for a team conducting a Phase II on a previous auto junk yard in Wyoming. Ms. Eiseman prepared the Sampling and Analysis Plan (SAP) and identified several target areas with visible staining in past aerial images for increased sampling activities. Field work consisted of gridded surface and subsurface soil sampling through direct-push technology (DPT) drilling, surface water sampling, and sediment sampling. Ms. Eiseman interpreted all analytical data and prepared the Phase II ESA Report.

ASBESTOS, LEAD BASED PAINT, AND HAZARDOUS MATERIAL (MERCURY, PCB) ASSESSMENTS

Asbestos and Lead-Based Paint Program Support* | 2019-2020 | Project Manager

Ms. Eiseman served as Project Manager for the team performing asbestos and lead-based paint inspections at various facilities located at Fort Leonard Wood, Missouri. Ms. Eiseman coordinated dates, times, and access for the team of Missouri certified asbestos and lead-based paint inspectors with USACE and Fort Leonard Wood. In addition, she reviewed all Asbestos Inspection Reports and Lead-Based Paint Inspection Reports prior to submitting to the client.

Hazardous Materials Survey, Old Power Plant/Laundry Building* | DOD | 2019-2020 | Project Manager

Ms. Eiseman served as Project Manager and Senior Project Scientist for the team performing an asbestos containing materials (ACM) inspection, lead-based paint (LBP) inspection, hazardous waste survey, and microbial inspection. Ms. Eiseman assisted in preparation and review of the work planning documents including a Work Plan, SAP, APP, and CQCP. Ms. Eiseman reviewed the Survey Report.

Hazardous Materials Survey of the Cadet Dormitories* | DOD | 2019-2020 | Project Manager

Ms. Eiseman served as Project Manager for the team performing an asbestos containing materials (ACM) inspection, lead-based paint (LBP) inspection, hazardous waste survey, and microbial inspection. Ms. Eiseman assisted in preparation and review of the work planning documents including a Work Plan, Sampling and Analysis Plan, Accident Prevention Plan, and Contractor Quality Control Plan. Ms. Eiseman reviewed the Survey Report.

Kathya De la Fuente Guizar

Environmental Designer

4 years of experience · Seattle, Washington

Ms. De La Fuente Guizar is an Environmental Designer in the Seattle, WA office. She primarily works with the Brownfields group and conducts Phase I and Phase II Environmental Site Assessments (ESAs), Sampling and Analysis Plans (SAPs), and Quality Assurance Project Plans (QAPPs) under EPA Brownfield Grant programs. Ms. De La Fuente Guizar has four years of experience in the environmental consulting industry, supporting environmental due diligence, site investigation, and redevelopment projects across the western United States. Her experience includes municipal brownfield redevelopment, commercial and industrial property assessments, regulated building material (RBM) surveys, and soil and groundwater sampling. She also maintains EPA ACRES database profiles for multiple Brownfield programs and assists with regulatory coordination and reporting to state and federal agencies.

EDUCATION

Bachelor of Science, Environmental Engineering Sciences,
University of Florida – Gainesville, Florida

CERTIFICATIONS & TRAINING

OSHA 40-hr HAZWOPER (2023)

OSHA 8-hr HAZWOPER Refresher Training, Safety
Unlimited (2025)

OSHA 8-hr HAZWOPER Supervisor (2025)

PROJECT EXPERIENCE

BROWNFIELDS ASSESSMENT AND REDEVELOPMENT

Various Phase I Environmental Site Assessments

*Multiple Locations across the Western United States |
Environmental Designer*

Ms. De la Fuente has authored or co-authored over 50 Phase I Environmental Site Assessments for a wide range of property types including vacant parcels, active and former commercial facilities, municipal buildings, and industrial sites. Responsibilities include historical research, regulatory database review, local agency inquiries, interviews, and site reconnaissance to identify recognized environmental conditions (RECs) in accordance with ASTM E1527-21. Work has supported transactions and Brownfield grant-funded assessments across Alaska, California, Idaho, Nevada, Oregon, Virginia, Washington, and Minnesota.

EPA Brownfield Grants – Phase II Environmental Site Assessments, SAPs, QAPPs, RBMs (Various Locations)

*California, Hawaii, Idaho, Nevada, Oregon, Virginia, and
Washington | Environmental Designer*

Ms. De la Fuente prepares and co-authors Phase I and Phase II Environmental Site Assessments (ESAs) conducted under multiple EPA Brownfield Grant programs. Experience includes developing and reviewing Sampling and Analysis Plans (SAPs) and Quality Assurance Project Plans (QAPPs) for EPA and state regulatory review. Conducts site reconnaissance, regulated building material (RBM) surveys, and field sampling for soil and groundwater investigations. Responsible for compiling deliverables, performing QA/QC checks, and maintaining EPA ACRES database profiles to ensure compliance and data accuracy across projects.

Metro EPA Brownfield Coalition Assessment Grants *Multnomah, Washington, and Clackamas Counties, Oregon | Environmental Designer*

Conducts Phase I Environmental Site Assessments and prepares supporting documentation for site eligibility and environmental due diligence under Metro's Brownfield Coalition program. Assists with coordination among coalition partners and development of project deliverables supporting affordable-housing-focused redevelopment.

City of Salem EPA Brownfield Assessment Grant *Salem, Oregon | Environmental Designer*

Prepares Phase I Environmental Site Assessments (ESAs) and data compilation in support of Salem's Community-Wide Assessment Grant. Contributes to summary tables and figures used for assessment of petroleum- and lead-impacted sites within the Riverfront Downtown Urban Renewal Area.

USEPA Brownfield Community-Wide Assessment Grant – Klamath Falls *Klamath Falls, Oregon | Environmental Designer*

Supports Phase I Environmental Site Assessments and data compilation under the City of Klamath Falls Brownfield Grant. Reviews historical records and environmental databases and assists with preparation of ESA sections and figures for submittal to the client and EPA.

Municipality of Anchorage – Fiscal Year 2023 EPA Brownfield Coalition Assessment Grant Implementation Services *Anchorage, Alaska | Environmental Designer*

Assists with Phase I and Phase II ESAs, Sampling and Analysis Plans (SAPs), and Quality Assurance Project Plan (QAPP) updates. Coordinates with coalition partners and supports eligibility documentation, fact sheets, and stakeholder coordination to ensure data quality and compliance with EPA requirements.

Spokane Low Income Housing Consortium – Fiscal Year 2023 EPA Brownfield Grant Implementation Services *Spokane, Washington | Environmental Designer*

Conducts Phase I and Phase II ESAs, site reconnaissance, and Regulated Building Material (RBM) surveys. Prepares supporting documentation for SAPs, QAPPs, and eligibility packages and maintains project data tracking for active properties. Supports data review and Brownfield Advisory Committee coordination for the Maxwell Avenue Area-Wide Planning Project.

City of Spokane – Fiscal Year 2022 EPA Brownfield Grant Implementation

Spokane, Washington | Environmental Designer

Prepares Phase I and Phase II ESA reports, conducts field visits and RBM surveys, and assists in SAP/QAPP development. Manages project documentation to support revitalization within the Hillyard neighborhood.

Benton Franklin Council of Governments – Fiscal Year 2021 EPA Brownfield Community-Wide Assessment Grant

Tri-Cities, Washington | Environmental Designer

Provides technical support through Phase I and Phase II ESA preparation, RBM survey documentation, and coordination with regulatory agencies. Assists with data organization and deliverables to support community redevelopment planning.

Clark County Brownfield Redevelopment Program

Clark County, Nevada | Environmental Designer

Prepares and reviews Phase I Environmental Site Assessments under Clark County's Brownfield Coalition Assessment Grant. Performs field reconnaissance, historical research, and contributes to project documentation supporting community redevelopment.

City of Eugene – USEPA Brownfield Grant Management and Implementation

Eugene/Springfield, Oregon | Environmental Designer

Supports Phase I Environmental Site Assessments under the City of Eugene's Brownfield Grant Program. Assists with data compilation, QA/QC review, and coordination with city staff to maintain accurate environmental records.

ETCOG – USEPA Brownfield Grant Inventory

Longview, Texas | Environmental Designer

Compiles brownfield inventory data using historical records and Sanborn maps. Conducts site visits and assists with GIS mapping for inclusion in the regional brownfield inventory.

Idaho Falls Brownfield Redevelopment Program

Idaho Falls, Idaho | Environmental Designer

Prepares Phase I Environmental Site Assessments and supports environmental documentation and due diligence activities, including historical research and site reconnaissance to prioritize brownfield sites.

Port Gamble Former Mill Site

Port Gamble, Washington | Environmental Designer

Conducted fieldwork and drilling oversight in support of Phase II ESA activities at a former mill site impacted by dioxin from historical wood-waste operations. Participated in soil sampling, Geoprobe drilling, and data collection to characterize contamination and support Ecology's remedial planning objectives. Assisted with preparation of the Sampling and Analysis Plan and documentation consistent with MTCA guidance.

North Willamette Boulevard Bridge Main Replacement

Portland Water Bureau | Portland, Oregon | Environmental Designer

Assists with Phase I ESA documentation and data review for a water-main replacement project located near the McCormick and Baxter Superfund site. Supports data interpretation and preparation of soil management recommendations.

EMPLOYMENT HISTORY

Stantec Consulting Services Inc.

Environmental Designer
2024 – Present

TRC Companies, Inc.

Environmental Engineer
2023 – 2024 · 1 year

Corteva Agriscience

Environmental Engineering Co-op
2021-2022 · 1 year

CAP Government, Inc.

Building Inspector
2021 – 2022 · 1 year

ADDITIONAL EXPERIENCE

Sustainable Materials Management Research Laboratory – University of Florida

Research Assistant
2020

Multicultural & Diversity Affairs Department (MCDA), University of Florida

Hispanic/Latin Affairs Ambassador
2021 – 2022 · 1 year

University of Florida – College of Engineering

Teaching and Leadership Roles (American Society of Civil Engineers, Mexican American Student Association, Society of Women Engineers)
2020 – 2022 · 2 years

Appendix C

User-Provided Records



ASTM E 1527-21 USER QUESTIONNAIRE

This questionnaire outlines those responsibilities discussed in Section 6 of the ASTM International (ASTM) E 1527-21 *Standard Practice for Conducting Environmental Site Assessments: Phase I Environmental Site Assessment Process*." Please complete this questionnaire to the best of your ability. Upon completion of the questionnaire, please return the form via email to your Stantec contact.

Subject Property Address:

1. **Environmental liens that are filed or recorded against the Subject Property (40 CFR § 312.25).** Do you have any knowledge of environmental liens filed or recorded against the Subject Property under federal, tribal, state or local law?
☐ Yes (please explain):
☒ No
2. **Activity and use limitations (AULs) that are in place on the Subject Property or that have been filed or recorded against the Subject Property.**
Do you have any knowledge of AULs, such as engineering controls, land use restrictions, or institutional controls, that are in place at the Subject Property and/or have been filed or recorded against the Subject Property under federal, tribal, state or local law?
☐ Yes (please explain):
☒ No
3. **Specialized knowledge or experience of the person seeking to qualify for the landowner liability protection (40 CFR § 312.28).**
Do you have any specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
☐ Yes (please explain):
☒ No
4. **Relationship of the purchase price to the fair market value of the Subject Property if it were not contaminated (40 CFR § 312.29).**
Does the purchase price being paid for this Subject Property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Subject Property?
☒ Yes (please explain): It does represent fair market value
☐ No

5. **Commonly known or reasonably ascertainable information about the Subject Property (40 CFR § 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

a. Do you know the past uses of the Subject Property?

☐ Yes (please explain):

☒ No

b. Do you know of specific chemicals that are present or once were present at the Subject Property?

☐ Yes (please explain):

☒ No

c. Do you know of spills or other chemical releases that have taken place at the Subject Property?

☐ Yes (please explain):

☒ No

d. Do you know of any environmental cleanups that have taken place at the Subject Property?

☐ Yes (please explain):

☒ No

6. **The degree of obviousness of the presence or likely presence of contamination at the Subject Property, and the ability to detect the contamination by appropriate investigation (40 CFR § 312.31).**

Based on your knowledge and experience related to the Subject Property, are there any obvious indicators that point to the presence of likely presence of releases at the Subject Property?

☐ Yes (please explain):

☒ No

Prepared by (name, title, company):Jesse McNeill, Development Manager, Mission Clean Energy

Date:2/25/26

Phase I Environmental Site Assessment

Proposed Eilish Solar Farm

Multiple parcels in Adams County

Near Hoyt, Adams County, Colorado

February 20, 2023 | Terracon Project No. 25237032

Prepared for:

Mission Clean Energy LLC
3210 21st Street
San Francisco, California



Prepared by:

Terracon Consultants, Inc.
Wheat Ridge, Colorado



Nationwide
Terracon.com

- Facilities
- Environmental
- Geotechnical
- Materials



10625 W I70 Frontage Rd N Ste 3
Wheat Ridge, CO 80033-1729
P 303-423-3300
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Terracon.com

February 20, 2023

Mission Clean Energy LLC
3210 21st Street
San Francisco, California 94110

Attn: Mr. Adam Basri
P: (720) 310-0254
E: Adam@MissionCleanEnergy.com

Re: Phase I Environmental Site Assessment
Proposed Eilish Solar Farm
Multiple parcels in Adams County
Near Hoyt, Adams County, Colorado
Terracon Project No. 25237032

Dear Mr. Basri:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced subject property (hereinafter known as the 'site'). This assessment was performed in accordance with Terracon Proposal P25237032 dated January 23, 2023.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally, and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

Terracon Consultants, Inc.

Victoria R. Jolly
Staff Geologist

Kevin R. Saylor
Senior Project Engineer

Attachments

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APPENDIX A	Exhibit 1: Topographic Map, Exhibit 2: Site Diagram
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
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APPENDIX F	Description of Terms and Acronyms

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P25237032 dated January 23, 2023, and was conducted consistent with the procedures included in ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the site reconnaissance was conducted in conformance with ASTM E2247-16, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property. The ESA was conducted under the supervision or responsible charge of Kevin R. Saylor, Environmental Professional. Victoria R. Jolly performed the site reconnaissance on February 9, 2023.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is approximately 3,750 acres of vacant and agricultural lands which are primarily undeveloped. A farmstead residence is present at 15333 Monnahan Road. The site is mostly vacant land without daily or consistent activities.

Historical Information

Based on a review of the provided aerial and topographic maps, the site and surrounding areas were generally made up of rural, vacant land and agricultural areas. An apparent farmstead was present on the eastern portion of the site (corresponding with the existing farmstead on Monnahan Road) and a potential residence was present along the northern boundary of the site (corresponding to present abandoned buildings) by 1948. Additionally, a farmstead was present east adjacent of the site (corresponding with the existing Ferris Ranch) in 1948. The Adams County Assessor dates the first farm buildings to 1930.

By 1972 apparent oil and gas operations, associated unpaved access roads, and a pipeline depicted on topographic maps were visible across the site and on adjoining properties. (Per regulatory records discussed in Section 4.2, the oil/gas installations located on the site parcels were installed between 1954 and 1985). The apparent oil and gas operations were intermittently visible on provided aerial photographs and appear to have largely been decommissioned by the early 2000s. The site and adjoining properties have remained vacant and agricultural lands since that time.

Records Review

Selected federal and state environmental regulatory databases, as well as responses from state regulatory agencies, were reviewed. The site was not identified in the regulatory databases. The environmental regulatory database review identified a number of federal and/or state listings within the ASTM E 1527-21 specified search radii. Based on distance, environmental setting, facility characteristics, and/or inquiry results from the local agencies, remaining identified facilities do not constitute RECs in connection with the site at this time.

Site Reconnaissance

Per Terracon Proposal P25237032, the site reconnaissance was performed in accordance with ASTM E2247-16. A pole-mounted transformer, AST associated with oil/gas operations, and vacant lands were observed during the site visit. RECs were not identified in connection with the site.

Adjoining Properties

The adjoining properties were observed to consist primarily of vacant and agricultural lands. RECs were not observed in connection with the adjoining properties.

Significant Data Gaps

During the site visit, Monnahan Road was inaccessible due to site conditions and the residence at 15333 Monnahan Road was unable to be observed, which represents a significant data gap.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-21 for the proposed Eilish Solar Farm which consists of multiple parcels near Hoyt, Adams County, Colorado, the site. RECs were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs in connection with the site. Terracon recommends performing visual reconnaissance on the portion of the site located at 15333 Monnahan Road when site conditions permit.

1.0 INTRODUCTION

1.1 Site Description

Site Name	Proposed Eilish Solar Farm
Site Location/Address	Multiple parcels in Adams County, Colorado
Land Area	Approximately 3,750 acres
Site Improvements	Primarily vacant land with a farmstead or residence.
Anticipated Future Site Use	Solar and storage site
Reason for the ESA	Acquiring the site

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P25237032 dated January 23, 2023 and was conducted consistent with the procedures included in ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Process, and the site reconnaissance was conducted in conformance with ASTM E2247-16, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. Recognized environmental conditions are defined by ASTM E1527-21 as “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.” A de minimis condition is not a recognized environmental condition.

This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews (including local government inquiries, as applicable), and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations, and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- Historical records back to 1940 were not identified. The earliest reviewed historical document was a 1948 aerial photograph, at which time the site was primarily vacant and agricultural land with an apparent farmstead on the eastern portion of the site and a potential residence present along the northern boundary of the site. Based on the nature of the site, this data gap is not considered significant.
- Reasonable attempts were made to contact local government officials; however, at the issuance of this report, interviews with the Adams County Environmental Health Department officials were not performed.
- Based on the rural location of the site and adjoining properties, city directories were not reviewed. Terracon does not believe this to be a significant data gap due to the low level of development and site and adjacent property uses.
- Snow cover was present at the time of site reconnaissance, limiting ground surface visibility on exterior portions of the site and adjoining properties. Based on historical agricultural uses of the site, this is not considered a significant data gap.
- Due to varying terrain, fences and the lack of accessible roads, interior portions of the site parcels were not accessed at the time of site reconnaissance. However, based on the rural setting and observations from accessible areas, the lack of access to these areas is not considered a significant data gap.
- Based on the lack of access to interior portions of the site parcels, Terracon did not observe 17 oil/gas wells and associated equipment. Based on a review of Colorado Oil and Gas Conservation Commission (COGCC) online records, the lack of access to these areas is not considered a significant data gap.
- Snow cover prevented access to Monnahan Road and the residence located at 15333 Monnahan Road, which represents a significant data gap.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are

based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances, petroleum products or PFAS compounds may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Mission Clean Energy LLC. Use or reliance by any other party is prohibited without the written authorization of Mission Clean Energy LLC and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-21 Section 4.6. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

1.6 Client Provided Information

Prior to the site visit, Adam Basri, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-21 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.	*		
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Releases at the site.		X	

*The client indicated that purchase price is not applicable.

Terracon's consideration of the client provided information did not identify RECs. Mr. Basri indicated the presence of plugged and abandoned oil wells on the property. These features are further discussed in Section 4.2 and do not represent RECs to the site. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 4,730-4,980 feet above sea level	USGS Topographic Map, Potty Brown Creek, Leader, Adena, and Hoyt, Colorado Quadrangles, 2019 (Appendix A)
Topographic Gradient	Topographic high in the center of the site. The western portion of the site slopes to the southwest and the eastern portion of the site slopes to the east-northeast.	
Closest Surface Water	Surface bodies of water are present throughout the site including unnamed ponds, creeks, tributaries to Potty Brown Creek intersecting the northwest portion of the site, and tributaries to Hoffman Creek intersecting the southeast portions of the site.	
Soil Characteristics		
Soil Type	Primarily Adena-Colby, Ascalon, Blakeland, Terry, Truckton, and Weld series	ERIS Physical Setting Report, Order No. 2301300605p, February 1, 2023
Description	Soil on the site is highly variable. Soil series consists primarily of loamy sands, loams, and sandy loams.	
Geology / Hydrogeology		
Formation	Modern alluvium (Qa), Eolian Deposits (Qe), Fox Hills Sandstone (Kf), and Pierre Shale upper unit (Kpu)	ERIS Physical Setting Report, Order No. 2301300605p, February 1, 2023

Physical Setting Information		Source
Description	Surficial geology at the Site consists of Quaternary-Age gravel and alluvium. This formation includes clay, silt, sand, gravel or similar unconsolidated detrital material, deposited during comparatively recent geologic time by a stream or other body of running water. Eolian deposits include dune sand, silt, and loess. The Pierre Shale consists of olive gray shale with interbedded brown fine-grained sandstone layers that are more abundant in upper part. Low permeability and locally high swelling pressure. The Fox Hills Sandstone is a greenish-buff, fine to coarse, crossbedded quartzose sandstone in lower part grading upward to light-yellow and white fine- to medium - grained sandstone containing polygonal weathering patterns.	
Estimated Depth to First Occurrence of Groundwater	Estimated between 30 and 40 feet bgs.	On-site and nearby water well logs, ERIS Physical Setting Report, Order No. 2301300605p, February 1, 2023
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the southwest on the western portion of the site and to the east-northeast on the eastern portion of the site).	

*The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, and Sanborn Maps

Readily available historical USGS topographic maps and selected historical aerial photographs (at approximately 10-to-15-year intervals) were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps and aerial photographs are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from ERIS to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

Topographic maps:

- Leader, CO, Adena, CO, Hoyt, CO, and Potty Brown Creek, Colorado Quadrangles, 1973, 1978, 1984, 2013, 2016, 2019 (1" = 2000')

Aerial photographs:

- USGS, 1948, 1972, 1975, 1988, 1993, 1998, scale approximately 1"=4000'
- AMS, 1953, scale approximately 1"=4000'
- ASCS, 1963, scale approximately 1"=4000'
- USDA, 2005, 2006, 2009, 2011, 2013, 2015, 2017, 2019, 2021, scale approximately 1"=4000'

Based on a review of the provided aerial and topographic maps, the site and surrounding areas were generally made up of rural, vacant land and agricultural areas. An apparent farmstead was present on the eastern portion of the site (corresponding with the existing farmstead on Monnahan Road) and a potential residence was present along the northern boundary of the site (corresponding to present abandoned buildings) by 1948. Additionally, a farmstead was present west adjacent of the site (corresponding with the existing Ferris Ranch) in 1948.

By 1972 apparent oil and gas operations, associated unpaved access roads, and a pipeline depicted on topographic maps were visible across the site and on adjoining properties (discussed in Section 4.2). The apparent oil and gas operations were intermittently visible on provided aerial photographs and appear to have largely been decommissioned by the early 2000s. The site and adjoining properties have remained vacant and agricultural lands since that time.

The historical agricultural activities at the site may have included the use of pesticides and/or herbicides. Most currently-used agricultural chemicals do not persist for extended periods of time, if applied correctly. During the historical review, Terracon did not

identify information that would indicate the extensive use of pesticides or herbicides at the site. The operations involved in the agricultural use at the site do not constitute a REC in connection with the site and its intended future uses.

3.2 Historical City Directories

Based on the rural location of the site and adjoining properties, city directories were not reviewed. Terracon does not believe this to be a significant data gap due to the low level of development and site and adjacent property uses.

3.3 Site Ownership

Based on a review of information obtained from the Adams County assessor's records, the current site owners are listed below.

John E and Sharron L Melti, Adams County Parcel Numbers:

- 0155500000009 (376.8 acres)
- 0155500000010 (535.6 acres)

Ferris Ranch LLC, Adams County Parcel Numbers:

- 0155300000015 (643.71 acres), 15333 Monnahan Road
- 0155300000016 (320.32 acres)
- 0155300000019 (320 acres)
- 0155300000041 (319 acres)
- 0155300000043 (320.7 acres)
- 0155300000044 (320.44 acres)
- 0155500000001 (336 acres)
- 0155500000002 (67.3 acres)
- 0155500000003 (218.7 acres)
- 0155500000004 (73.5 acres)
- 0155500000005 (320.4 acres)
- 0155500000008 (164.7 acres)
- 0155500000036 (281.4 acres)

The Adams County Parcel No. 0155300000015, addressed at 15333 Monnahan Road, was identified as having 7 buildings including a one-story residential building built in 1942 and six farm utility buildings constructed in 1930.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The ERIS regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individual was interviewed regarding the current and historical use of the site.

Interview

Interviewer	Name / Phone #	Title	Date/Time
Victoria Jolly	Brian Ferris / 970-768-1175	Site Owner – Ferris Ranch	2/13/2023 at 12:30pm

Terracon interviewed Mr. Brian Ferris of Ferris Ranch LLC, site owner, following the site reconnaissance. Mr. Ferris indicated that he has been familiar with the site since 2001. Mr. Ferris noted that he was unaware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability in connection with the site. He indicated that the residence and outbuildings located at 15333 Monnahan Road are unoccupied and have been vacant since at least 2016. According to Mr. Ferris, the site has been primarily agricultural and pasture lands since he has been familiar with the site, with no other documented or known historical uses.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports, permits, registrations, and geotechnical reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

4.0 RECORDS REVIEW

Regulatory database information was provided by ERIS, a contract information services company in a report dated February 1, 2023. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the

accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient, and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
CERC	Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS	0.5	0
CERL	CERCLIS Liens	Site	0
CNFR	CERCLIS - No Further Remedial Action Planned	0.5	0
EC	Federal Engineering Controls-ECs	0.5	0
ERN1	Emergency Response Notification System	Site	0
ERN2	Emergency Response Notification System	Site	0
ERNS	Emergency Response Notification System	Site	0
FBFL	The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	0
FRS	Facility Registry Service/Facility Index	Site	0
HMIR	Hazardous Materials Information Reporting System	0.10	0
HTSC	Hist TSCA	0.10	0
IC	Federal Institutional Controls- ICs	0.5	0
IODI	EPA Report on the Status of Open Dumps on Indian Lands	0.5	0
NCDL	National Clandestine Drug Labs	Site	0

Database	Description	Distance (miles)	Listings
NPL	National Priority List	1	0
NPLD	Delisted NPL	0.5	0
NPLP	National Priority List - Proposed	1	0
ODI	Inventory of Open Dumps, June 1985	0.5	0
RCOR	RCRA CORRACTS- Corrective Action	1	0
RGEN	RCRA Generator List	0.25	0
RNGN	RCRA Non-Generators	0.25	0
RTSD	RCRA non-CORRACTS TSD Facilities	0.5	0
TRI	Toxics Release Inventory (TRI) Program	Site	0
TSCA	Toxic Substances Control Act	0.10	0

State / Tribal Databases

Database	Description	Distance (miles)	Listings
AST	Aboveground Storage Tanks	0.25	0
AUL	Environmental Covenants and Environmental Use Restrictions List	0.5	0
HSWL	Historical Solid Waste (Closed or Abandoned Landfills)	0.5	0
ILST	Leaking Underground Storage Tanks (LUSTs) on Indian Lands	0.5	0
IUST	Underground Storage Tanks (USTs) on Indian Lands	0.25	0
LAST	Leaking Aboveground Storage Tanks	0.5	0
LSTT	LUST Trust Sites	0.5	0
LUST	Leaking Underground Storage Tanks	0.5	0
SPL	Spills	0.10	0
SWF	Solid Waste Facilities and Landfills	0.5	0
TANK	Storage Tank Information System (COSTIS)	0.25	0
UST	Underground Storage Tanks	0.25	0
VCP	The Voluntary Cleanup and Redevelopment Program	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Findings Summary
Gravel Pit Morgan County	Approximately 2,180 feet north / cross-gradient	MRDS	No REC based on distance and gradient.
Unknown Morgan County	Approximately 2,590 feet north / cross-gradient	MRDS	No REC based on distance and gradient.

The facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unmapped section.

4.2 Local Agency Inquiries

4.2.1 Colorado Oil and Gas Conservation Commission

Terracon reviewed information made available on the Colorado Oil and Gas Conservation Commission (COGCC) website for information regarding oil and natural gas wells on the site. Based on a review of information made available through the COGCC, a total of 17 registered oil/gas wells were identified within the site boundary, which have been plugged and abandoned (PA). According to reviewed COGCC records, the oil/gas installations located on the site parcels were installed between 1954 and 1985. Terracon reviewed available online pass/fail inspection records for wells within the site boundary and identified two of the 17 onsite oil/gas wells had documented failed inspections occurring between 2001 and 2017 related to surface debris and remaining infrastructure (API 05-001-08365 and 05-001-08464, respectively). Additionally, Terracon understands that if spills or releases associated with the oil/gas wells or oil/gas equipment located at the site were to occur, the well owner maintains responsibility for the release and associated clean-up operations. The table below details on site wells.

On-Site Oil/Gas Wells

API Number	Status	Installed Date	PA Date	Well Name	Well Operator
05-001-05511	PA	09/16/1954	03/14/2001	Michel 1	Sinclair Oil and Gas Company
05-001-05561	PA	07/03/1961	07/03/1961	Barber 1	Kimbark Oil & Gas Company
05-001-05562	PA	09/06/1955	08/05/1963	Pearl 1	Skaer Enterprises
05-001-05569	PA	10/20/1973	12/07/1973	Pierce 1	Guida, Arthur M
05-001-05571	PA	03/26/1955	03/26/1955	Pierce 1	British American Oil Prod Co
05-001-05576	PA	04/08/1955	04/08/1955	Pierce 2	British America Oil Prod Co
05-001-05580	PA	04/16/1955	04/16/1955	Pierce 3	British American Oil Prod Co
05-001-06055	PA	12/14/1968	03/14/2001	Perle 1	States Oil Company
05-001-06299	PA	06/12/1971	03/14/2001	Park 1	Stubbs, Jim
05-001-06360	PA	09/30/1971	09/30/1971	Pierce 2	Padco LLC
05-001-06731	PA	09/03/1973	09/03/1973	Pierce 1	Exeter Drilling Co
05-001-06756	PA	10/22/1973	03/14/2001	Park 1	Allison Drilling Company Inc
05-001-06815	PA	05/05/1974	05/05/1974	Perle 1	Exeter Drilling Co
05-001-07461	PA	07/24/1979	07/24/1979	Pierce 1	Gibson, J W
05-001-08365	PA	03/13/1984	06/14/1989	Potty Brown 1	Strata Production Operators
05-001-08464	PA	09/06/1984	12/17/1987	Laney 1	Golden Bear Energy Inc
05-001-08707	PA	07/19/1985	07/15/1988	Jennifer 44-18	Griffin, Bennie C

Based on a review of the COGCC information available, spills associated with the on site oil/gas operations were not identified. The well locations identified within the site boundary do not represent RECs in connection with the site.

4.2.2 Colorado Department of Public Health and Environment

Terracon contacted Mr. Robb Farquhar of Colorado Department of Public Health and Environment (CDPHE) – Hazardous Materials and Waste Management Division (HMWMD) by email at cdphe_cora_hmwmd@state.co.us. According to Ms. Campos, records associated with the site street address, 15333 Monnahan Road, Adams County, Colorado was not identified in CDPHE-HMWMD files. As the remaining site parcels do not have street addresses associated with the listings, Mr. Farquhar was unable to identify these properties in CDPHE-HMWMD records.

4.2.3 Adams County Environmental Health Department

Terracon submitted a request to Adams County Environmental Health Department (EnvironmentalHealthInspections@adcogov.org) to review records relating to environmental health, septic systems, tanks, hazardous waste, inspections, or violations for the site at the address 15333 Monnahan Road. At the issuance of this report, a response has not been received from the Adams County Environmental Health Department.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Victoria R. Jolly
Reconnaissance Date	February 9, 2023
Weather Conditions	Clear and sunny, approximately 40° F
Site Contact/Title	Unaccompanied

5.2 Overview of Current Site Occupants and Operations

The site is approximately 3,750 acres of vacant and agricultural lands which are primarily undeveloped. A farmstead residence is present at 15333 Monnahan Road. The site is mostly vacant land without daily or consistent activities.

5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas, or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	X
	Drums, barrels, and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins, and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical	Transformers and/or capacitors	X

Category	Item or Feature	Observed or Identified
Transformers/PCBs	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris, and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

Aboveground Chemical or Waste Storage

Aboveground storage tanks

Terracon observed one approximately 300-barrel AST south of 152nd Avenue on the southern portion of the site during the site reconnaissance. The AST appeared to be related to oil/gas operations; however, pipeline markers indicating flow lines, wells, or pump jacks were not observed for the publicly accessible roadways. The AST was observed within a secondary containment berm, no significant staining, odors, or releases were observed, and the AST appeared to be in good condition. Based on the site observations and assumed use of the AST, this observation does not represent a REC to the site.

Electrical Transformers/PCBs

Transformers and/or capacitors

During Terracon's site visit, one pole-mounted transformer, owned and serviced by the local utility provider, was observed along 152nd Avenue; however, no information with

regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs.

The local utility provider maintains responsibility for the transformers, and if the transformers were “PCB contaminated,” the local utility provider is not required to replace the transformer fluids until a release is identified. However, evidence of current or prior releases was not observed in the vicinity of the electrical equipment during the site reconnaissance.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	County Road A/168 th Avenue followed by vacant/agricultural land
East	County Road 60/Monnahan Road, vacant/agricultural land, and a portion of County Road 60/Prospect Way Road followed by vacant/agricultural land
South	Vacant/agricultural land, a portion of County Road 59/Philmay Road, and Ferris Ranch (89990 E 152 nd Avenue)
West	Vacant/agricultural land and Bixler Road followed by vacant land with potential oil/gas operations

Oil and gas equipment/installations were observed on portions of the adjoining properties during site reconnaissance. Terracon understands that if spills or releases associated with the oil/gas wells or oil/gas equipment located at the site were to occur, the well owner maintains responsibility for the release and associated clean-up operations.

RECs were not observed with the adjoining properties.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

8.0 DECLARATION

I, Kevin R. Saylor, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

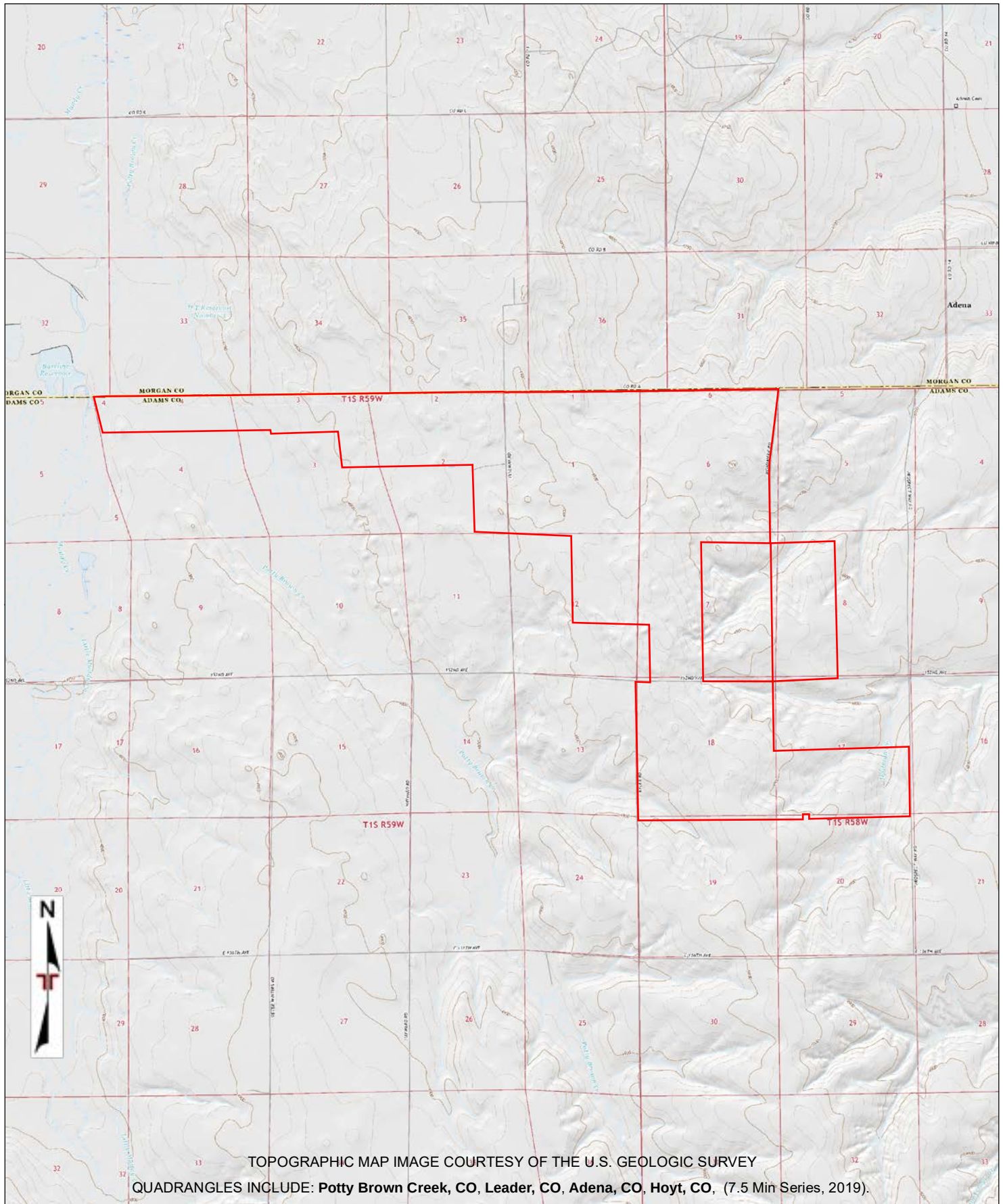
Kevin R. Saylor

Senior Project Engineer

APPENDIX A

EXHIBIT 1: TOPOGRAPHIC MAP

EXHIBIT 2: SITE DIAGRAM



Project Manager:	Project No:
VRJ	25237032
Drawn By:	Scale:
VRJ	1" = 4000'
Checked By:	File Name:
KRS	23013100605
Approved By:	Date:
KRS	2023-02-07



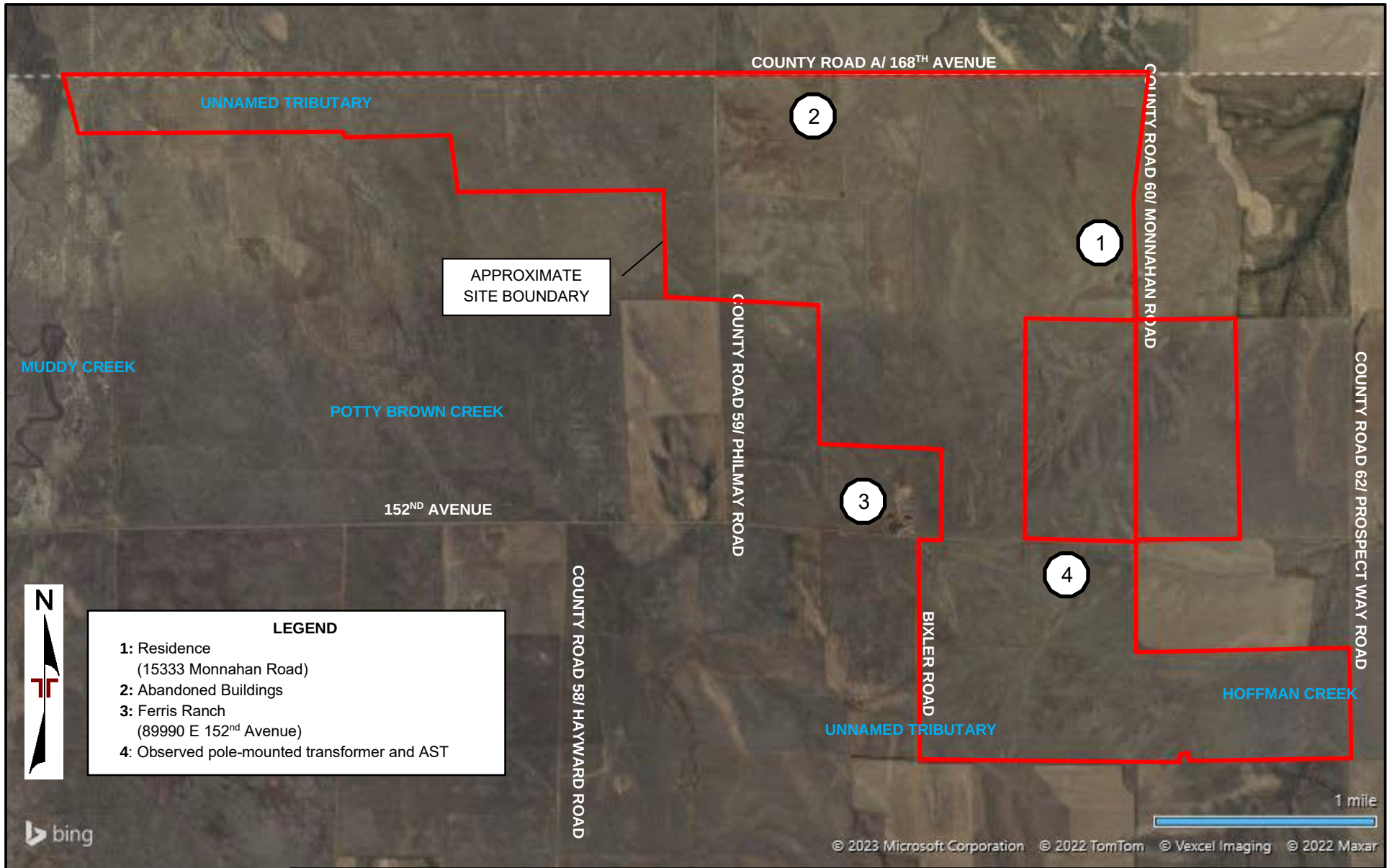
10625 W I 70 Frontage Rd N Suite 3
 Wheat Ridge, 80033

TOPOGRAPHIC MAP (2019)

Proposed Eilish Solar Farm
 Multiple parcels in Adams County
 near Hoyt, Adams County, Colorado

Exhibit

1



AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES	Project Manager: VRJ	Project No. 25237032	Terracon 10625 W 170 Frontage Rd N Ste 3 Wheat Ridge, CO 80033-1729	SITE DIAGRAM		Exhibit
	Drawn by: VRJ	Scale: AS SHOWN		Proposed Eilish Solar Farm Multiple parcels in Adams County Near Hoyt, Adams County, CO		2
	Checked by: KRS	File Name: 25237032ex				
	Approved by: KRS	Date: 2/2023				

APPENDIX B

SITE PHOTOGRAPHS



Photo 1 Overview of the site from the northeast corner.



Photo 2 View of the east adjoining property.



Photo 3 View of abandoned buildings along the northern boundary.



Photo 4 View of the north adjoining properties.



Photo 5 Typical view of the northern portion of the site.



Photo 6 View of the northwest adjoining properties.



Photo 7 View of the northwestern portion of the site.



Photo 8 View of the western portion of the site facing northeast.



Photo 9 View of the west adjoining properties facing southeast.



Photo 10 View of the west adjoining properties facing southwest.



Photo 11 View of the western portion of the site facing northwest.



Photo 12 View of a west adjoining ASTs associated with oil/gas operations.



Photo 13 View of the west adjoining Ferris Ranch.



Photo 14 View of the west adjoining Ferris Ranch.



Photo 15 View of the southwest adjoining properties.



Photo 16 View of the central portion of the site facing north.



Photo 17 View of the southern portion of the site facing south.



Photo 18 View of on-site AST and former oil and gas operation.



Photo 19 Typical view of the southern portion of the site.



Photo 20 View of the eastern portion of the site.



Photo 21 View of the east adjoining properties.



Photo 22 View of the east adjoining properties.



Photo 23 View of east adjoining properties.



Photo 24 View along the southeastern site boundary.

APPENDIX C

HISTORICAL DOCUMENTATION AND USER
QUESTIONNAIRE



HISTORICAL AERIALS

Project Property: Proposed Eilish Solar Farm

Adams County

Wiggins Colorado

Project No.: 25237032

Requested By: Terracon

Order No: 23013100605

Date Completed: February 07, 2023

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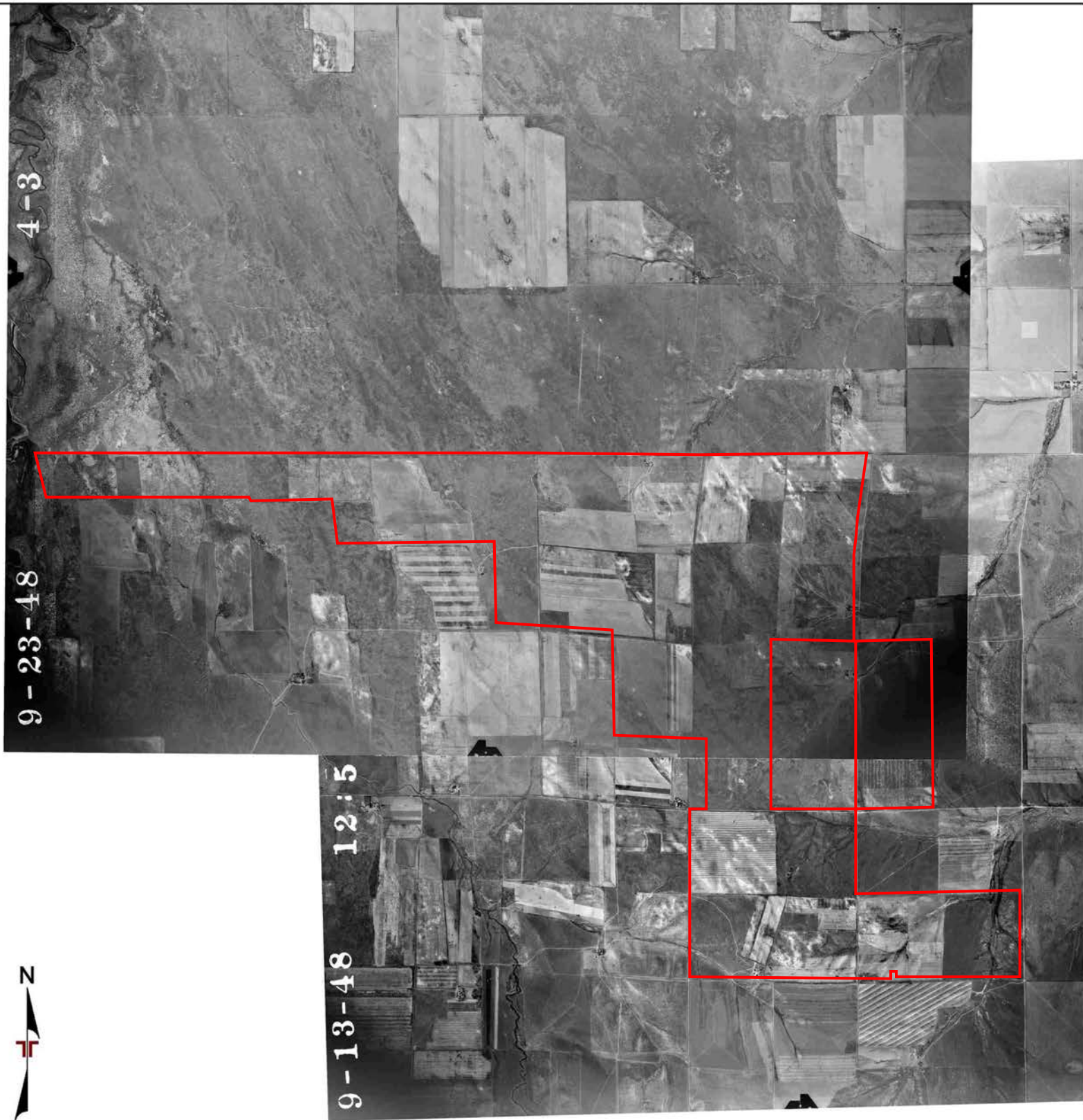
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
1948	United States Geological Survey	1" = 4000'	
1953	Army Mapping Service	1" = 4000'	
1963	Agricultural Stabilization & Conserv. Service	1" = 4000'	
1972	United States Geological Survey	1" = 4000'	
1975	United States Geological Survey	1" = 4000'	
1988	United States Geological Survey	1" = 4000'	
1993	United States Geological Survey	1" = 4000'	
1998	United States Geological Survey	1" = 4000'	
2005	United States Department of Agriculture	1" = 4000'	
2006	United States Department of Agriculture	1" = 4000'	
2009	United States Department of Agriculture	1" = 4000'	
2011	United States Department of Agriculture	1" = 4000'	
2013	United States Department of Agriculture	1" = 4000'	
2015	United States Department of Agriculture	1" = 4000'	
2017	United States Department of Agriculture	1" = 4000'	
2019	United States Department of Agriculture	1" = 4000'	
2021	United States Department of Agriculture	1" = 4000'	

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Project Manager: VRJ	Project No. 25237032
Drawn by: VRJ	Scale: 1" = 4000'
Checked by: KRS	File Name: 23013100605
Approved by: KRS	Date: 2023-02-07



10625 W I 70 Frontage Rd N Suite 3
Wheat Ridge, 80033

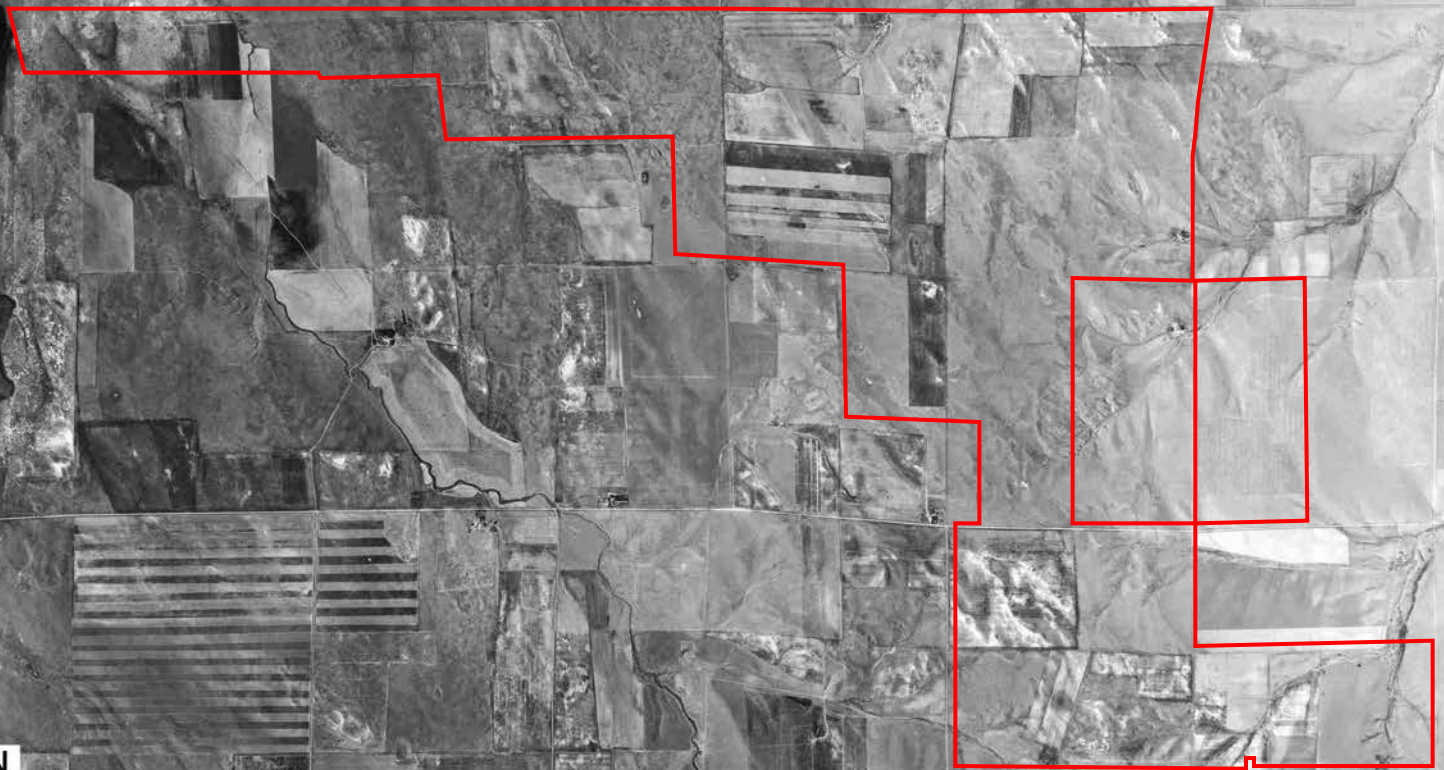
AERIAL PHOTO (1948 - USGS)

Proposed Eilish Solar Farm
Multiple parcels in Adams County
near Hoyt, Adams County, Colorado

Exhibit

1

M 17 AMS 26 SEPT 53 127



Project Manager: VRJ	Project No. 25237032
Drawn by: VRJ	Scale: 1" = 4000'
Checked by: KRS	File Name: 23013100605
Approved by: KRS	Date: 2023-02-07



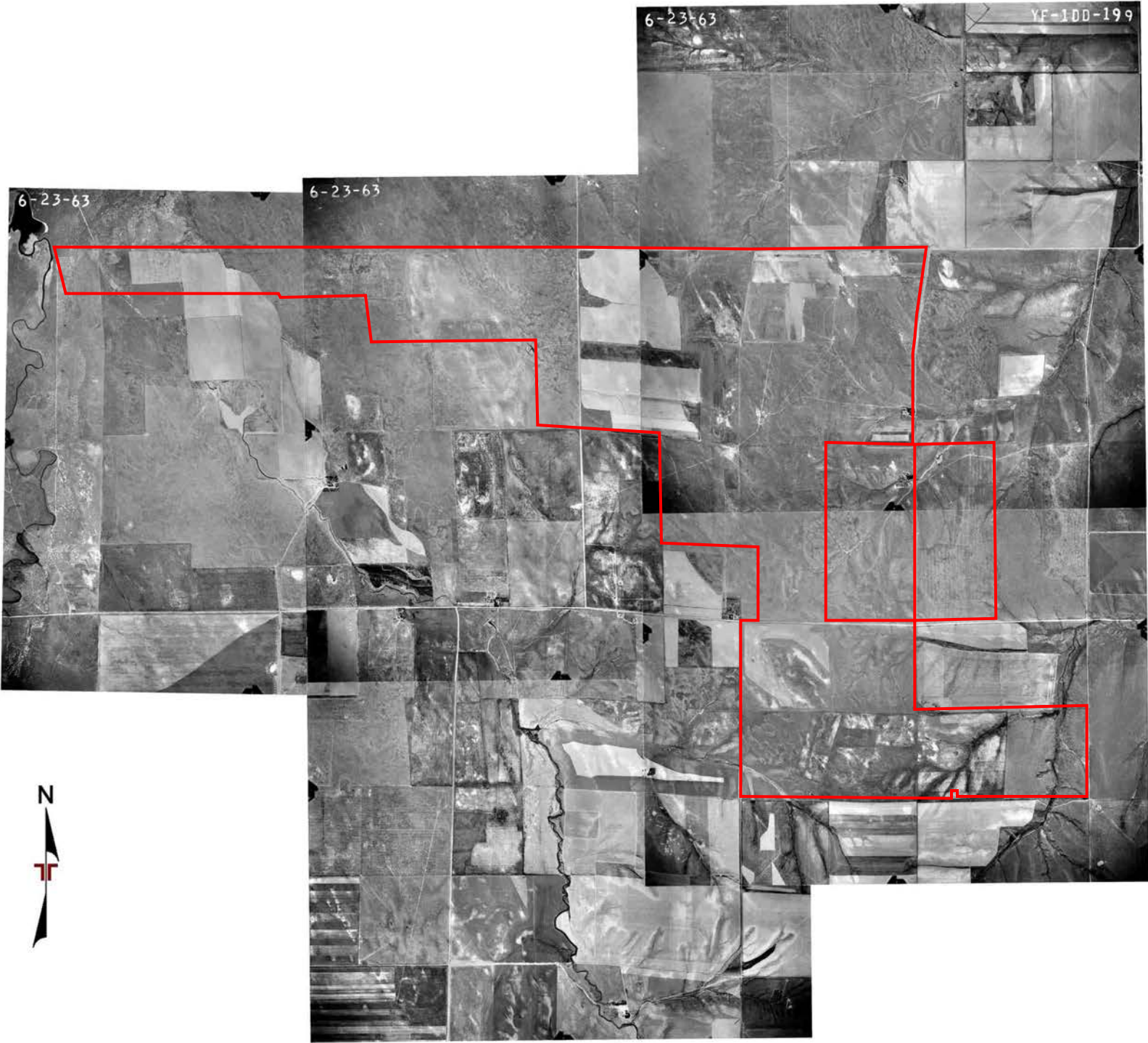
10625 W I 70 Frontage Rd N Suite 3
Wheat Ridge, 80033

AERIAL PHOTO (1953 - AMS)

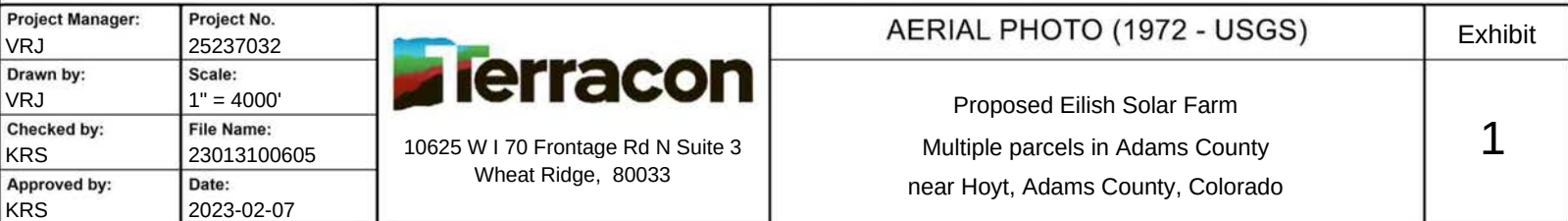
Proposed Eilish Solar Farm
Multiple parcels in Adams County
near Hoyt, Adams County, Colorado

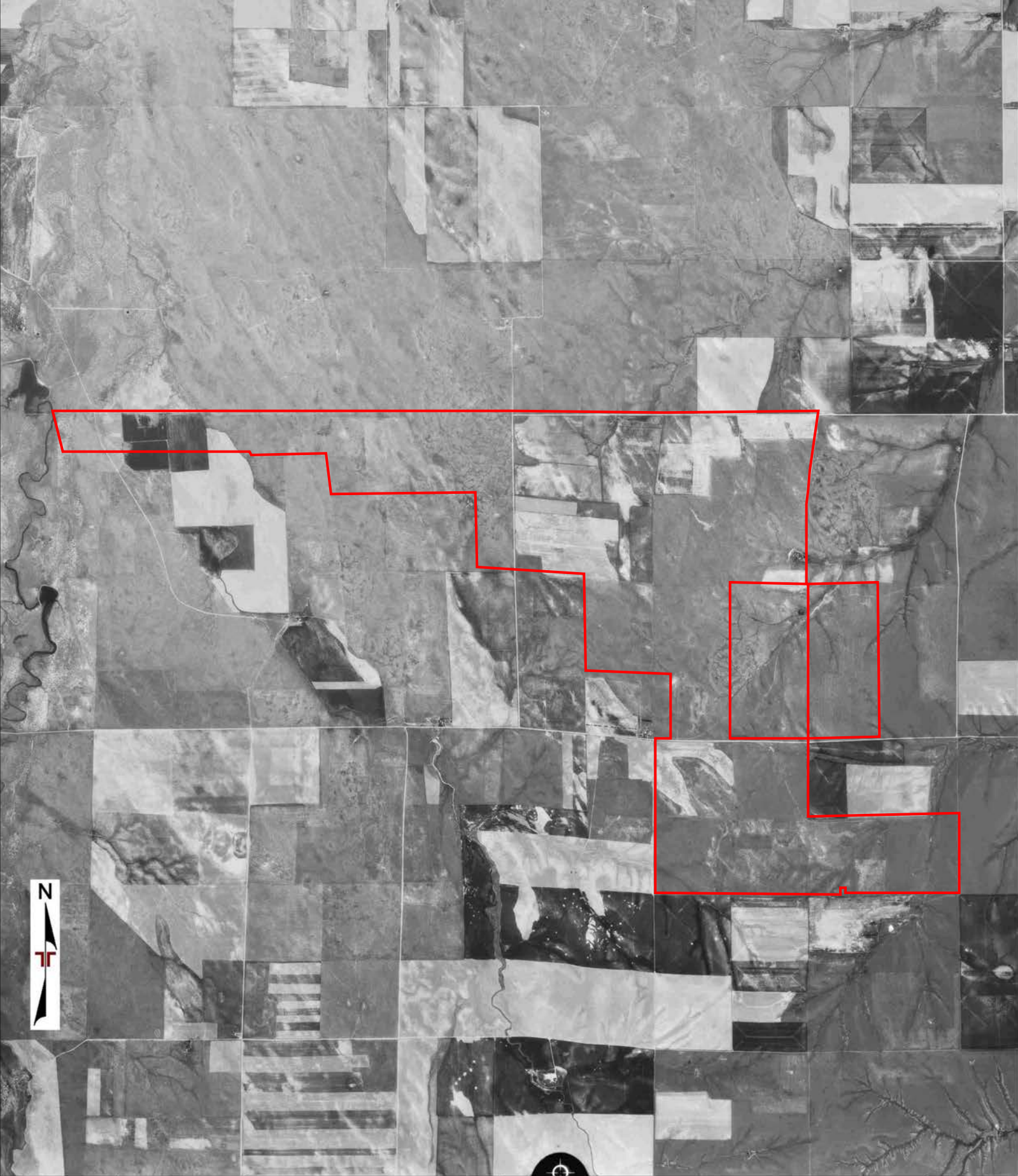
Exhibit

1



Project Manager: VRJ	Project No. 25237032	 10625 W I 70 Frontage Rd N Suite 3 Wheat Ridge, 80033	AERIAL PHOTO (1963 - ASCS)	Exhibit
Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			

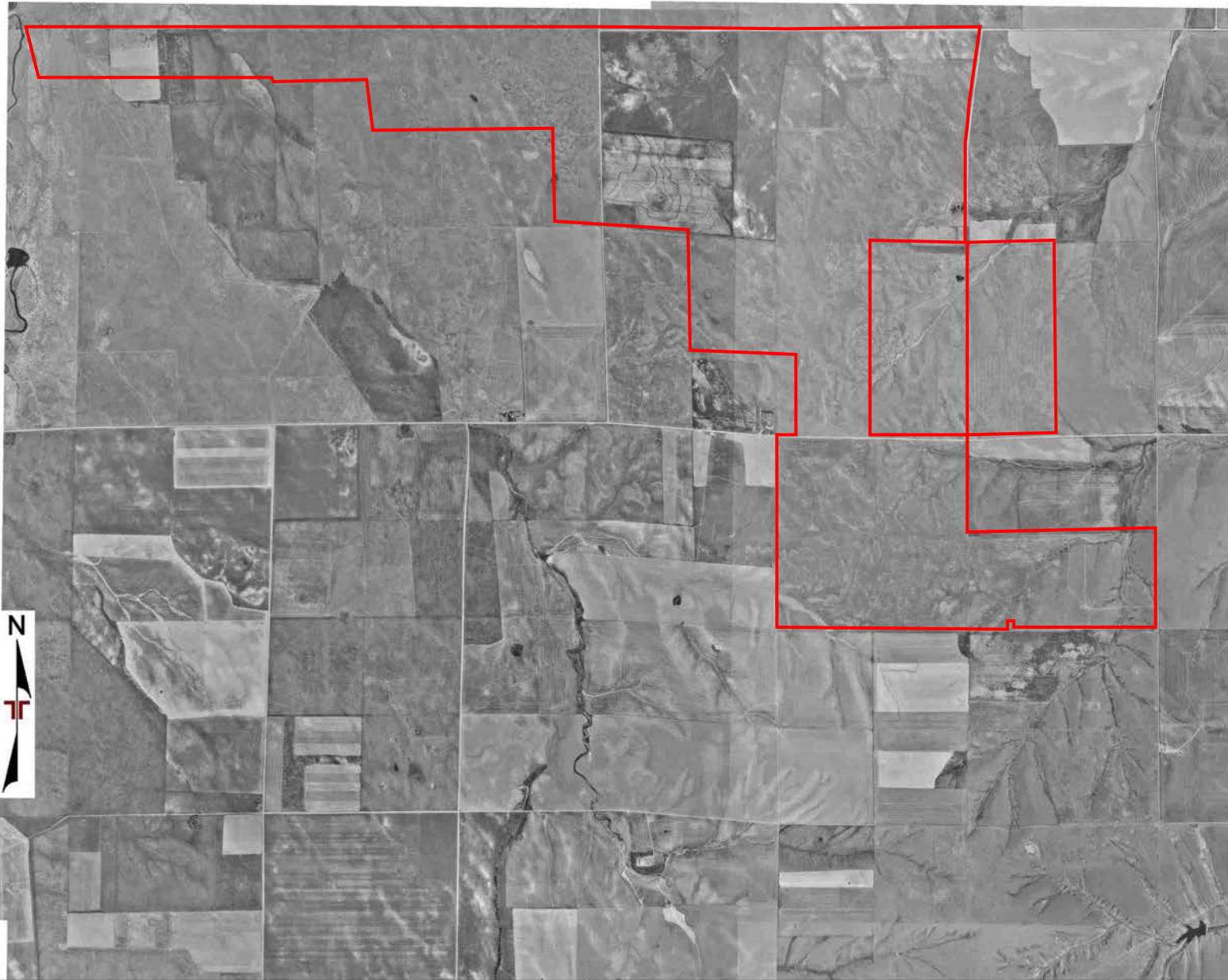




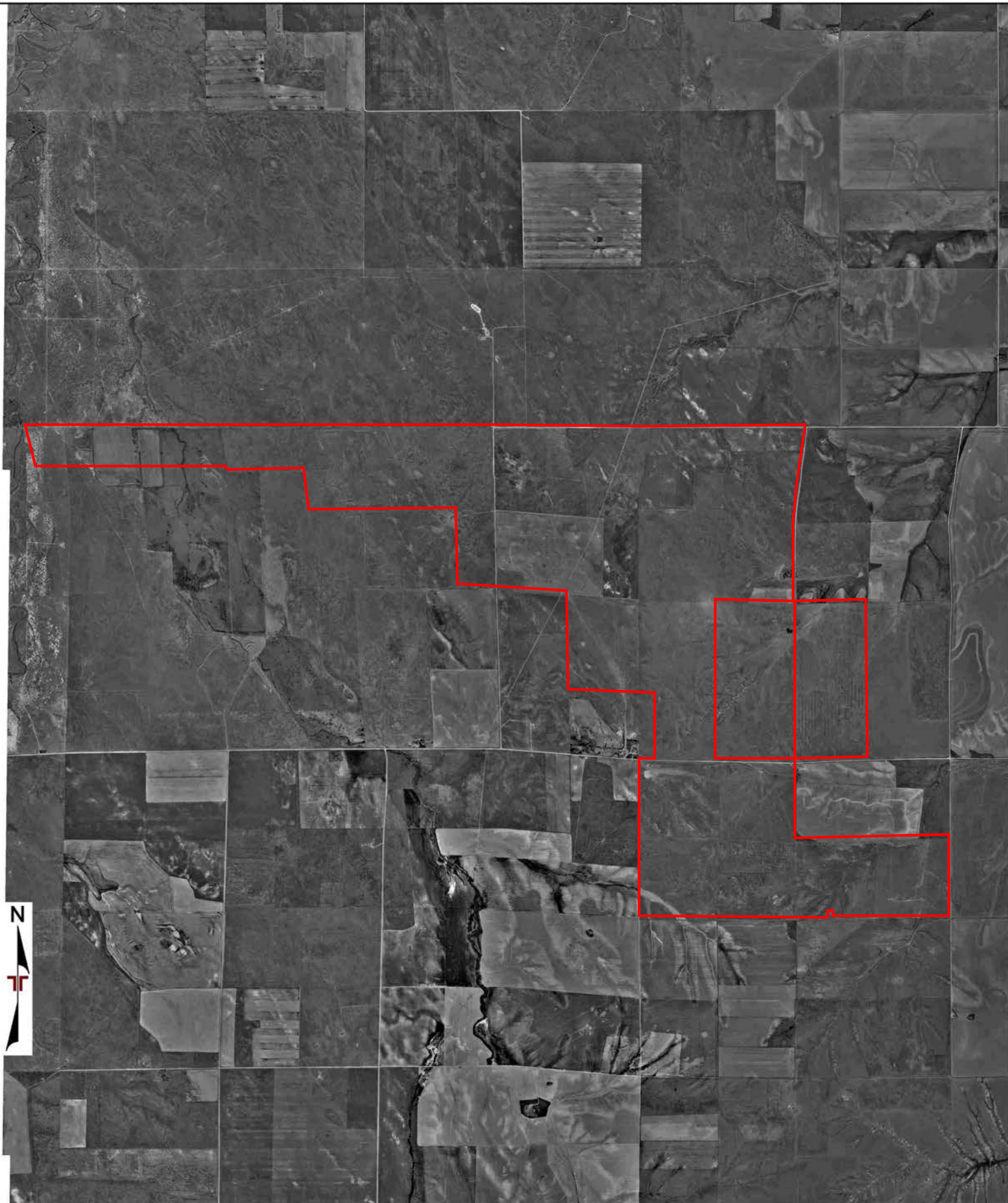
Project Manager: VRJ	Project No. 25237032	 10625 W I 70 Frontage Rd N Suite 3 Wheat Ridge, 80033	AERIAL PHOTO (1975 - USGS)	Exhibit
Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



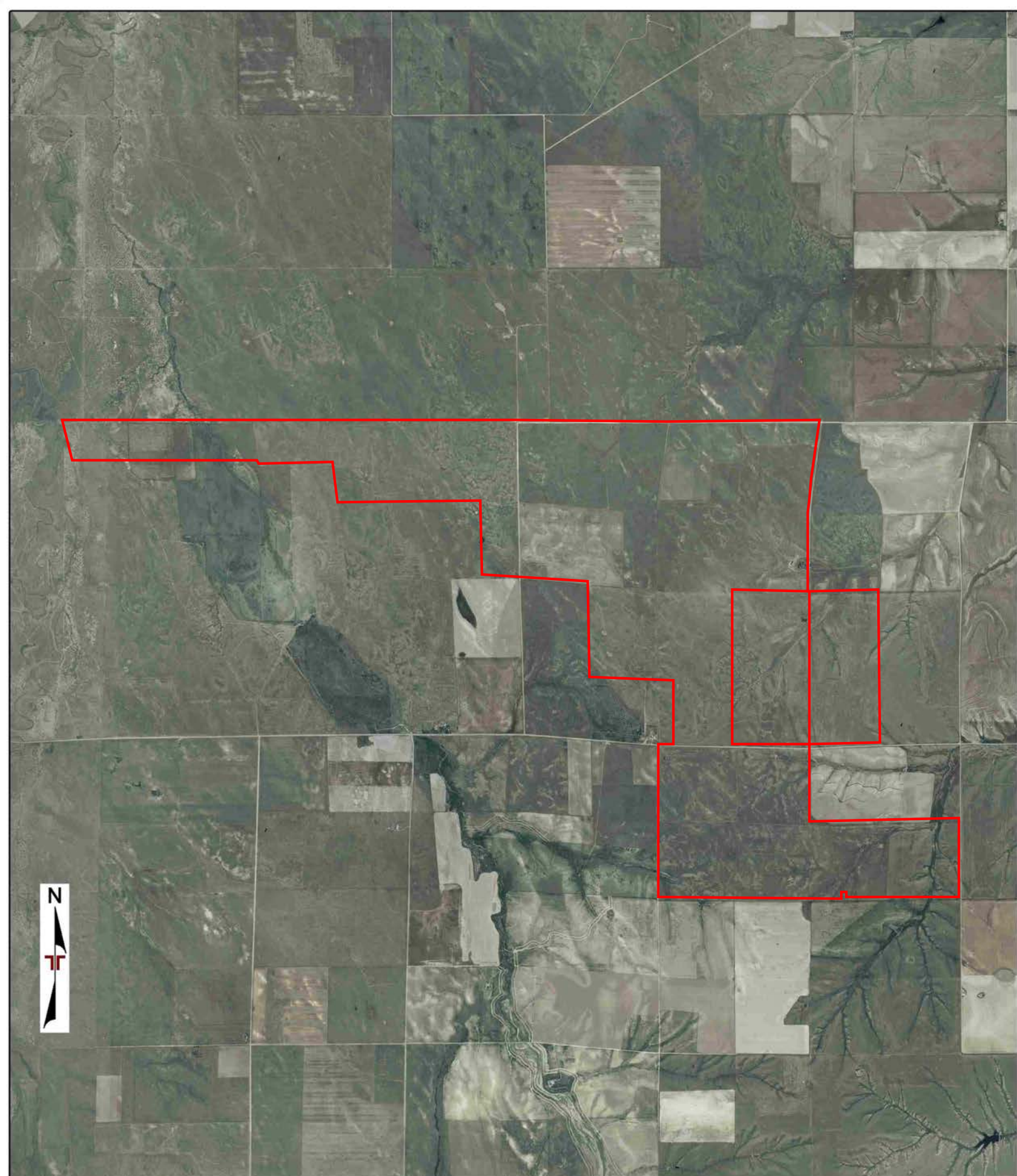
Project Manager: VRJ Drawn by: VRJ Checked by: KRS Approved by: KRS		Project No. 25237032 Scale: 1" = 4000' File Name: 23013100605 Date: 2023-02-07		 10625 W I 70 Frontage Rd N Suite 3 Wheat Ridge, 80033		AERIAL PHOTO (1988 - USGS) Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado		Exhibit 1
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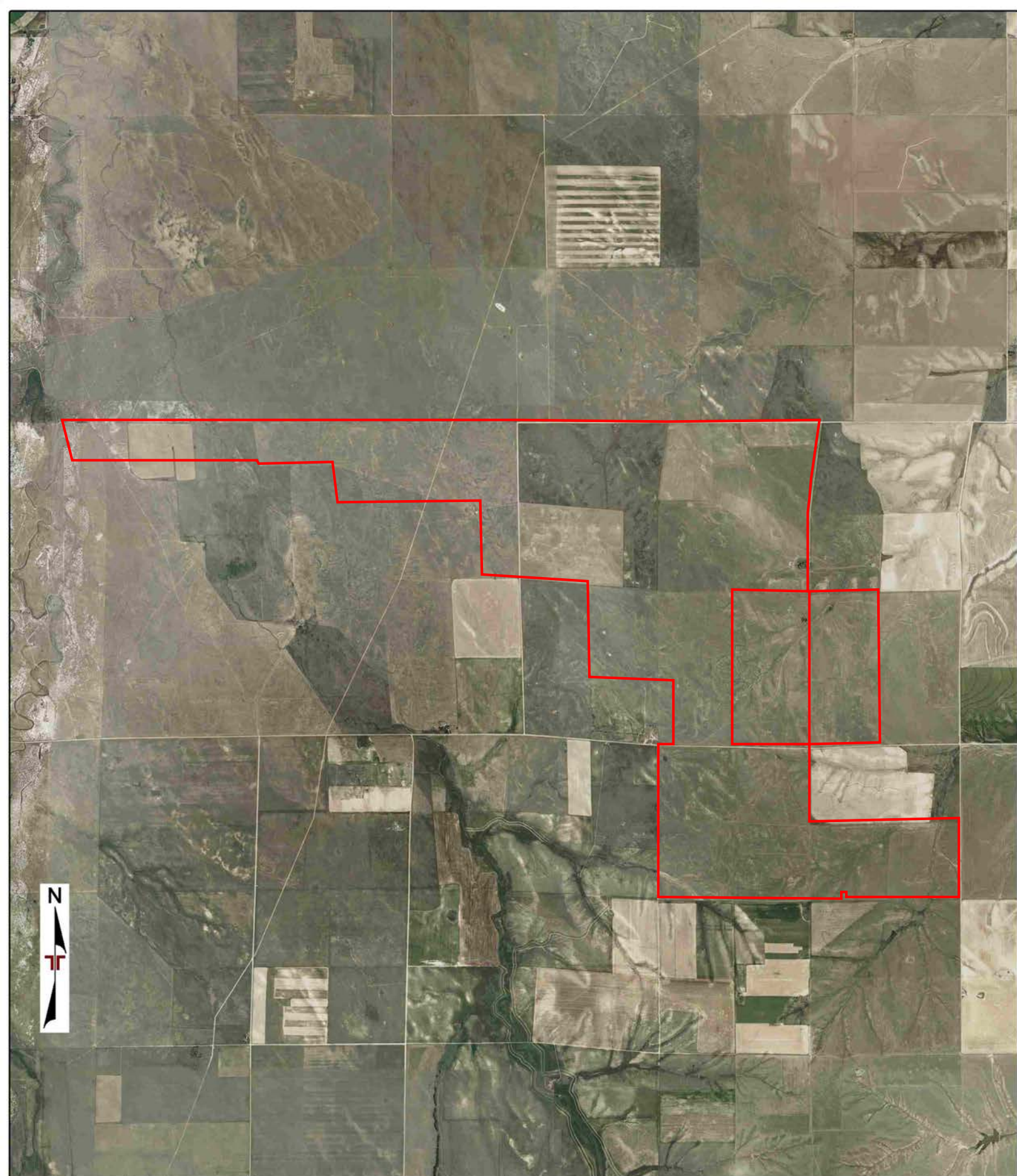
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Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



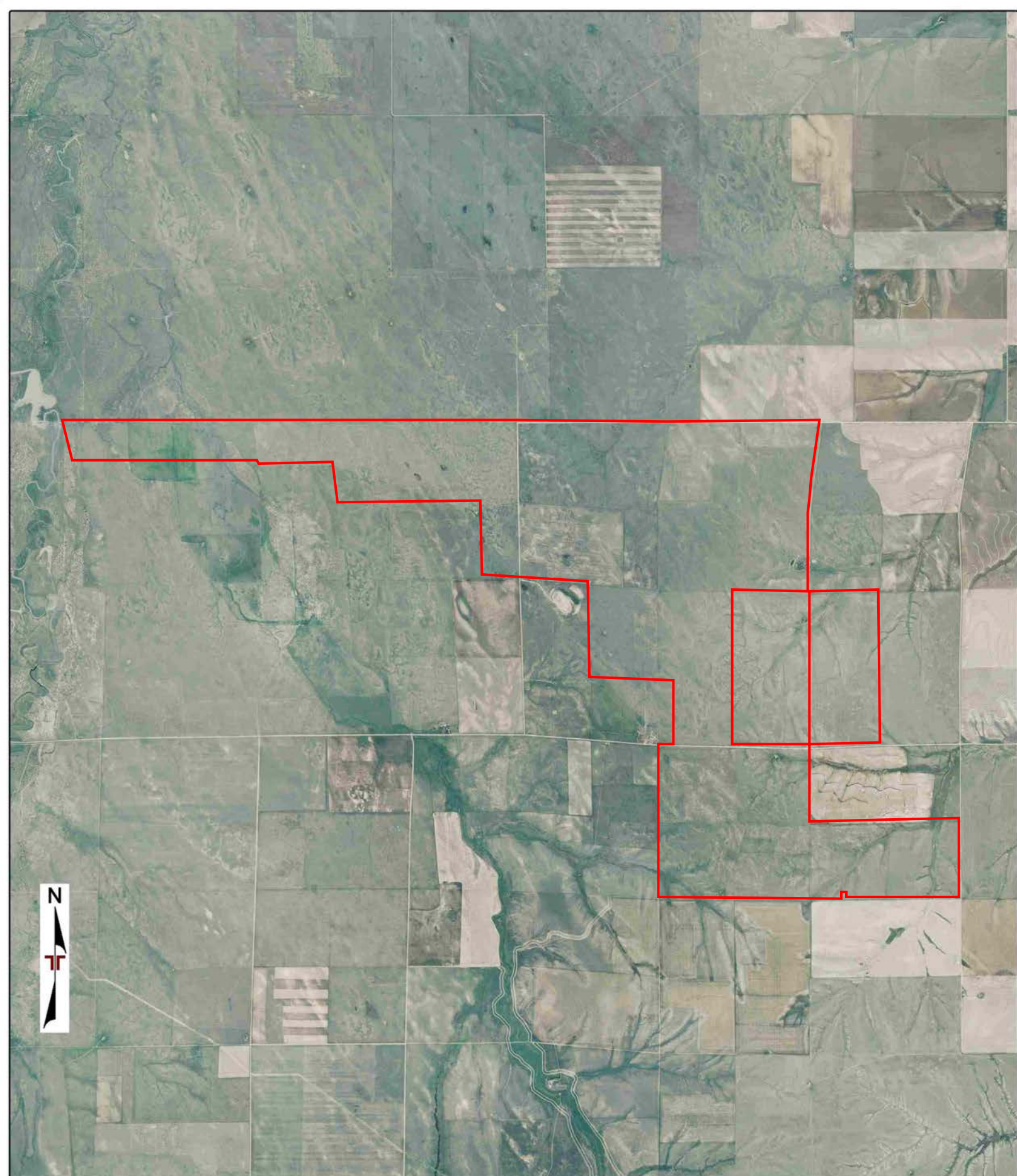
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Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



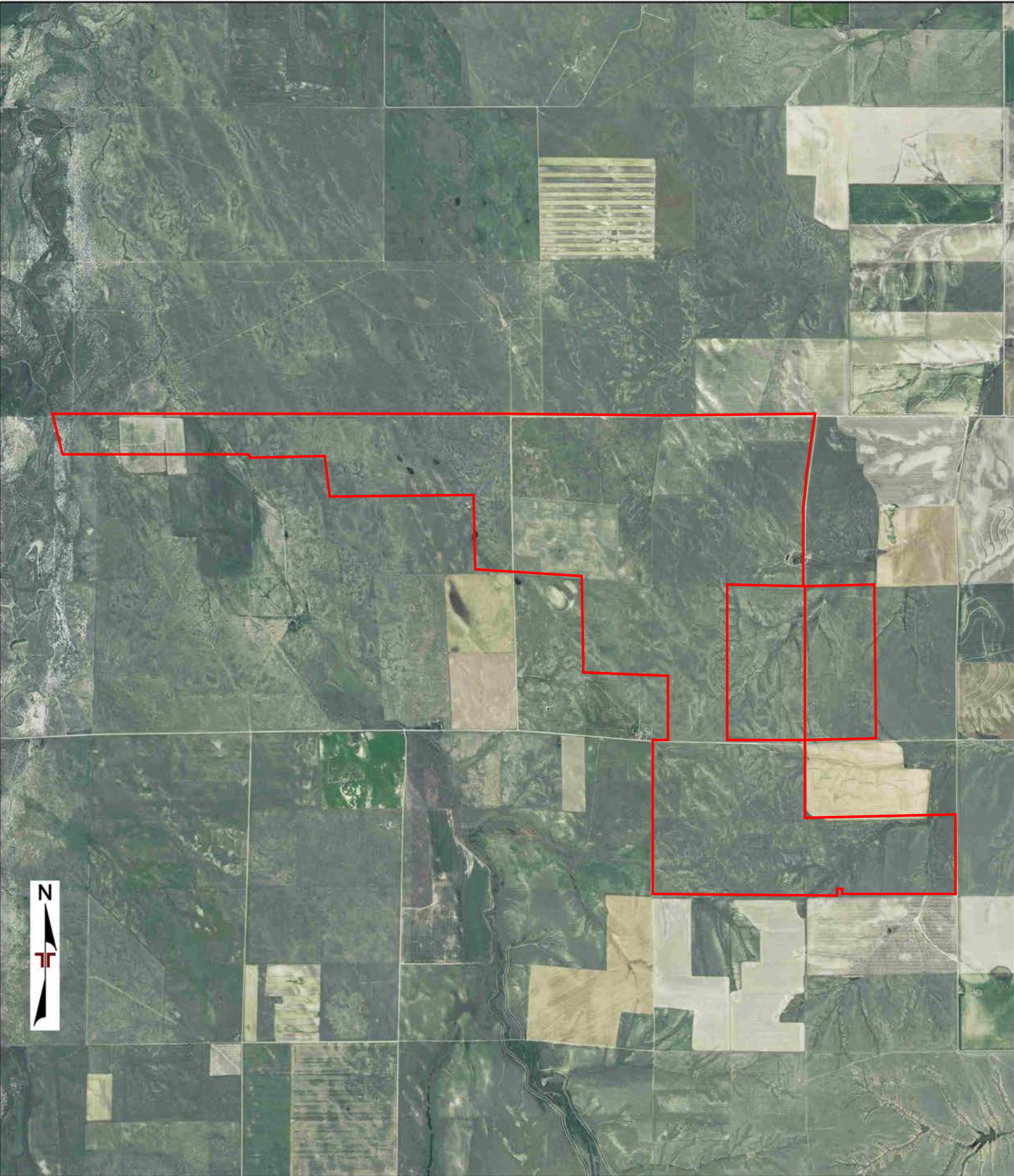
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Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



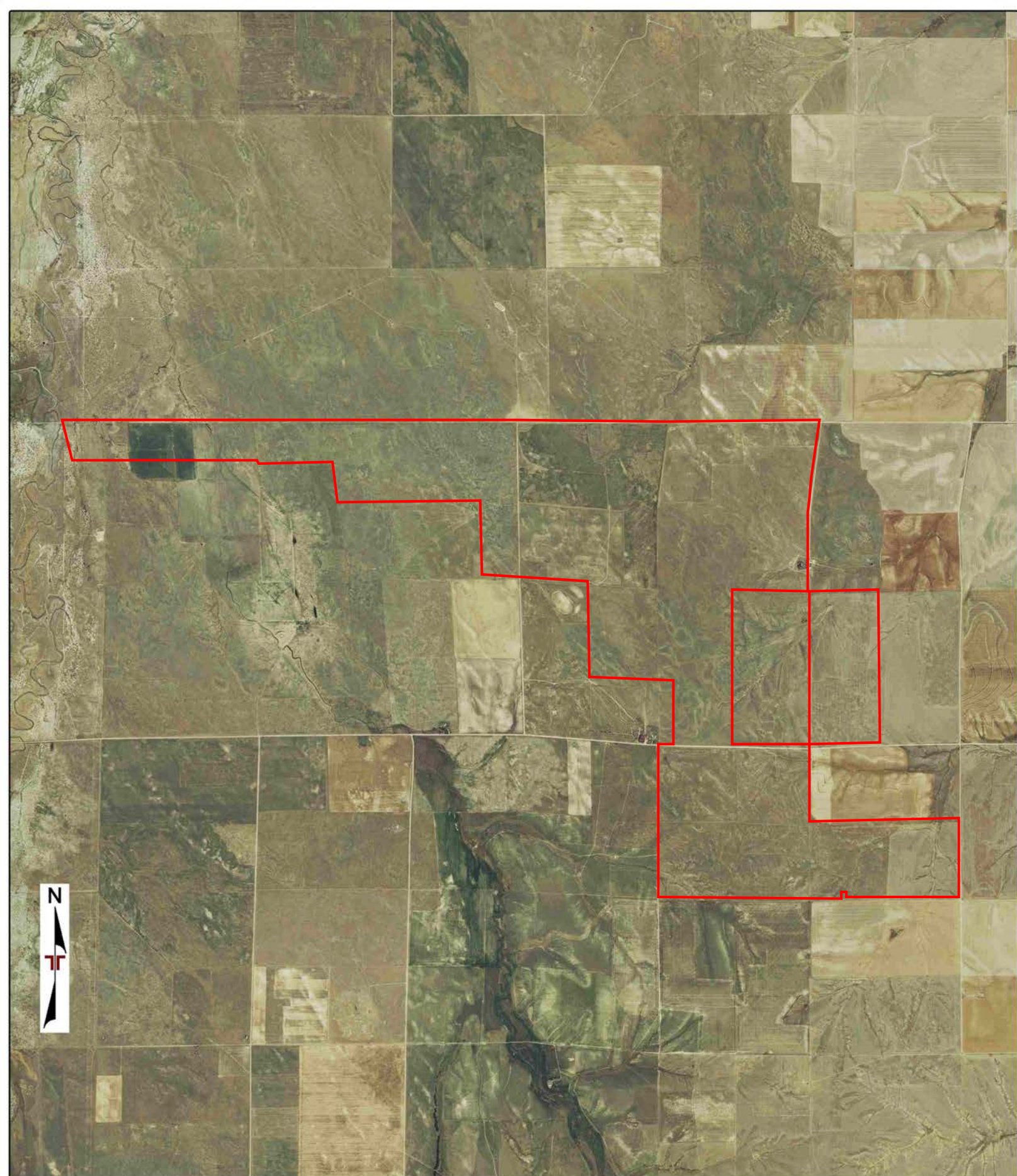
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Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



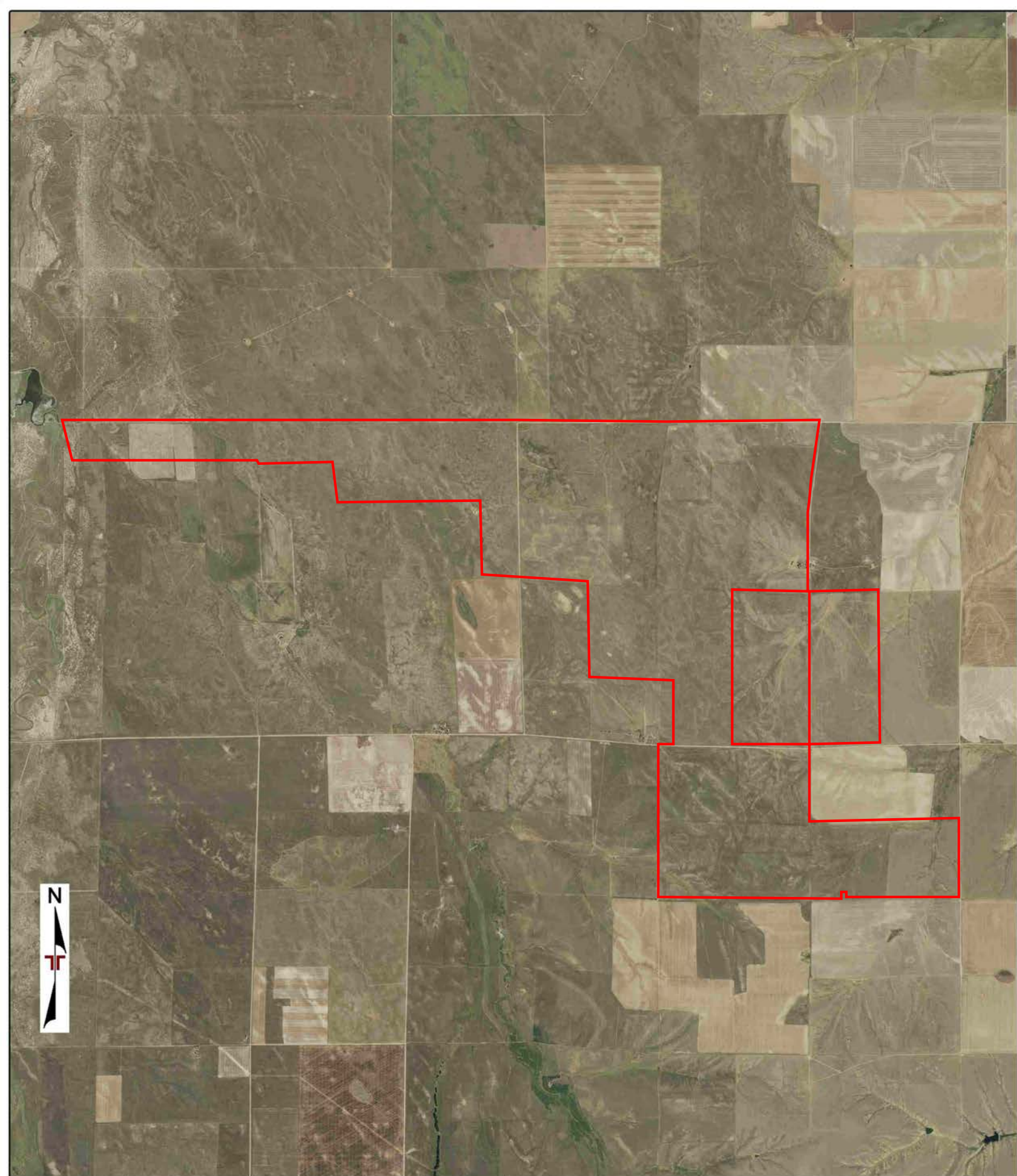
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Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



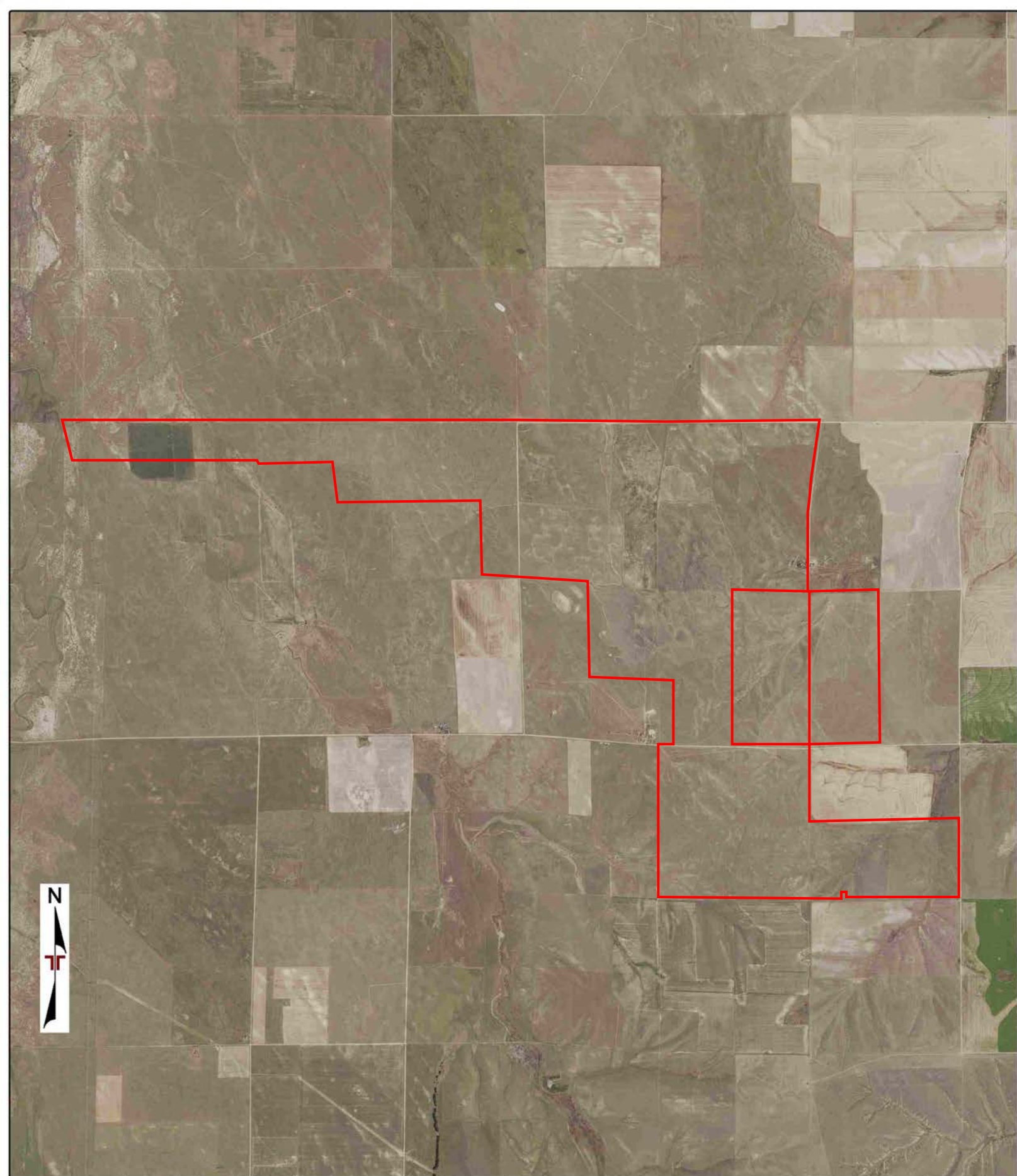
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Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



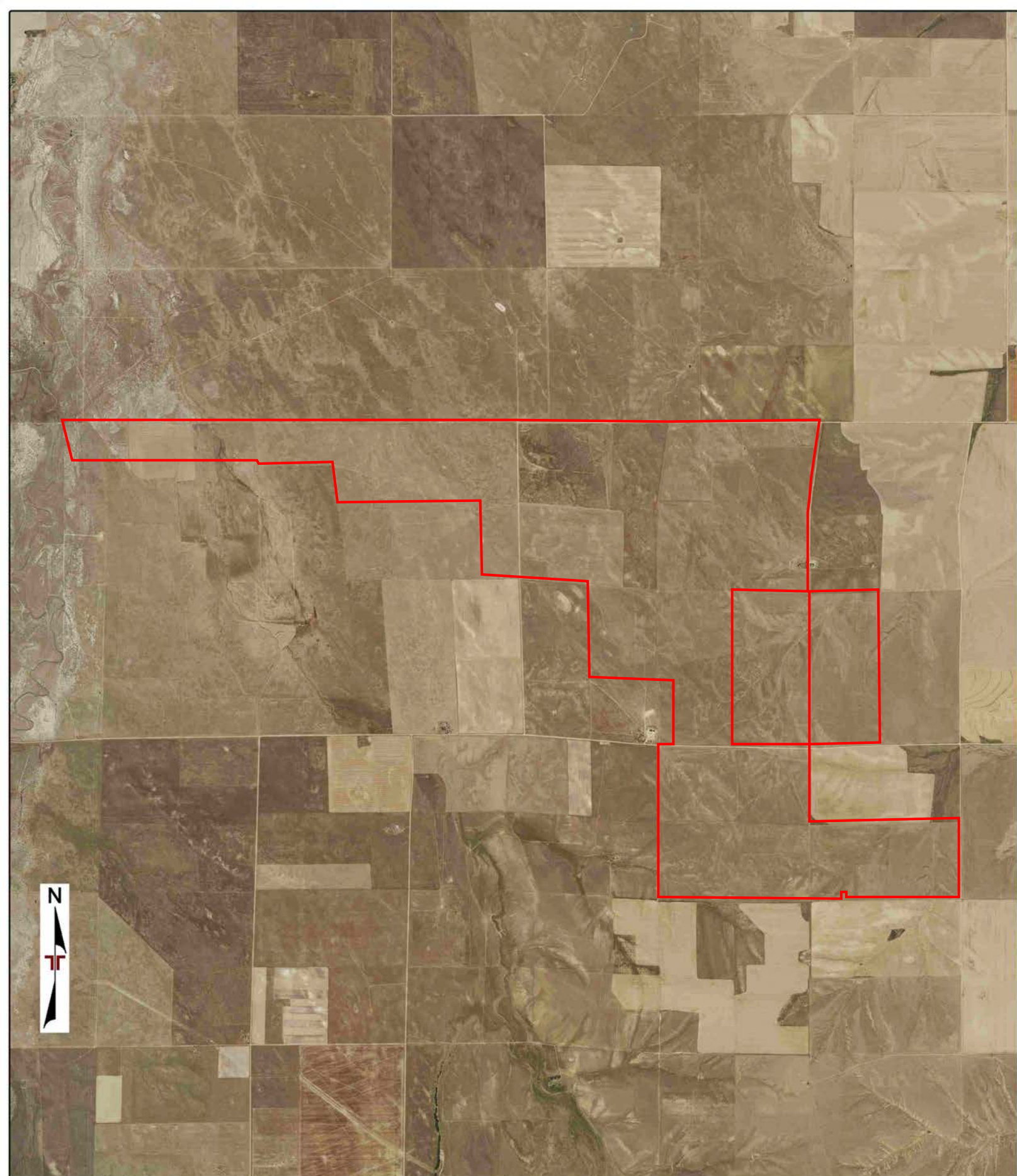
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Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



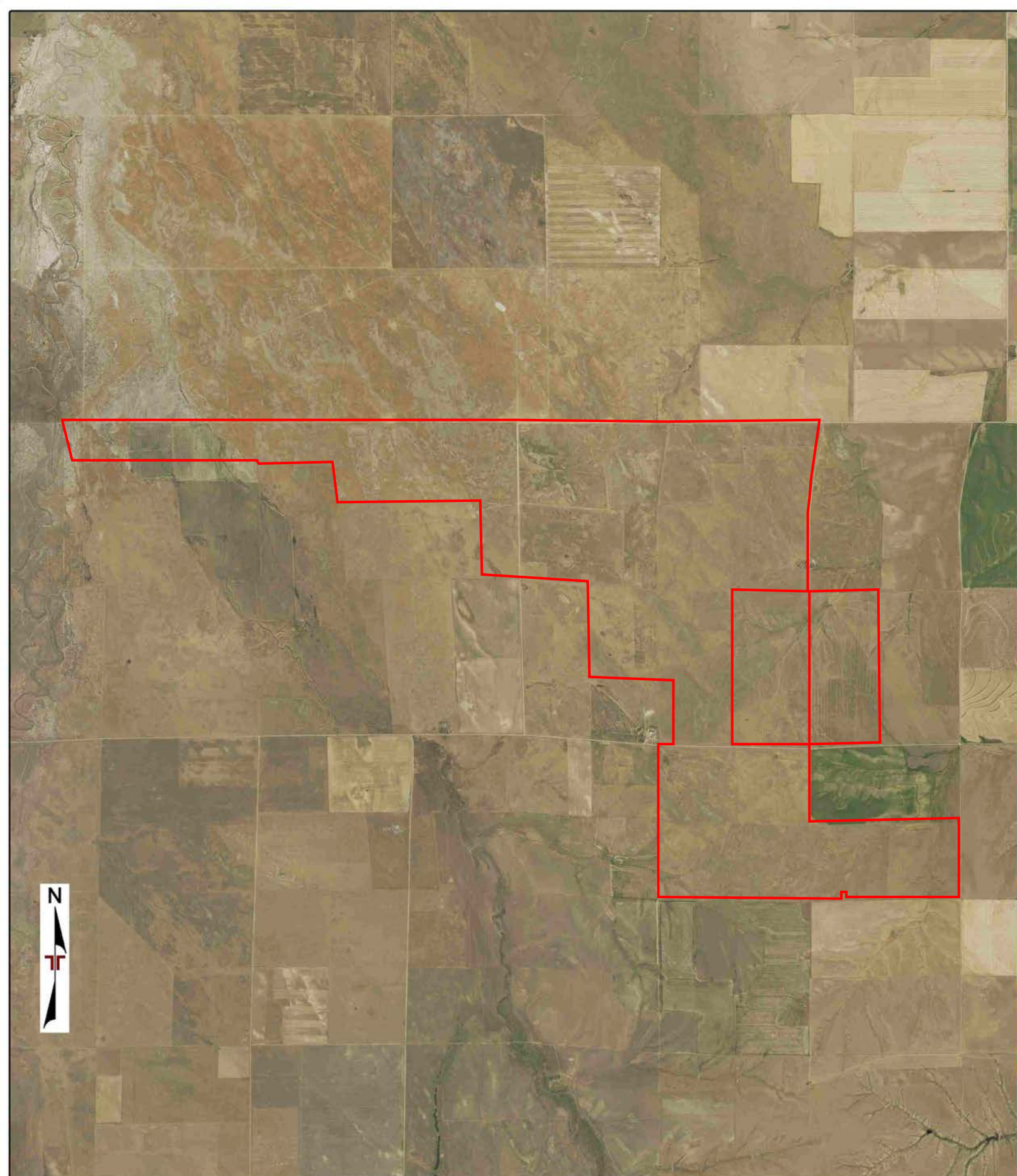
Project Manager: VRJ	Project No. 25237032	 10625 W I 70 Frontage Rd N Suite 3 Wheat Ridge, 80033	AERIAL PHOTO (2015 - USDA)	Exhibit
Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



Project Manager: VRJ	Project No. 25237032	 10625 W I 70 Frontage Rd N Suite 3 Wheat Ridge, 80033	AERIAL PHOTO (2017 - USDA)	Exhibit
Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



Project Manager: VRJ	Project No. 25237032	 10625 W I 70 Frontage Rd N Suite 3 Wheat Ridge, 80033	AERIAL PHOTO (2019 - USDA)	Exhibit
Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



Project Manager: VRJ	Project No. 25237032	 10625 W I 70 Frontage Rd N Suite 3 Wheat Ridge, 80033	AERIAL PHOTO (2021 - USDA)	Exhibit
Drawn by: VRJ	Scale: 1" = 4000'		Proposed Eilish Solar Farm Multiple parcels in Adams County near Hoyt, Adams County, Colorado	1
Checked by: KRS	File Name: 23013100605			
Approved by: KRS	Date: 2023-02-07			



TOPOGRAPHIC MAPS

Project Property:	Proposed Eilish Solar Farm Adams County Wiggins CO None
Project No:	25237032
Requested By:	Terracon
Order No:	23013100605
Date Completed:	February 01, 2023