

**Taelor Solar 1, LLC / Matt Mooney**

**L&R Rumsey Land, LLC**

**Magnum Feedyard, LLC**

**Special Use**

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**BOARD OF COUNTY COMMISSIONERS HEARING**

**January 23, 2024**

**9:00 a.m.**





**MORGAN COUNTY  
PLANNING AND BUILDING DEPARTMENT**

December 11, 2023

Taelor Solar 1, LLC  
Attn: Matt Mooney and Erica Goad  
310 East 100 South  
Moab, UT 84532  
Sent via email:

Dear Applicant:

Your Application for a Use by Special Review has been received by our office and will go through a full review. The hearing for the Board of County Commissioners will be held on **January 23<sup>rd</sup>, 2024 at 9:00 A.M.**

Please have all additional packet information to the Planning and Zoning Department no later than **January 5<sup>th</sup>, 2024 by 3:00 P.M.** We will also need your presentation no later than **January 19, 2024 by 3:00 P.M.**

**As per Section 2-390(B), notification sign postings need to occur no later than January 12, 2024 and photographs accompanied by an affidavit to our office no later than January 18, 2024.** One sign facing each public right-of-way adjacent to the property is required. The county will provide the sign(s). It is up to you or the landowner to post it. We will have the sign(s) ready to be picked up in our office on Tuesday, January 2<sup>nd</sup>, 2024.

It is necessary that you and the landowners or their representatives be present at the hearing to answer any questions the Board of County Commissioners may have. Do not hesitate to contact us at any time if you have questions.

Sincerely,

*Nicole Hay*

Nicole Hay  
Planning Administrator

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FILE SUMMARY



**MORGAN COUNTY  
PLANNING AND BUILDING DEPARTMENT**

**MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS  
FILE SUMMARY  
January 11, 2024  
Hearing date – January 23, 2024**

**APPLICANTS: Taelor Solar 1, LLC  
OWNERS: L&R Rumsey Land, LLC and Magnum Feedyard, LLC**

These applications are for Special Use Permits for the activities described below. The applicants are requesting two special use permits: one for the solar collector facility and one for the battery energy storage system (BESS). The Board of County Commissioners will conduct one public hearing for two applications, but each application will require separate action by motion.

**Taelor Solar 1 Energy Collector Facility** has a maximum power output of 250 MWac. The permitted area is located in part of Sections 4 thru 9, 17, 18, 20, and 21, Township 2 North, Range 60 West and a part of Section 31, Township 3 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado. The permitted area is zoned Agriculture Production and is located in the Wiggins Fire District.

The applicant, Taelor Solar 1, LLC, proposes a solar collector facility within a 4,410-acre project area. The facility will consist of photovoltaic (PV) panels, inverters and associated transformers, underground electric collection lines and/or above ground cabling, access roads, a project substation, security fencing, and an operations and maintenance building. The applicant has also requested waivers of the setback requirements for several interior property lines and several rights-of-way along section lines.

**Taelor Solar 1 Battery Energy Storage System (BESS)** has a capacity of up to 500 MWhrs (a maximum power output of 125 MWac). The permitted area is located in part of Sections 8 and 9, Township 2 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado. The permitted area is zoned Agriculture Production and is located in the Wiggins Fire District.

The applicant, Taelor Solar 1, LLC, proposes a BESS within a 10 acre project area. Geotechnical investigation will determine foundation and compaction requirements. Bess equipment could have pre-cast concrete bases or concrete could be delivered to the site. Vegetation within the BESS site will be removed and weed management plans will be prepared prior to the start of construction and following construction. The perimeter will be surrounded by security fence. The applicant has also requested a waiver of the setback requirements for a right-of-way along a section line.

In addition to the permit applications, packets include responses from FEMA, CDOT, Town of Wiggins, Xcel Energy, and CPW. The packets also include emails, letters, petitions, and additional information from the public.

The projects are proposing to interconnect at a new switching station along Xcel Energy's Fort Lupton to Pawnee 230KV transmission line, which runs through the project area. A crossing agreement will also be obtained to accommodate the projects electrical lines crossing Xcel Energy's transmission line.

A designated floodplain is identified on the western part of the site along Rock Creek. A hydrology study for the area was completed in order to avoid the FEMA designated floodplain and any other potential areas of concern. Matt Harris with Harris Engineering Consultants, Inc., the County's consulting engineer, did not have any major comments after review of the preliminary engineering reports with drainage plans. One note he did have was some substantial differences between the area inundated during the 100-Yr 24-hour event and the regulatory Zone A floodplain. The calculated 100 year storm depths and the FEMA Zone A floodplain are both overlaid on the original Site Plan Map for clarity.

### Planning Commission Meeting

A Planning Commission hearing was held on August 14, 2023, where the Commissioners heard from the Applicant's representative and the public. The public hearing was continued until September 11, 2023 in order for Taelor Solar 1, LLC to submit the following additional information:

1. A glare report
2. Reseeding vegetation component to the Erosion Control Plan
3. Aerial photographs of similar projects

The continued public hearing was held on September 11, 2023, where the Commissioners reopened public comment regarding the additional information supplied by the applicant.

The Planning Commission motioned for recommended conditional approval as presented and to include the following recommended conditions:

- (1) Removal of modules and inverters from the 320 acres (the S½ of Section 31, T3N, R60W)
- (2) The paving of Co Rd M.

The motion was denied on a vote of 4 opposed and 3 in favor. As result, the Planning Commission's recommendation to the Board of County Commissioners was to deny the applications.

After the Planning Commission hearing, the Applicant requested an extension of the timing of the Board of County Commissioners hearing to address community questions and concerns.

Since the Planning Commission meeting, the applicant held an open house on October 24, 2023 to address concerns and provide additional information to the public. The application has been modified as follows:

1. Removal of solar panels and inverters from certain areas (including the 320 acres mentioned in the Planning Commission meeting) to improve setbacks and viewshed impacts.
2. Change to the haul route to use State Highway 52 to Co Rd 3 to Co Rd I for the primary route for construction traffic and deliveries. A secondary/light duty access using Co Rd 1 from State Highway 52 would also be used to better distribute traffic during peak hours.
3. The applicant has also submitted visual simulations, a revegetation plan supplement, and project economic impacts.

In reviewing these applications, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a Use by Special Review in Section 2-395 of the



Morgan County Zoning Regulations have been satisfied. In addition, the County shall consider whether the application for a solar collector facility complies with the requirements of the Solar Collector Regulations and the BESS complies with the requirements of the BESS Regulations in Zoning Regulations.

Section 2-395 Special Use Permit Criteria:

- A. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. The property is located in the southwest planning area.

Chapter 2 – Plan Summary

2.II.A - Economic Development

Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.

*Both projects would provide economic benefit to Morgan County through increased revenues to the county and school district tax bases through the taxation of the projects. To the extent possible the operator will seek to hire local contractors throughout construction and the life of the project.*

Chapter 4 – Economic Development

Goal – Encourage the location of new industry and the expansion of existing businesses that will provide employment opportunities and increase the tax base to strengthen the economy of Morgan County.

Policy 10. Contribute to the Colorado New Energy Economy; work to attract and maintain renewable energy projects to capture this.

Chapter 5 - Environment

IX-Environmental Resources and Hazards Plan

Goal - To preserve the manmade and natural environment in order to enhance the quality of life in Morgan County.

*Both projects will not impact wetlands or drainage patterns. Rock Creek and its surrounding floodplain will be avoided by the site layout. A desktop review and field assessment has been completed for the site to avoid adverse impacts on plant and wildlife species. These projects will encourage use of renewable resources and production of electric power.*

- B. The application documents are complete and present a clear picture of how the use is to be arranged on the site.
- C. The Site Plan conforms to the district design standards of Section 2-420 and Section 4-820 of the Morgan County Zoning Regulations.
- D. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvement, site plan requirements or other mitigation measures.  
*Both projects will result in long-term minimal impacts to off-site areas. Once construction is completed, traffic will be minimal and the glare report indicates no glare will impact neighboring properties. During construction and when necessary, either water or dust control chemicals will be used for dust mitigation and will be addressed in the Road Agreement. Best management practices (BMP) will be implemented to protect newly established vegetation for Storm Water Management and Erosion Control.*

- E. The special use proposed has been made compatible with the surrounding uses and is adequately buffered from any incompatible uses by distance and topography.  
*Residences are more than the County's 500-foot setback requirement The majority of the parcels adjacent to the facility are zoned Agricultural Production District and are vacant, except the Magnum Feedyard.*
- F. The special use poses no or minimal risk to the public health, safety and welfare.  
*Granting the Special Use Permits will not increase risk to public health, safety or welfare.*
- G. The special use proposed is not planned on a nonconforming parcel.  
*Both projects are located on conforming parcels.*
- H. The applicant has adequately documented a public need for the project. The Applicant has submitted all pertinent technical information, has demonstrated that it has adequate financial resources to implement the project, and has paid all County fees and review costs.  
*The general purpose of both projects is to maximize energy production from available solar resources to deliver renewable electricity to the bulk power transmission system to serve the needs of electric utilities and their customers.*
- I. For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.  
*Both projects are expected to require a supply of water both during construction and operation phases. Water for the Taelor Project will be sourced from the Magnum Feedyard, LLC Ranch.*

The following conditions are recommended for the special use permits:

**1. Taelor Solar 1 Collector Facility:**

- a. Proof of lease between Taelor Solar 1, LLC and the property owners must be submitted to the Planning & Zoning Department prior to construction.
- b. All necessary land use, environmental, and construction permits, approvals and authorizations will be obtained prior to the start of and during construction as required and may include, but are not limited to, land use permits, right-of-way (ROW) permits, road use agreements, access permits, oversize/overweight permits, grading permits, and stormwater permits.
- c. All necessary plans, reports, permits, and certificates will be submitted prior to issuance of any building permit associated with the solar collector facility and may include, but are not limited to, interconnection/crossing agreements, final drainage & erosion control plan, signed and sealed geotechnical report, decommissioning plan, operations and maintenance plan, Liability Insurance Certificate, final locations for any laydown yard, a copy of the APEN issued by the Colorado Department of Public Health and Environment, Unanticipated Discovery plan, and glare analysis.
- d. Taelor Solar 1, LLC will comply with proposed decommissioning plan, any modifications/deviations from the proposed plan must be approved by the County. The County must be notified in writing when the Applicant commences decommissioning.
- e. Any building greater than 120 sq. ft. will require a building permit.

- f. The substation and solar collector facility shall be enclosed by a security fence and be secured at all times. Emergency services must have access at all times.
- g. Prior the commencement of construction, Taelor Solar 1, LLC will enter into a road use agreement for the use of any public road during construction. The agreement shall include the following:
  - i. A designated haul route or routes, subject to approval by the Morgan County Road & Bridge Department. A map showing the designated haul route to be used during construction.
  - ii. A pre-construction baseline inventory of County roads on the designated haul route or routes to be used during construction to document their pre-construction condition, obtained by and paid for by the applicant.
  - iii. A mitigation plan to address traffic congestion, control, and potential impacts to County roads on the designated haul route. The mitigation plan shall also include any dust mitigation activities.
  - iv. A requirement that the applicant is to return any County roads to their pre-construction baseline condition.
  - v. A requirement to post financial security in an amount not less than one hundred fifteen percent (115%) of the estimated cost to complete all road restoration, in the form of an irrevocable letter of credit or cash escrow. Cost estimates shall be provided by a licensed Colorado engineer. Upon preliminary acceptance of the restored public road, the County shall release all but fifteen percent (15%) of total actual costs of restoration of the public roads, so long as Taelor Solar 1, LLC are not in default of any provision of the public improvements agreement. The County shall inspect the restored roads and Taelor Solar 1, LLC shall pay to the County the cost incurred by the County in conducting such inspections. These costs shall be due and payable upon demand of the County. Taelor Solar 1, LLC shall be responsible for correcting or properly completing the restoration.
  - vi. The residual fifteen percent (15%) retained by the County shall act as security for Taelor Solar 1, LLC's guarantee that the restoration remains free of defect during a two-year warranty period. Taelor Solar 1, LLC may at any time during the preliminary acceptance or warranty period offer to provide a substitute or supplemental form of financial security to that security as originally posted with and/or retained by the County. The County may accept substitute or supplemental forms of security in its sole discretion.
- h. Prior to the commencement of construction, Taelor Solar 1, LLC must obtain all proper permissions from landowners to use private roads or develop access roads on any private property. No private access roads, new or currently in use, shall become public rights of way unless approved and accepted by the Board of County Commissioners.
- i. The County will require written notice for all staging or laydown areas, or other temporary areas for construction or repair activities ("Temporary Areas") utilized after final construction is completed. Taelor Solar 1, LLC must provide a map showing the Temporary Area by size (acreage and perimeter), a list of materials and equipment to be stored on the Temporary Areas, activities within the area (e.g., grading, storage, etc.), the length of time the temporary construction or staging or laydown areas will be in use and must notify the County at least thirty (30) days prior to the use of the temporary area. It shall be a condition that all equipment



- and materials must be removed from the Temporary Areas and the area returned to a condition similar to its condition prior to construction. No permanent structures may remain in the Temporary Areas unless approved by the County pursuant to the applicable Morgan County Zoning Regulations.
- j. The project area shall be reclaimed and/or reseeded as soon as practicable but no later than six months after Taelor Solar 1, LLC has completed construction, unless the County Planning Administrator grants an extension for demonstrated good cause.
  - k. Construction occurring within ¼ quarter mile of any residence shall not commence earlier than 7 a.m.
  - l. Taelor Solar 1, LLC shall prevent the existence of any nuisances by way of its construction activities. All trash, litter, construction waste and any potentially hazardous materials shall be disposed of properly off-site. If the County determines that a nuisance exists and the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' notice under this Agreement, draw upon the Performance Guarantee to pay the cost and expenses of abating the nuisance. The decision to draw on the Performance Guarantee shall be within the sole discretion of the County.
  - m. Taelor Solar 1, LLC shall comply with all applicable law and regulations related to safety and emergency management during construction and on-going operations.
  - n. Taelor Solar 1, LLC shall be responsible for the payment of all costs and fees incurred by the County associated with this Permit. The County shall invoice Taelor Solar 1, LLC for costs and fees and payment will be due by Taelor Solar 1, LLC within thirty (30) days of the date of the invoice. Failure to pay may result in enforcement actions by the County.

## **2. Taelor Solar 1 BESS Facility:**

- a. Proof of lease between Taelor Solar 1, LLC and the property owners must be submitted to the Planning & Zoning Department prior to construction.
- b. All necessary land use, environmental, and construction permits, approvals and authorizations will be obtained prior to the start of and during construction as required and may include, but are not limited to, land use permits, right-of-way (ROW) permits, road use agreements, access permits, oversize/overweight permits, grading permits, and stormwater permits.
- c. All necessary plans, reports, permits, and certificates will be submitted prior to issuance of any building permit associated with the BESS facility and may include, but are not limited to, Electrical Diagram, final equipment specification sheet, contact information, maintenance plan, final drainage plan, decommissioning plan, emergency operation plan, and Liability Insurance Certificate.
- d. Taelor Solar 1, LLC will comply with proposed decommissioning plan, any modifications/deviations from the proposed plan must be approved by the County. The County must be notified in writing when the Applicant commences decommissioning.
- e. Any building greater than 120 sq. ft. will require a building permit.

- f. The BESS shall be enclosed by a security fence and be secured at all times. Emergency services must have access at all times.
- g. Prior to the commencement of construction, Taelor Solar 1, LLC must obtain all proper permissions from landowners to use private roads or develop access roads on any private property. No private access roads, new or currently in use, shall become public rights of way unless approved and accepted by the Board of County Commissioners. The County may require that the road use agreement for the solar collector facility govern any road impacts related to the construction of the BESS or require a separate road use agreement.
- h. The County will require written notice for all staging or laydown areas, or other temporary areas for construction or repair activities (“Temporary Areas”) utilized after final construction is completed. Taelor Solar 1, LLC must provide a map showing the Temporary Area by size (acreage and perimeter), a list of materials and equipment to be stored on the Temporary Areas, activities within the area (e.g., grading, storage, etc.), the length of time the temporary construction or staging or laydown areas will be in use and must notify the County at least thirty (30) days prior to the use of the temporary area. It shall be a condition that all equipment and materials must be removed from the Temporary Areas and the area returned to a condition similar to its condition prior to construction. No permanent structures may remain in the Temporary Areas unless approved by the County pursuant to the applicable Morgan County Zoning Regulations.
- i. The project area shall be reclaimed and/or reseeded as soon as practicable but no later than six months after Taelor Solar 1, LLC has completed construction, unless the County Planning Administrator grants an extension for demonstrated good cause.
- j. Construction occurring within ¼ quarter mile of any residence shall not commence earlier than 7 a.m.
- k. Taelor Solar 1, LLC shall prevent the existence of any nuisances by way of its construction activities. All trash, litter, construction waste and any potentially hazardous materials shall be disposed of properly off-site. If the County determines that a nuisance exists and the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' notice under this Agreement, draw upon the Performance Guarantee to pay the cost and expenses of abating the nuisance. The decision to draw on the Performance Guarantee shall be within the sole discretion of the County.
- l. Taelor Solar 1, LLC shall comply with all applicable law and regulations related to safety and emergency management during construction and on-going operations.
- m. Taelor Solar 1, LLC shall be responsible for the payment of all costs and fees incurred by the County associated with this Permit. The County shall invoice Taelor Solar 1, LLC for costs and fees and payment will be due by Taelor Solar 1, LLC within thirty (30) days of the date of the invoice. Failure to pay may result in enforcement actions by the County.

As per Sections 4-845 and 4-880 of the Morgan County Zoning Regulations, Taelor Solar 1, LLC is also requesting approval of the three year renewals for the Taelor Solar 1 Energy Collector Facility and the Taelor Solar 1 Battery Energy Storage System (BESS). The extension to a total of 6 years is being requested to accommodate the long lead time required to move through the interconnection processes and complete construction on a utility-scale project.

Nicole Hay,  
Morgan County Planning Administrator



## MEMORANDUM

Attachment 1 – Open House Summary Memo

Attachment 2 – Updated Site Plan & project layout (original & revised site plan – See Figure 2)

Attachment 3 – Updated traffic route map (original, revises, & bridge information – See Figure 3)

Attachment 4 – Visual Simulations

Attachment 5 – Revegetation plan supplement

## MEMORANDUM

TO: File  
FROM: Matt Mooney  
DATE: January 5, 2024  
RE: Taelor Solar 1, LLC project updates

Taelor Solar 1, LLC has made several updates to its project plan after the Planning Commission hearing held on September 11, 2023. These updates are summarized in this memo and detailed in the referenced attachments.

### **Open House**

During the Morgan County Planning Commission hearing held on September 11, 2023, representatives of Taelor Solar 1 committed to holding an open house to address concerns and provide additional information about the project to the community. The open house was held on October 24, 2023 and is detailed in Attachment 1.

### **Site Plan Update: Viewshed Improvements**

During the Morgan County Planning Commission hearing held on September 11, 2023, representatives of the Taelor Solar 1 project committed to removing solar panels and inverters from certain portions of the permitted area to improve setbacks and viewshed impacts for neighboring residences. Subsequently, Taelor Solar 1 removed more panels south of CR 3 to further reduce viewshed impacts based on additional community feedback. This resulted in minimum setbacks from residences increasing from 500 feet to more than 2,000 feet.

To memorialize this commitment, Taelor Solar 1 is proposing the following condition be added to the Special Use Permit for its Solar Collector Facility:

*Taelor Solar 1, LLC will not install solar panels or solar inverters in the areas within the permit boundary that are designated "Panel and Inverter Free Area" in the project's Site Plan.*

The updated Site Plan reflecting these changes is included here as Attachment 2.

### **Construction Traffic Routing Update**

Taelor Solar 1 has refined its preferred route for project deliveries and construction traffic based on continued dialogue with community members and the Morgan County Road & Bridge Department.

As a result of these discussions, the preferred primary route for construction traffic and equipment deliveries is now from I-76 (eastbound and westbound) to CO HWY52 to CR-3 to CR-1. CR-1 will be used as a secondary/light-duty access alternative from CO HWY 52 to better distribute traffic during peak hours. County Road access from CO HWY 52 will be coordinated with CDOT.

The details of this updated route are included here as Attachment 3.

### **Visual Simulations**

Taelor Solar 1 has prepared visual simulations to better characterize the visual impact of the project from key observation points.

The results of this analysis are included here as Attachment 4.

### **Revegetation Plan Supplement**

Based on feedback that it has received from the community related to the soil conditions at the project site, Taelor Solar 1 has solicited additional local expert advice to supplement and improve the revegetation plan that it previously submitted. These additional insights and best management practices will be incorporated into the project's construction and operating plan.

This document is included as Attachment 5.

### **Project Economic Impacts**

Taelor Solar 1 commissioned an economic impact report to better understand the total economic impacts of the project on Morgan County and its communities.

The report is included here as Attachment 6.

### **Attachments**

Attachment 1 – Open house summary memo

Attachment 2 – Updated site plan and project layout

Attachment 3 – Updated traffic route map

Attachment 4 – Visual simulations

Attachment 5 – Revegetation plan supplement

Attachment 6 – Project economic impact report

# Attachment 1

**MEMORANDUM**

TO: File  
FROM: Matt Mooney  
DATE: 5 January 2024  
RE: Taelor Solar 1, LLC "Open House"

During the Morgan County Planning Commission hearing held on September 11, 2023, representatives of the Taelor Solar 1 project committed to hosting an open forum staffed with subject matter experts and project representatives to further address questions and concerns that community members had about the project.

Taelor Solar 1, LLC ("Taelor Solar") worked with the Wiggins School District to provide a venue for the meeting, which was held on October 24, 2023 at the Wiggins Secondary School Gymnasium. The meeting was advertised on the project's website, the project's Facebook page, and in the Lost Creek Guide in its October 18, 2023 edition. In addition, physical invitations were sent to all landowners on the haul route and within a 2-mile radius of the project in both Morgan and Weld Counties. After the event, the Lost Creek Guide published a summary of the event in its November 1, 2023 edition.

A sample of the announcements posted and provided is shown below.

**Taelor Solar 1, LLC**

A Balanced Rock Power Company



**BALANCED ROCK**  
POWER

**Taelor Solar Project Open House**

**Wiggins Secondary Auditorium**

**October 24, 2023**

**6:00 PM**

Please join us for a Project Open House to discuss the development of the Taelor Solar Project Located in Southwestern Morgan County and Southeastern Weld County. This meeting will be an opportunity for neighbors to ask questions, to see visual simulations, and to learn more about the project from subject matter experts.

In advance of the Project Open House, you can find more details on Balanced Rock Power and factual information on the Taelor Solar Project at the following websites:

<https://taelorsolarproject.com>

<https://www.facebook.com/TaelorSolar>



Taelor Solar arranged the presence of the following subject matter experts, consultants, and project team members to answer questions from attendees:

Randy Schroeder, ENValue (Environmental & Wildlife Expert, Registered Environmental Professional)

Rich Kirkland, Kirkland Associates (Solar Real Estate Valuation expert, Licensed Colorado General Appraiser)

Andy Blum, P.E., Fire & Risk Alliance (Solar & Battery Fire Protection Expert)

Adam Orens, MPG Consulting (Economic Impact Expert)

Tom Harens, AG Professionals (Agriculture & Solar Expert)

Karen Glueck, AG Professionals (Agriculture & Solar Expert)

Taylor Henderson, Outshine Energy (Project Developer)

Drew McMahan, Outshine Energy (Project Developer)

Liam Norris, Balanced Rock Power (Project Engineering and Construction)

Kory Chisholm, Balanced Rock Power (Project Engineering and Construction)

Matt Mooney, Balanced Rock Power (Project Development & Wholesale Power)

Erica Goad, Balanced Rock Power (Project Development)

At the Open House, Taelor Solar had a large-scale site plan of the project on display, with visual simulations of the project from multiple key observation points displayed in print and on the auditorium's main projection screen. In addition, pamphlets were available to attendees containing answers to frequently asked questions and contact information if additional follow-up was desired.

The following pages contain photos of the event.



Informational stations staffed by the experts and project representatives (from Top Left: Liam Norris, Rich Kirkland, Adam Orens, Andy Blum, Karen Glueck, and Matt Mooney).

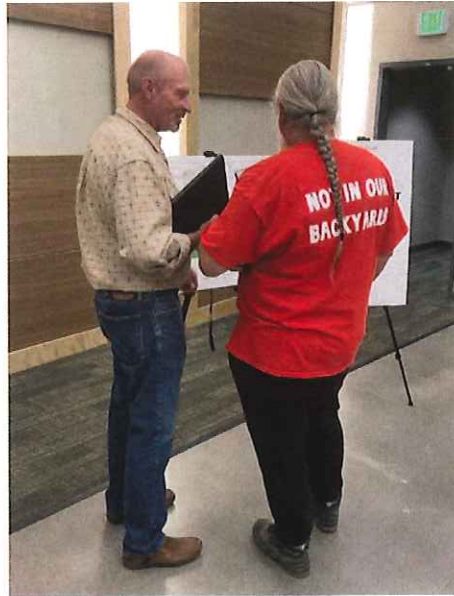


Community Members engaging with representatives of Taelor Solar on the layout and visual simulation of the project. Representatives solicited Community Members' feedback for ideas to improve Taelor Solar.



Community Members engaging with representatives of Taelor Solar. Discussion points included; i) Taelor Solar production volumes relative to the electric demand of the State of Colorado, the Town of Wiggins and neighboring communities, ii) the volume of electrons that nearby electric transmission lines can physically support, the interplay of electric transmission lines, project sizing and siting and iii) how a project like Taelor Solar would make the local area a vast net exporter of energy in a similar way to how local farmers and ranchers are net producers and exporters of agricultural products.





Environmental & Wildlife subject matter expert Randy Schroeder discussing the project with a community member. Discussion topics included: i) wildlife corridors and the Taelor Solar Project's dialogue with Colorado Parks & Wildlife, ii) environmental studies completed and planned to be completed prior to construction and iii) dust mitigation and erosion control.



Fire Safety expert Andy Blum discussing the Project, solar PV and Battery Energy Storage Systems industry standards for fire suppression, mitigation and control.



The Taelor Solar 1 team discussing the design and construction of the Project.

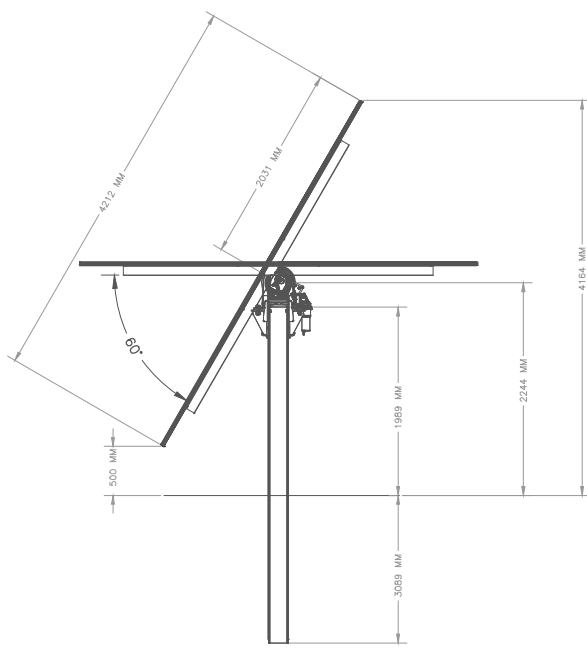


Rich Kirkland and Matt Mooney discussing property values.



# Attachment 2

STANDARD TRACKER STRUCTURE



PANEL AND INVERTER FREE AREA\* ~320 ACRES

SITE ACCESS: COUNTY ROAD M

SITE ACCESS: COUNTY ROAD M

COUNTY ROAD 3

ROAD 70' SETBACK

EXTERNAL PARCEL 70' SETBACK

PANEL AND INVERTER FREE AREA\* ~120 ACRES

TRANSMISSION LINE 70' SETBACK

RESIDENTIAL BUILDINGS MINIMUM 500' SETBACK

SITE ACCESS: CONSTRUCTED ROAD OFF COUNTY ROAD-I

### PROJECT SUMMARY:

#### Array Summary

PROJECT SIZE (MW DC):	300
PROJECT SIZE (MW AC):	250

#### DESIGN CRITERIA

WIND SPEED (MPH)	93.00
CORROSION LEVEL	C2
SNOW LOAD (lbs/sqft)	30

#### MODULE OVERVIEW

MODULE MANUFACTURER:	Jinko
MODULE SPEC:	JKM570N-72HL4-TV-US
MODULE WATTAGE (w):	570
MODULE QUANTITY:	526,338
MODLUES / STRING:	27

#### INVERTER OVERVIEW

PCU MODEL:	SUNGROW 4400
PCU QUANTITY:	64

#### RACKING OVERVIEW

RACKING MANUFACTURER	NEXTRACKER
TRACKER PITCH (ft):	23.294
GCR:	31.8%
MAX HEIGHT ABOVE GROUND (ft/m):	9.84 / 3

#### PROJECT LOCATION

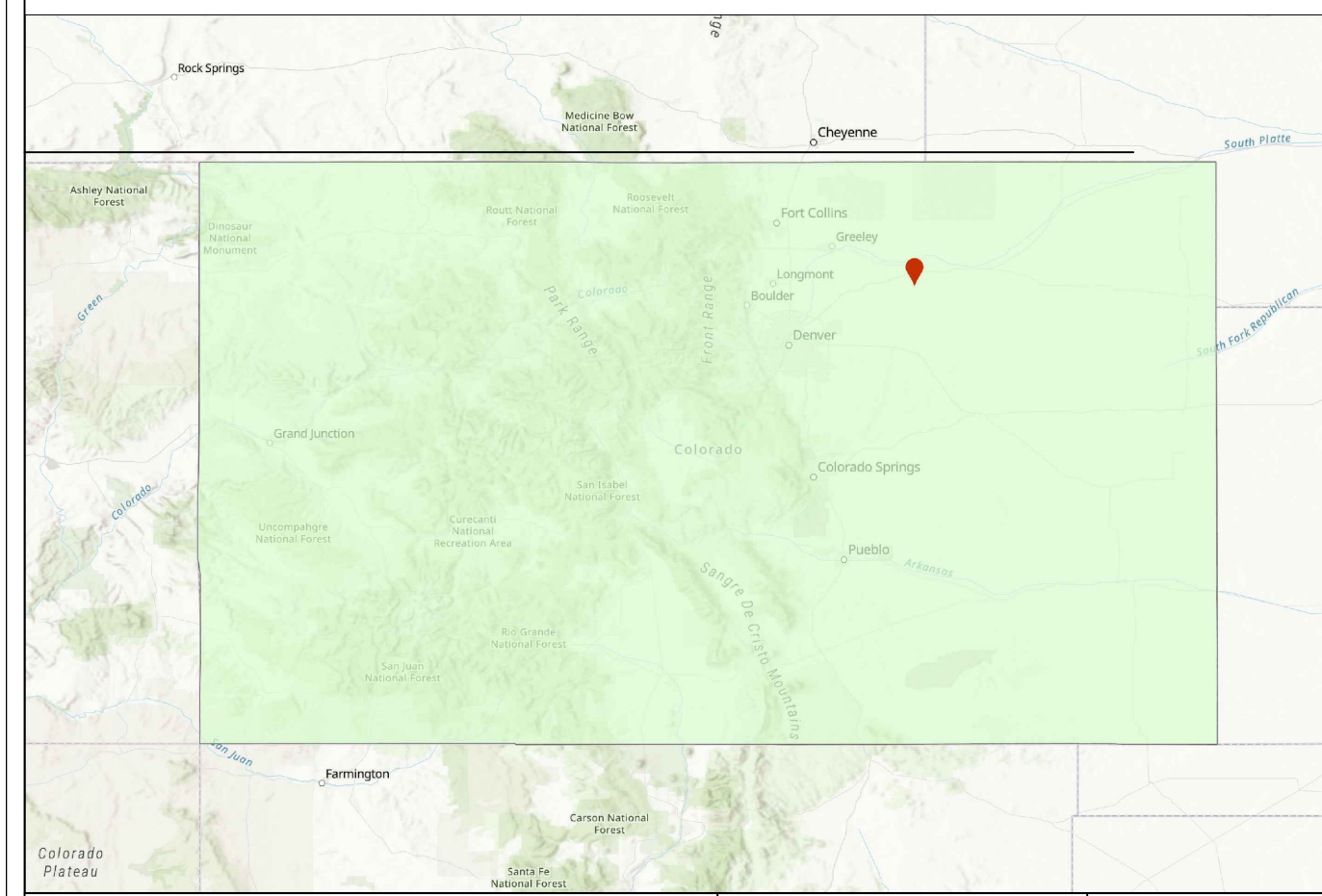
LAT/LONG:	40.145, -104.127
-----------	------------------

- FENCELINE
- TRANSMISSION LINES
- ROADS
- INTERNAL ROADS
- WETLANDS
- SECTION LINES
- BUILDINGS
- FEMA ZONE A (100-YEAR)
- OFFSETS

### GENERAL NOTES:

\*IN THE PANEL AND INVERTER FREE AREA, BALANCED ROCK POWER RETAINS THE FOOTPRINT FOR INTERNAL ROADS AND MV COLLECTION

### PROJECT LOCATION:



**PRELIMINARY NOT FOR CONSTRUCTION**

**PROJECT:** TAELOL SOLAR  
MORGAN COUNTY, COLORADO

**SHEET TITLE:** PERMITTING LAYOUT

**PREPARED FOR:** MORGAN COUNTY

**PREPARED BY:** ET

**CHECKED BY:** LN

**LEGEND:**

0 1320 2640 Feet

SCALE: 1" = 1/4 MILE

SIGNATURE BLOCK	
PROPERTY OWNER	
COUNTY BOARD	
CLERK TO THE COUNTY BOARD	
PARTY	SIGNATURE

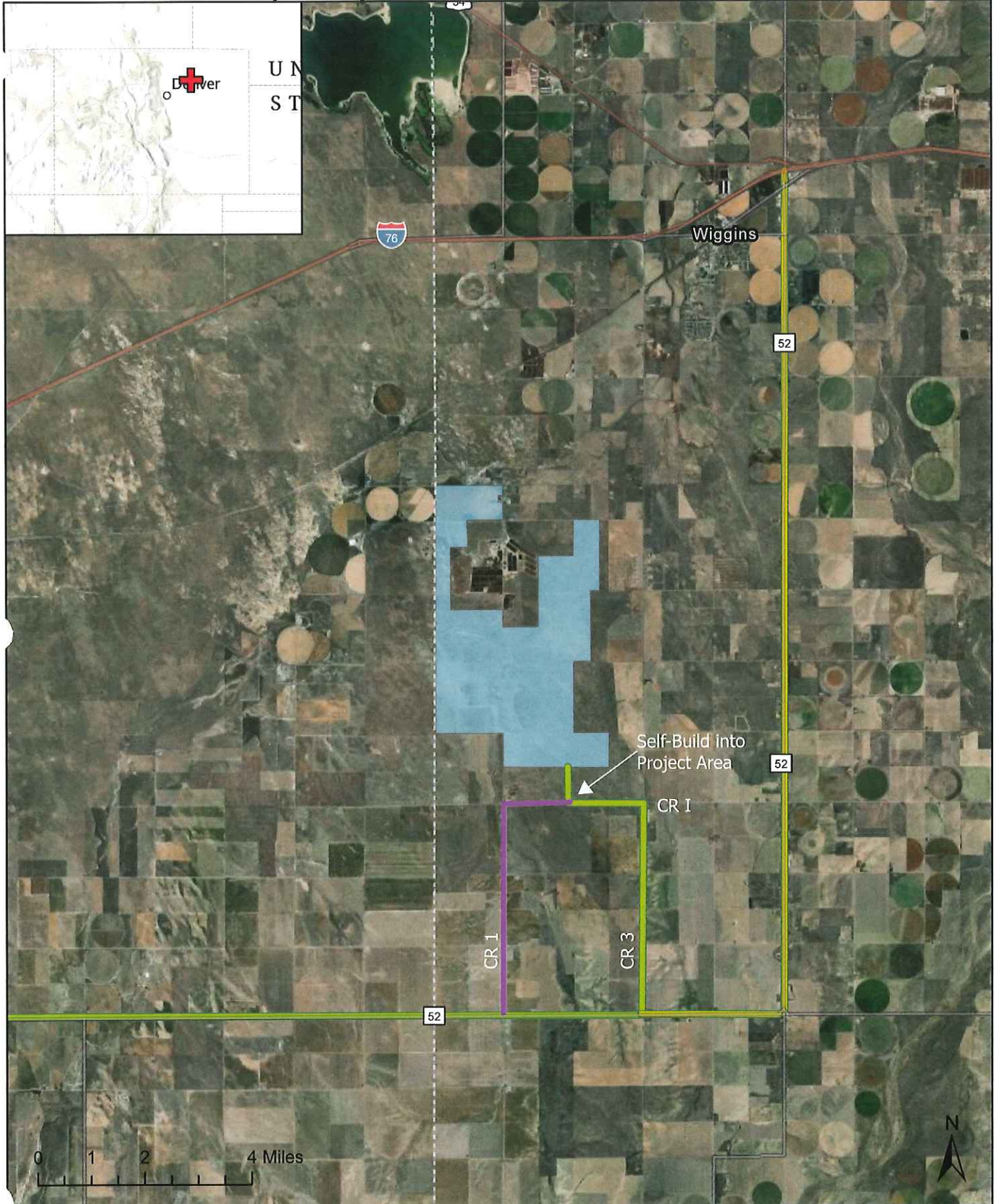
<b>PROJECT PHASE: PROPOSAL</b>		
DIVISION: ENGINEERING	PAPER SIZE: ANSI D (22 X 34)	
DATE: 12/8/2023	REVISION: R2	SHEET #: E-101

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# Attachment 3



# Taelor Solar Temporary Construction Route (Revised Dec '23)



- County Boundaries
- Secondary/Light Duty Site Access
- Eastbound Traffic
- Westbound Traffic
- Morgan County Permitting Boundary

1:150,000  
1/3/2024  
Basemap: World Imagery



Nicole Hay &lt;nhay@co.morgan.co.us&gt;

---

## Taelor Solar Haul Route

---

**Bruce Bass** <bbass@co.morgan.co.us>

Wed, Jan 10, 2024 at 4:05 PM

To: Nicole Hay &lt;nhay@co.morgan.co.us&gt;

Cc: John Goodman &lt;jgoodman@co.morgan.co.us&gt;

Nicole

John Goodman and I agree we have no issue with the haul routes outline in the updated memo from Taelor Solar utilizing State Highway 52 and County Roads 1, 3, and I to the access location of the project on County Road I, contingent upon an approved road use agreement for the County Road Segments.

Thanks

***Bruce Bass****Public Works Director**Morgan County Government**970-542-3560*

[Quoted text hidden]





**Application for Driveway Access Permit**  
Morgan County, Colorado

**Instructions for Completing and Submitting Application**

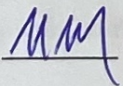
1. **Property Owner (Permittee):** Please provide the full name, mailing address, telephone number and email address (if available) of the legal property owner. The provided telephone number should be one where the Permittee can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT.
2. **Agent of Permittee:** If the applicant (person or company completing this application) is different from the legal property owner (Permittee), provide entity name (if applicable), the full name of the person serving as the agent, mailing address, telephone number, and email address (if available). The provided telephone number should be one where the Agent can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT. *Please provide documentation you are an agent of property owner.*
3. **Legal Description of property:** Provide the legal description to the full extent that applies for the property to be accessed by the requested driveway. Include the Assessor parcel number. This information is available through the County Assessor or Clerk and Records office or on your property deed(s).
4. **Road Access:** Complete the information on the County Road that will be accessed by this proposed driveway.
5. **New or Existing Driveway:** Complete the information for the driveway type.  
**New Driveways:**
  - In determining location for the proposed driveway, take into account: line of site distances, relationship to road intersections, and relationship to crests of hills.
  - Please indicate the desired width of the new requested driveway.
  - If possible, provide a map showing the desired location of the proposed driveway.
  - ***The proposed area for the new driveway must be clearly marked with flagged stakes on each side of the proposed area. Please have the location marked as indicated prior to submitting application.***
6. Initial the bottom of page two (2) in the provided location indicating that you have read and understand the terms and conditions.
7. Signature Section must be signed and dated by the property owner or agent. Applications will not be processed until they are fully completed, initialed, signed and submitted, along with any additional required documents.
8. **Submittal of Application:** Please submit application and all corresponding paperwork to:  
By mail or in person: Morgan County Road and Bridge Department  
P.O. Box 516  
17303 County Road S  
Fort Morgan, CO 80701  
By Email to: [rbmorganc@co.morgan.co.us](mailto:rbmorganc@co.morgan.co.us)



**Application for Driveway Access Permit**  
Morgan County, Colorado

**Terms and Conditions**

1. The granting of this permit application is for one (1) property access across the county right of way onto a county road. The access must not exceed the approved width defined on the approved permit. Additional accesses crossing the right of way must be applied for separately.
2. If this access is to be onto an access/travelling easement, then a copy of the easement, recorded plat or use agreement must accompany this application.
3. The granting of a driveway access permit by Morgan County is only for the purpose of crossing the right of way under the counties jurisdiction. It is the permittee's responsibility to identify and obtain permissions to cross any other easements, covenants, right of ways or private agreements that may exist.
4. If the access request is onto any Federal or State lands, you must provide the names and contact information for the relevant agencies and attach a copy of the authorization for the property use.
5. All property owners/agents are responsible for any damages that may occur to the county road or right of way during installation of said driveway.
6. The construction and all costs associated with the construction of the driveway are the responsibility of the property owner/agent. The construction cannot exceed the defined width and must include any specified culverts required as defined in the approved permit. Culverts may be purchased from anywhere, however they must be approved by the county prior to installation. Culverts may also be purchased from Morgan County Road and Bridge.
7. If a culvert is required, it is for use by Morgan County to protect the road and right of way. Morgan County retains the right to utilize the culvert in any way it deems necessary.
8. If a culvert is not required at the time of permit issuance, however, in the future a culvert is deemed necessary, the cost of said culvert may be at the property owner's expense.
9. Inside the county right of way, the driveway may only consist of the travelling surface to access the property. No other structures or appurtenances may be placed in the right of way (*examples: columns, walls, fencing, large rocks, etc.*). The only exception to this requirement is mailboxes.
10. During the construction of an approved driveway, it is the responsibility of the property owner/agent and/or their contractor to insure safety to the travelling public. This could include the use of signs, cones and/or traffic control as necessary.
11. All repairs, maintenance and costs associated with said driveway are the responsibility of the property owner/agent.
12. Morgan County is not responsible for any damages to the driveway caused by normal maintenance operations, including but not limited to mowing, grading, and snowplowing.
13. The property owner/agent agrees to hold harmless, indemnify, and defend Morgan County from any claim of any person arising from the installation, use, maintenance, or removal of the driveway in the county right of way.
14. The terms, conditions and requirements defined in this application and subsequent approved permit will remain valid through any future sales, transfer of ownership or assignments of the property defined in this driveway application.



Please Initial that you have read and understand the terms and conditions outlined on this page.



Application for Driveway Access Permit  
Morgan County, Colorado

1. Property Owner (Permittee):

Name: RUMSEY, L&R LAND LLC  
Address: 01131 COD RD I  
City/State/Zip Code: WIGGINS, CO 80654  
Phone ( 970) 483-5657 Email: Spangus16@gmail.com

2. Agent of Property Owner (If Applicable)

Company/Individual Name Balanced Rock Power Development, LLC  
Contact Name (If Applicable) Matt Mooney  
Address: 3300 E. 1st Ave, Suite 675  
City/State/Zip Code: Denver, CO 80206  
Phone ( 970) 295-2234 Email: mmooney@balancedrockpower.com

3. Legal Description:

S: 20 T: 2 R: 60 W1/2, W1/2SE1/4 & SE1/4SE1/4  
  
Parcel Number: 129720000002

4. Road Access:

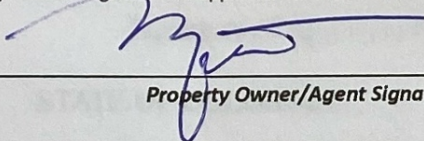
Access onto County Road 1 (Circle Direction) North / South / East / West of County Road 3

5. Driveway Type: (Check One)  New Driveway  Existing Driveway

Desired width of New Driveway 40 Feet.

**\*\*If this is a new driveway location, please place flagged stake marker on each side of the requested driveway location.**

I have read the instructions, terms and conditions outlined in this Driveway Access Permit Application, and agree to all terms and conditions outlined therein, furthermore, I understand no liability is assumed by the County of Morgan, Colorado or its agents by issuance of a permit for this application and all costs, present and future, associated with the access provided by an Approved Driveway Access Permit are the responsibility of the property owner/agent and or any future assignees. The applicant declares the information provided are true and complete to the best of their knowledge.



Property Owner/Agent Signature

11/12/2024

Date

Submit Completed Application and All Supporting Documents to:

Morgan County Road and Bridge Department  
P.O. Box 516  
17303 County Road S  
Fort Morgan, CO 80701  
Or by Email to: [rbmorganc@co.morgan.co.us](mailto:rbmorganc@co.morgan.co.us)  
Phone: (970) 542-3560 Fax: (970) 542-3569

For Office Use only below this line

Determination:  Approved  Denied (Reason for Denial): \_\_\_\_\_

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: \_\_\_\_\_

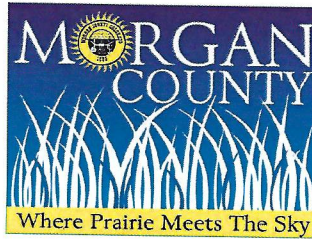
Maximum Width of Driveway: \_\_\_\_\_ Feet Longitude: \_\_\_\_\_

Culvert Required: YES / NO If Yes, Size: \_\_\_\_\_

Closest Intersecting Road \_\_\_\_\_ Measurement from Closest Intersecting Road \_\_\_\_\_ Feet

Driveway Access Code: \_\_\_\_\_

Completed By: \_\_\_\_\_ Date: \_\_\_\_\_



## Road & Bridge Department

---

01/17/2024

Balanced Rock Power Development LLC  
ATTN: Matt Mooney  
3300 E. 1<sup>st</sup> Ave, Suite 675  
Denver CO, 80206

To whom it may concern:

Morgan County Road and Bridge Department has reviewed the Application for Driveway Access submitted by Balanced Rock Power Development LLC for a Special Use Permit and has determined that access from Morgan County Road I onto property describe as West ½ of the West ½ of the East ¼ And The Southeast ¼ of the Southeast ¼ of Sec 20, Township 2, N, Range 60 West of the 6<sup>th</sup> PM, Parcel Number 129720000002 is possible, however Morgan County Road and Bridge will not issue the actual Driveway Access Permit until such time as that Balanced Rock Power Development LLC receives an approved Special Use Permit for the project from the Planning and Zoning Department and the Board of Morgan County Commissioners.

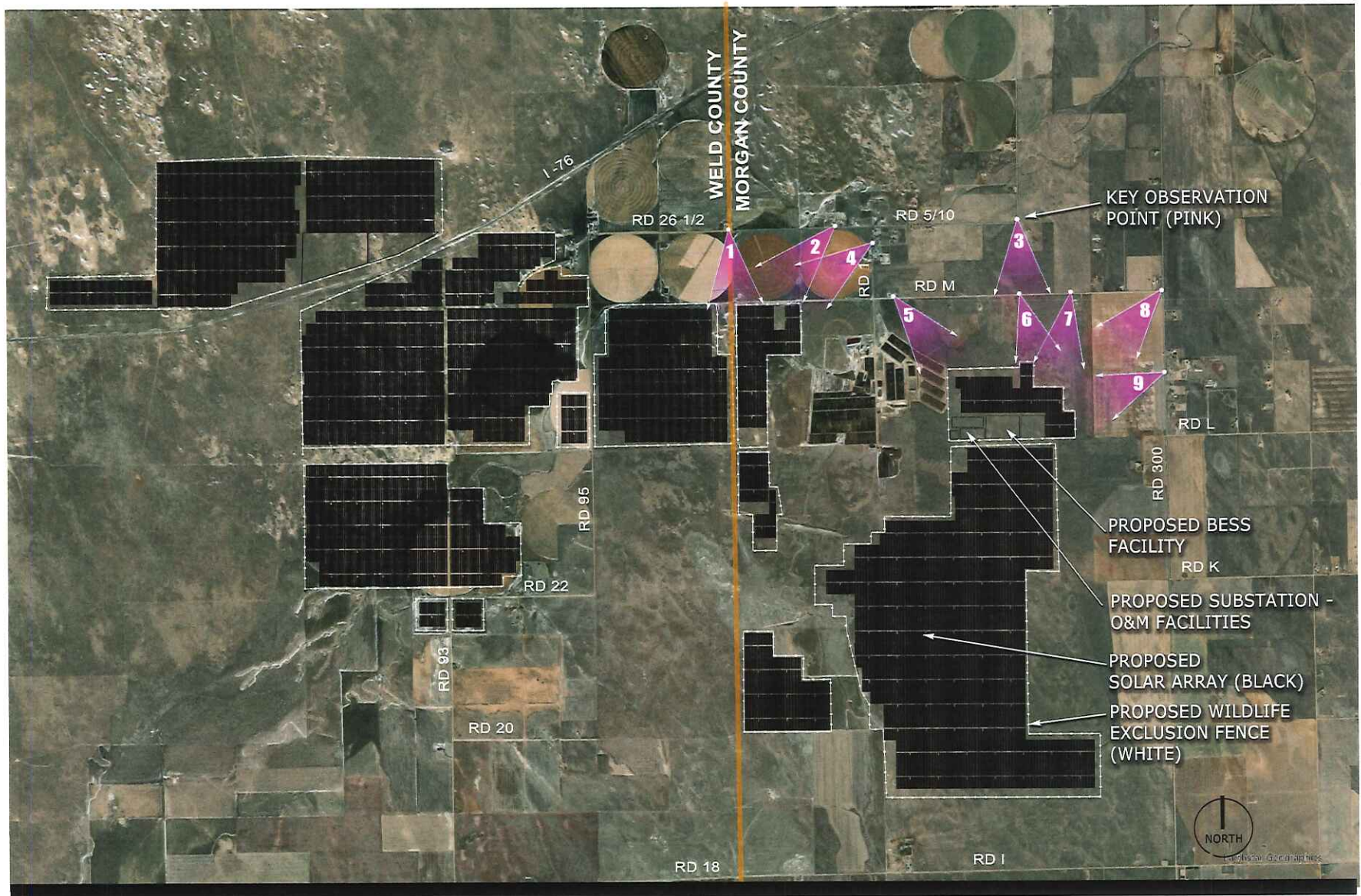
Best Regards

A handwritten signature in black ink that reads "Bruce Bass". The signature is written in a cursive, flowing style.

Bruce Bass  
Public Works Director  
Morgan County Government

# Attachment 4









## TAEOR SOLAR PROJECT

COUNTY ROAD M.5 ON WELD COUNTY LINE LOOKING SOUTH

- EXISTING VIEW

KOP# **1**

Visual Environments  
WWW.VISENV.COM

10/16/23





## TAEOR SOLAR PROJECT

COUNTY ROAD M.5 ON WELD COUNTY LINE LOOKING SOUTH - PROPOSED VIEW

THIS RENDERING IS BASED  
ON CURRENT INFORMATION  
AS OF THIS DATE AND IS  
SUBJECT TO CHANGE.

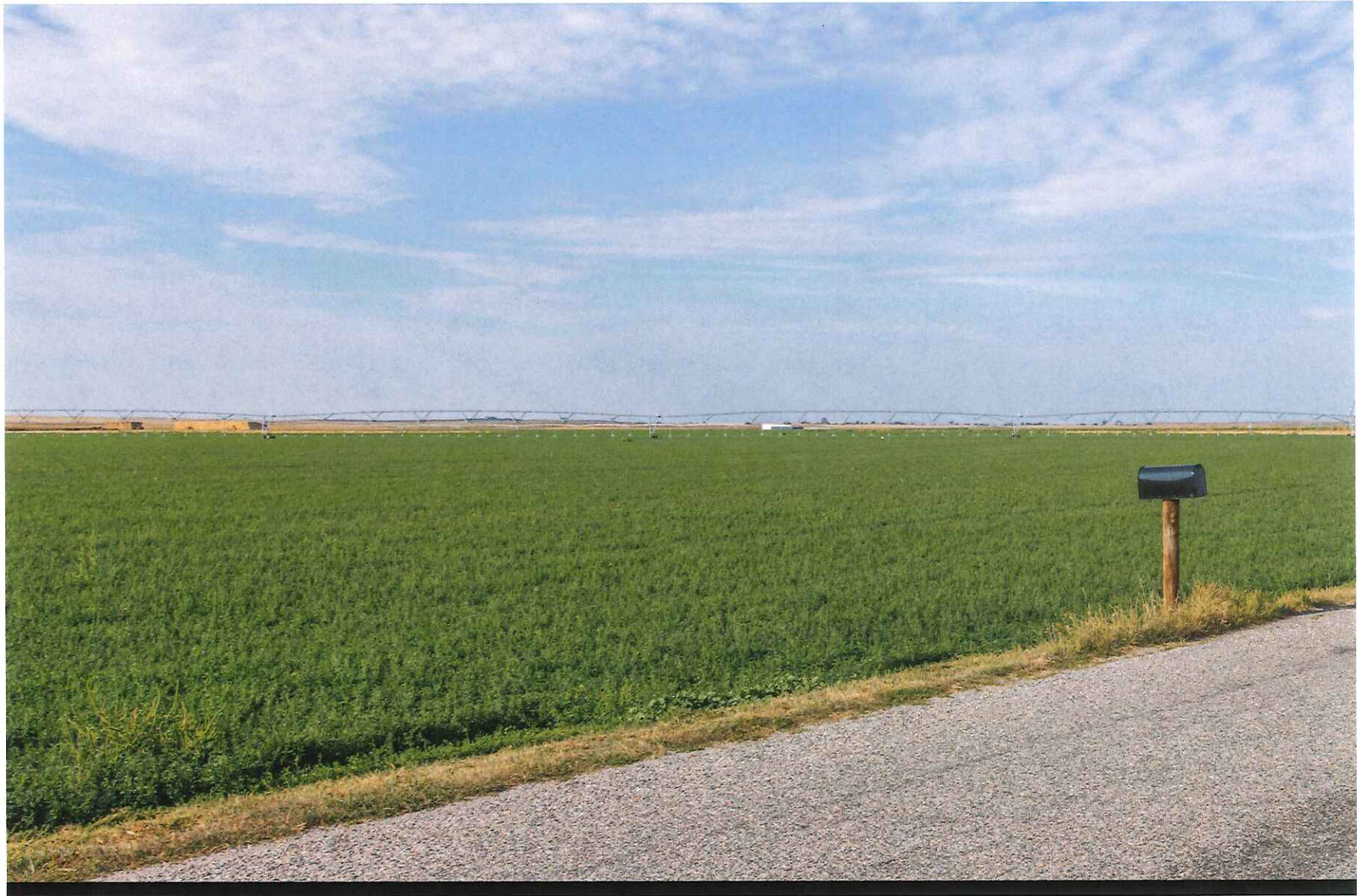
KOP#

1

Visual Environments  
www.visenv.com

10/16/23





## TAEOR SOLAR PROJECT

COUNTY ROAD M.5 ON WELD LOOKING SOUTHWEST - EXISTING VIEW

KOP# **2**

Visual Environments  
www.visenv.com  
10/16/23





## TAEOR SOLAR PROJECT

COUNTY ROAD M.5 ON WELD LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED  
ON CURRENT INFORMATION  
AS OF THIS DATE AND IS  
SUBJECT TO CHANGE.

KOP# **2**

Visual Environments  
www.VISENV.COM

10/16/23





## TAEOR SOLAR PROJECT

COUNTY ROAD M.5 & COUNTY ROAD 2 LOOKING SOUTH - EXISTING VIEW

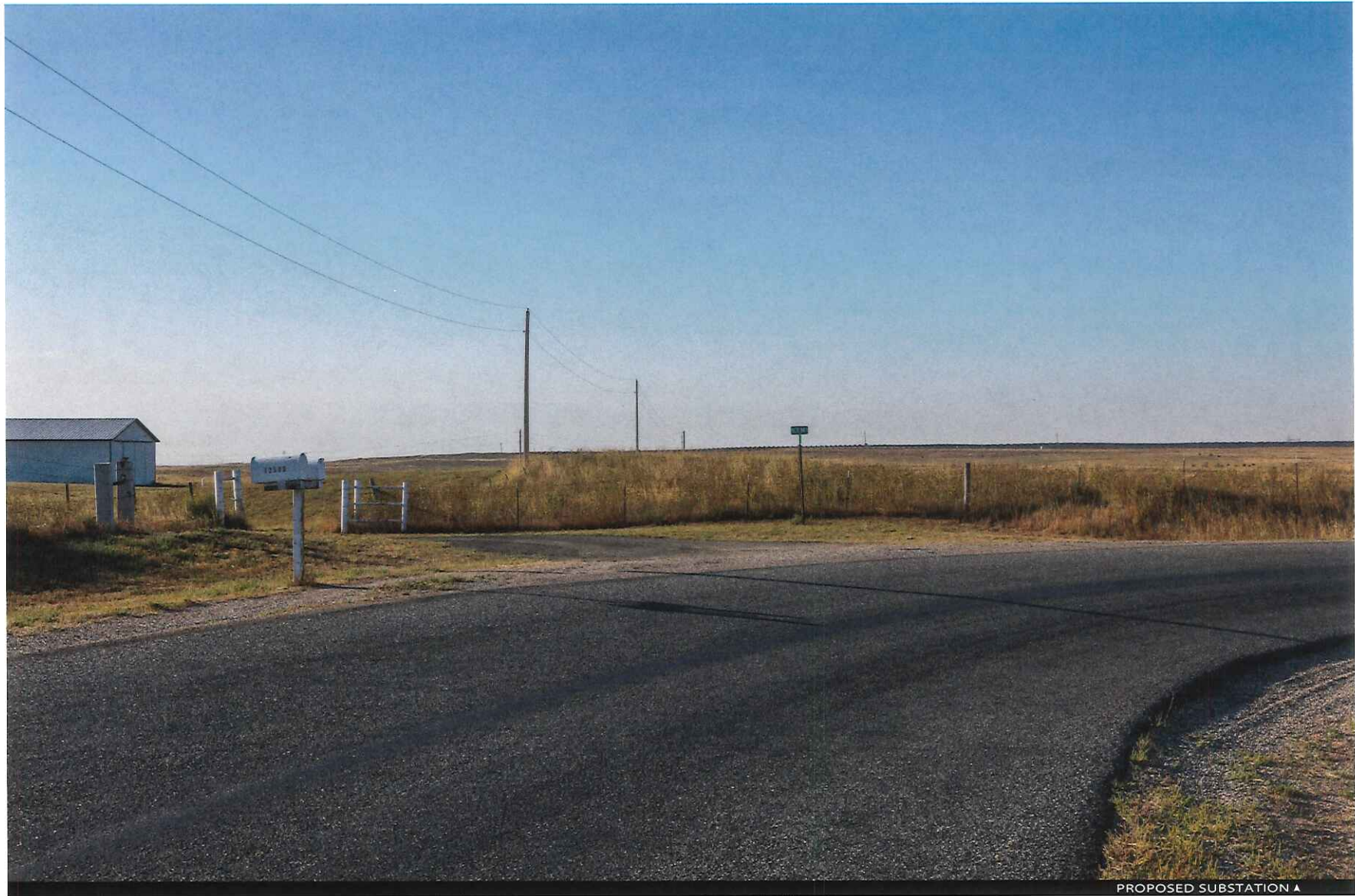
KOP#

3

Visual Environments  
www.VISENV.COM

10/16/23





PROPOSED SUBSTATION A



## TAEOR SOLAR PROJECT

COUNTY ROAD M.5 & COUNTY ROAD 2 LOOKING SOUTH - PROPOSED VIEW

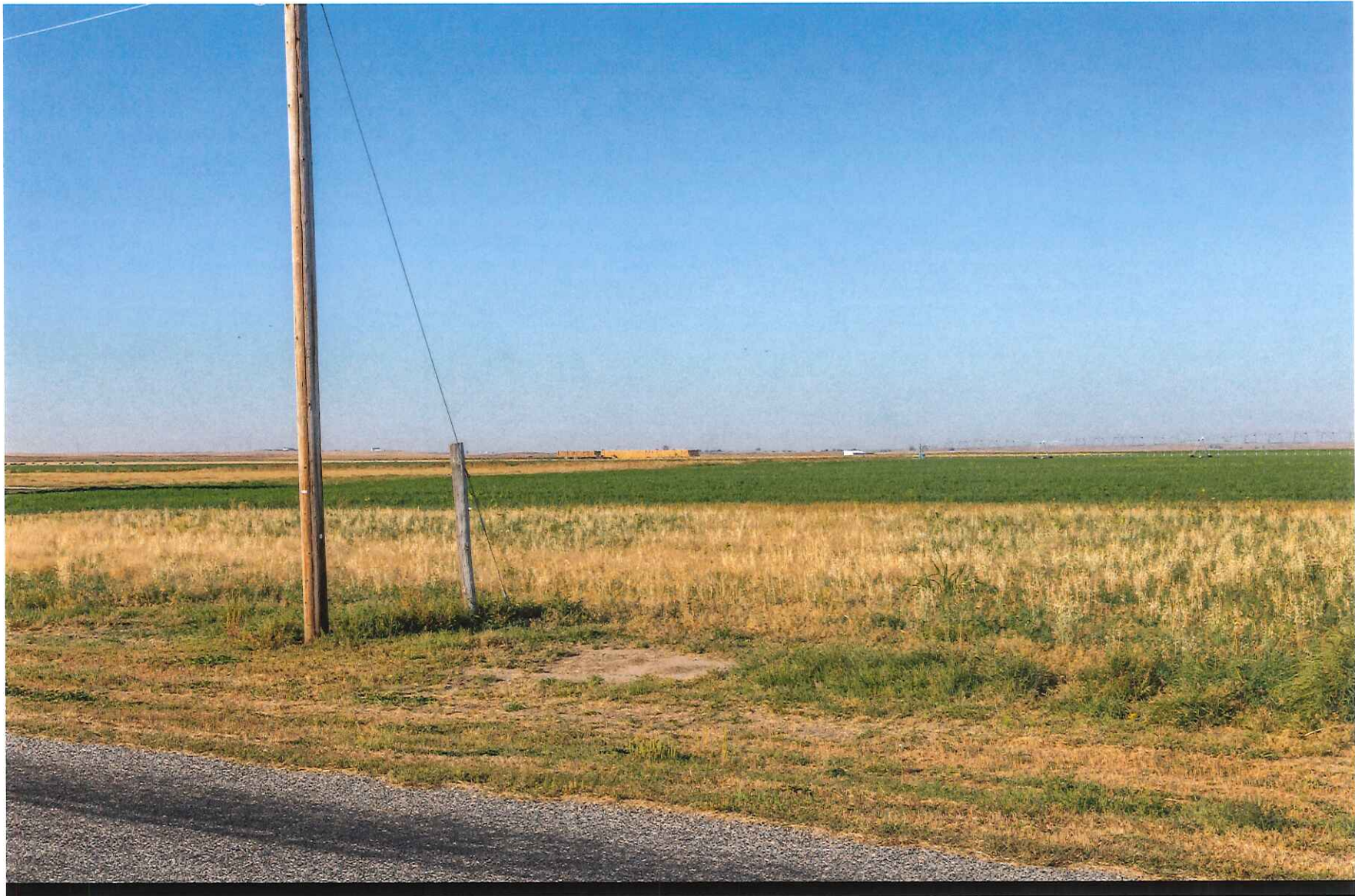
THIS RENDERING IS BASED  
ON CURRENT INFORMATION  
AS OF THIS DATE AND IS  
SUBJECT TO CHANGE.

3

Visual Environments  
www.VISENV.COM

10/16/23





**TAEOR SOLAR PROJECT**  
COUNTY ROAD 1 LOOKING SOUTHWEST - EXISTING VIEW

**KOP# 4**

Visual Environments  
www.VISENV.COM  
10/16/23





**TAEOR SOLAR PROJECT**  
COUNTY ROAD 1 LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED  
ON CURRENT INFORMATION  
AS OF THIS DATE AND IS  
SUBJECT TO CHANGE.

**KOP# 4**

Visual Environments  
www.visenv.com  
10/16/23





**TAEOR SOLAR PROJECT**  
COUNTY ROAD M LOOKING SOUTHEAST - EXISTING VIEW





PROPOSED SUBSTATION - O&M FACILITY ▲



## TAELOP SOLAR PROJECT

COUNTY ROAD M LOOKING SOUTHEAST - PROPOSED VIEW

THIS RENDERING IS BASED  
ON CURRENT INFORMATION  
AS OF THIS DATE AND IS  
SUBJECT TO CHANGE.

KOP#

5

Visual Environments  
www.VISENV.COM

10/16/23





**TAEOR SOLAR PROJECT**  
COUNTY ROAD M LOOKING SOUTHEAST - EXISTING VIEW





**TAEOR SOLAR PROJECT**  
COUNTY ROAD M LOOKING SOUTHEAST - PROPOSED VIEW

THIS RENDERING IS BASED  
ON CURRENT INFORMATION  
AS OF THIS DATE AND IS  
SUBJECT TO CHANGE.

KOP# **6**

Visual Environments  
www.viseny.com

10/16/23





**TAEOR SOLAR PROJECT**  
COUNTY ROAD M LOOKING SOUTHWEST - EXISTING VIEW

KOP# **7**

Visual Environments  
WWW.VISENV.COM  
10/16/23





**TAEOR SOLAR PROJECT**  
COUNTY ROAD M LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED  
ON CURRENT INFORMATION  
AS OF THIS DATE AND IS  
SUBJECT TO CHANGE.

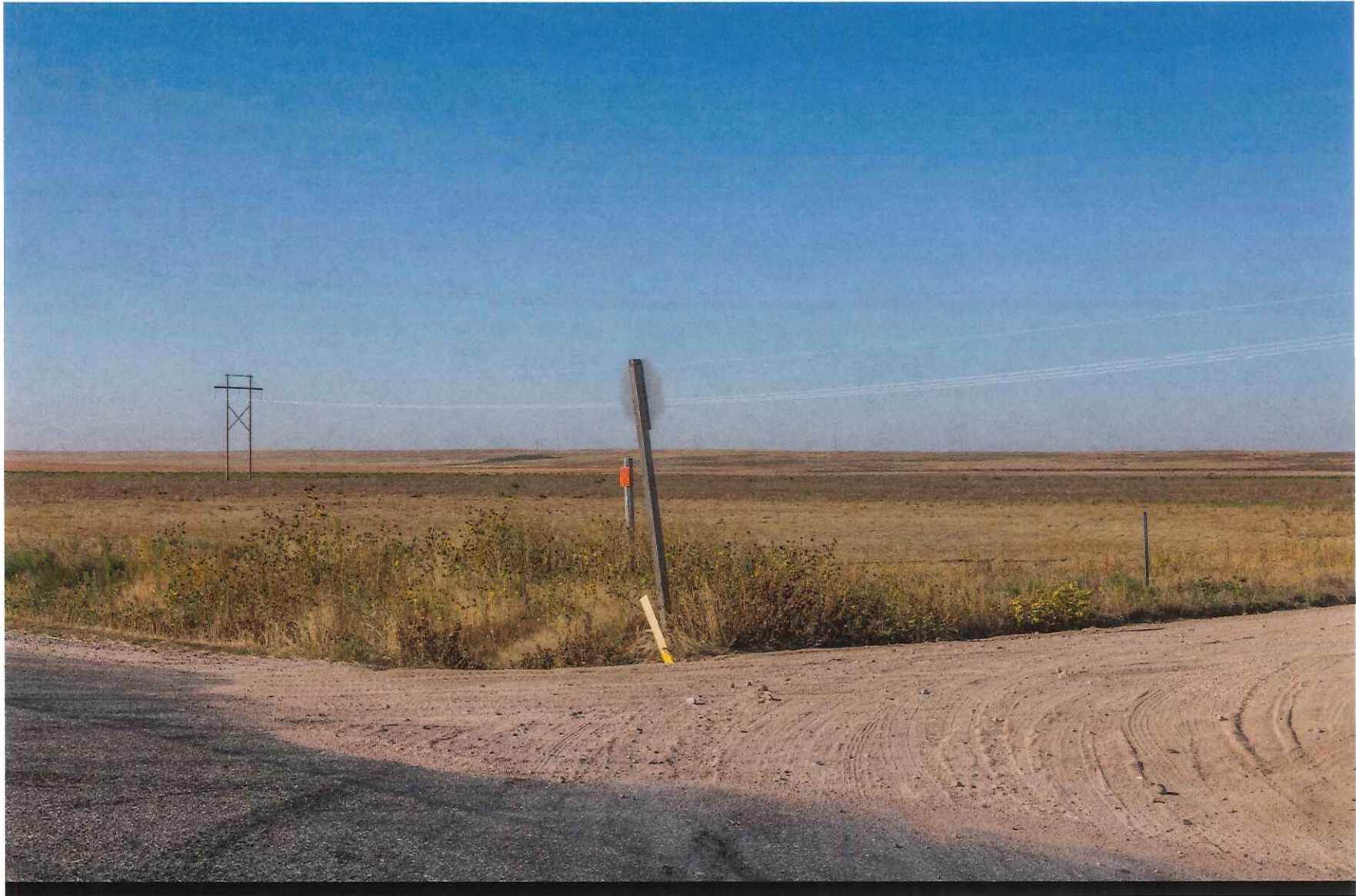
KOP#

**7**

Visual Environments  
www.VISENV.COM

10/16/23





## TAEOR SOLAR PROJECT

COUNTY ROAD M & COUNTY ROAD 3 LOOKING SOUTHWEST - EXISTING VIEW

KOP# **8**

Visual Environments  
www.VISENV.COM  
10/16/23





PROPOSED BESS FACILITY ▲

▲ PROPOSED SUBSTATION



# TAELOS SOLAR PROJECT

COUNTY ROAD M & COUNTY ROAD 3 LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE.

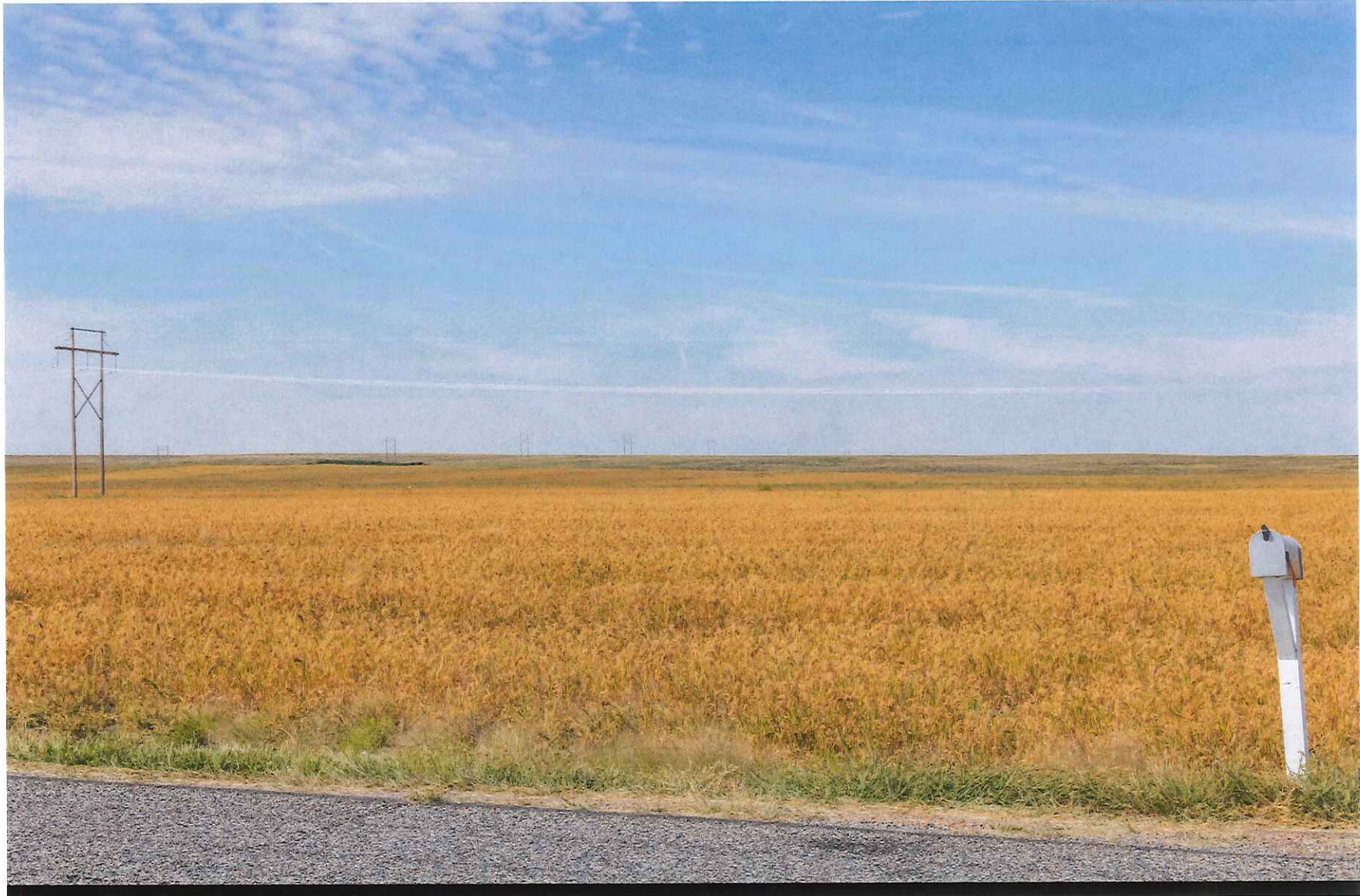
KOP#

8

Visual Environments  
www.VISENV.COM

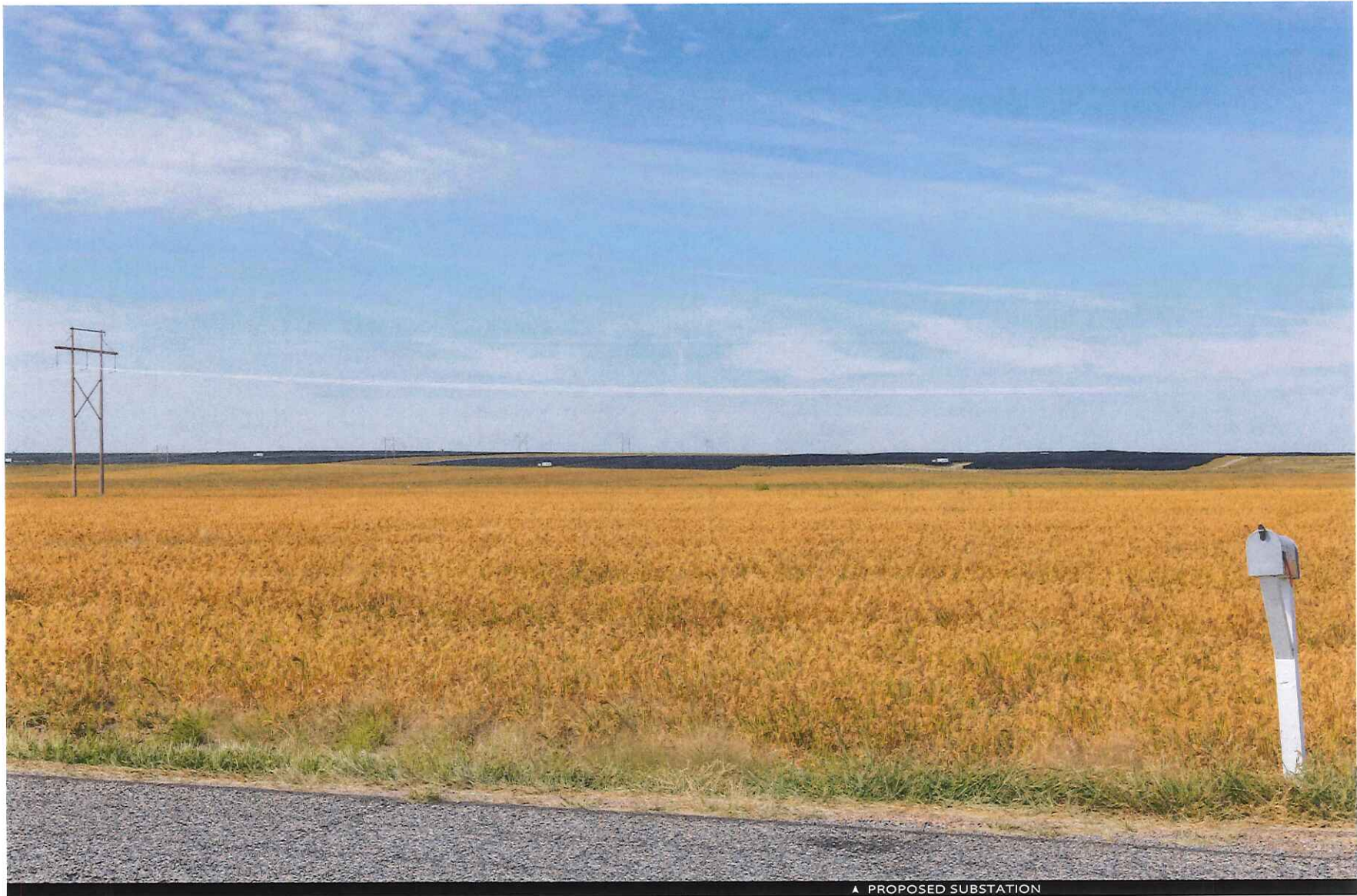
10/16/23





**TAELOER SOLAR PROJECT**  
COUNTY ROAD 3 LOOKING SOUTHWEST - EXISTING VIEW





▲ PROPOSED SUBSTATION



# TAEOR SOLAR PROJECT

COUNTY ROAD 3 LOOKING SOUTHWEST - PROPOSED VIEW

THIS RENDERING IS BASED ON CURRENT INFORMATION AS OF THIS DATE AND IS SUBJECT TO CHANGE.

KOP# **9**

Visual Environments  
www.VISENV.COM  
10/16/23



# Attachment 5

# Revegetation Plan Supplement for Taelor Solar Energy Project

Prepared for:



**BALANCED ROCK**  
POWER

3300 E. 1st Ave., Suite 675  
Denver, CO 80206

Prepared By:



L O G A N S I M P S O N

January 2024



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## Introduction

The Taelor Solar Energy Project (the Project) proposes to generate up to 250-megawatt (MW) alternating current (AC) solar photovoltaic (PV) renewable energy, enough to annually power approximately 73,000 homes in Colorado. The Project would interconnect to Xcel Energy's existing Fort Morgan-Pawnee 230 kilovolt (kV) transmission line, which crosses the Project boundary. The Project will also include the following components:

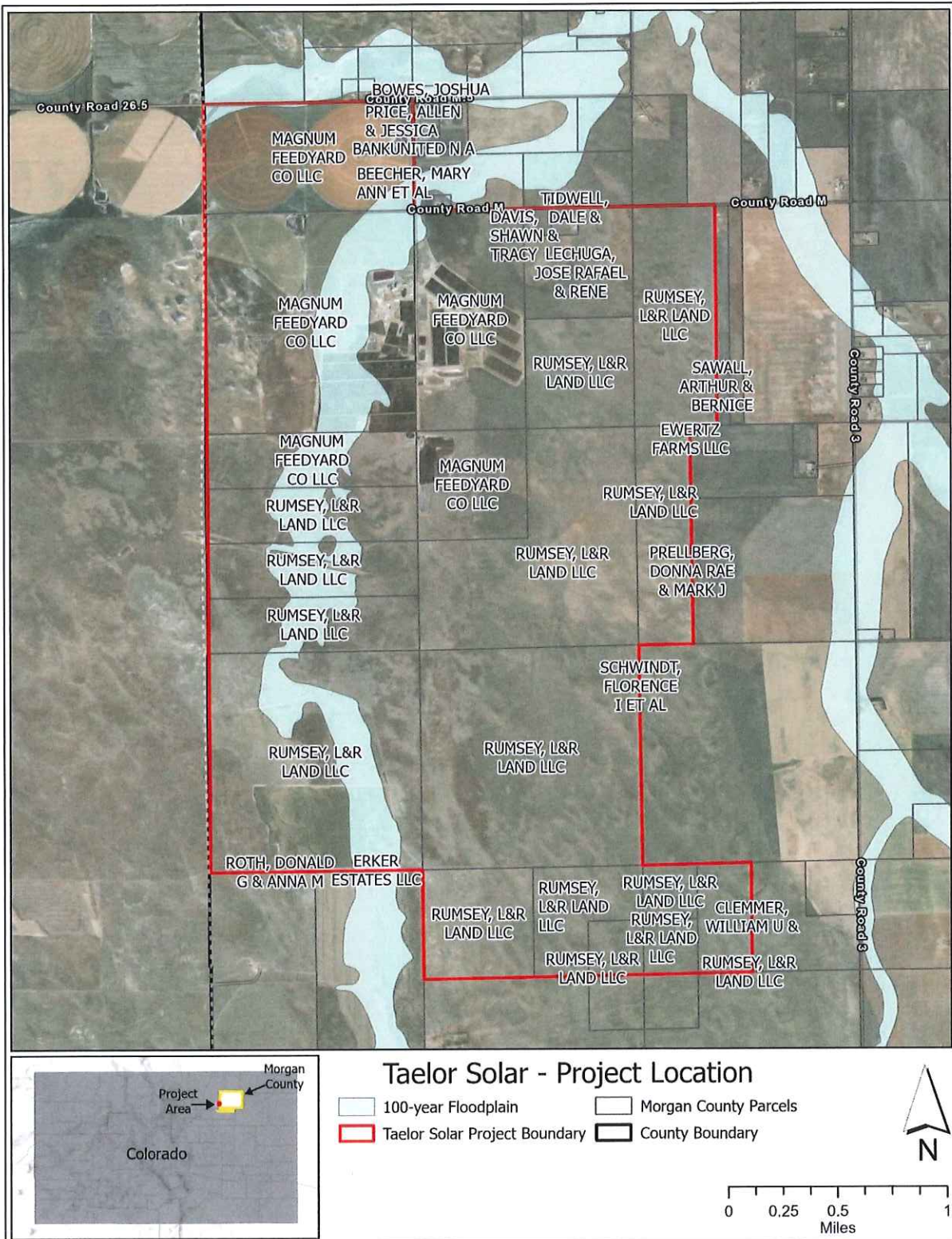
- On-site substation
- Operations and Maintenance area and building
- Communications facilities
- One or more meteorological stations
- Site security and fencing

The purpose of the Revegetation Plan Supplement for the Project is to update Best Management Practices (BMPs) and specifications as they relate to surface disturbing activities for the Project. The following details existing site conditions and revegetation specifications and BMPs as they relate to topsoil salvage and storage, erosion control, seedbed preparation, seeding, and maintenance and monitoring.

## Site Description

The Project is located in the southwest corner of Morgan County, Colorado, on approximately 4,410 acres of private land (**Figure 1**). The project area is currently zoned for agriculture. Morgan County is within the eastern plains' region of Colorado where annual average temperature is 64 degrees Fahrenheit, annual rainfall received is 14.9 inches, and average snowfall is 29.7 inches (Morgan County Comprehensive Plan 2020). The Project area also receives sustained daily average winds of 6 miles per hour (MPH), with daily average gusts of 23 MPH (Northern Water). Local residents adjacent to the project have raised concerns about additional dust created during construction of the Project. The following revegetation plan addresses this through strict seeding timelines and subsequent erosion control guidelines.

Figure 1. Project location in Morgan County, Colorado.



Source: FEMA 2021, Morgan County GIS Dept.



## Soils

The major soil unit within the Project area is Valent sand, with 3 to 9% slopes (**Table 1, Figure 1**). Valent sand covers approximately 43% of the Project area and is predominately found on dunes and hills (NRCS 2022). Dune features within the Project area can be observed via aerial imagery and may indicate a current loss of topsoil, making revegetation efforts harder to implement. Due to concerns of additional fugitive dust, susceptibility of wind erosion was evaluated using Wind Erodibility Groups (WEG) and K Factor. WEGs consist of soils that have similar properties influencing their susceptibility to erosion by wind in cultivated areas (NRCS 2022). Approximately 90% of the Project area is highly susceptible to wind erosion, falling within WEGs 1-3 (**Table 1**).

Table 1. Characteristics of soil units within the Project boundary.

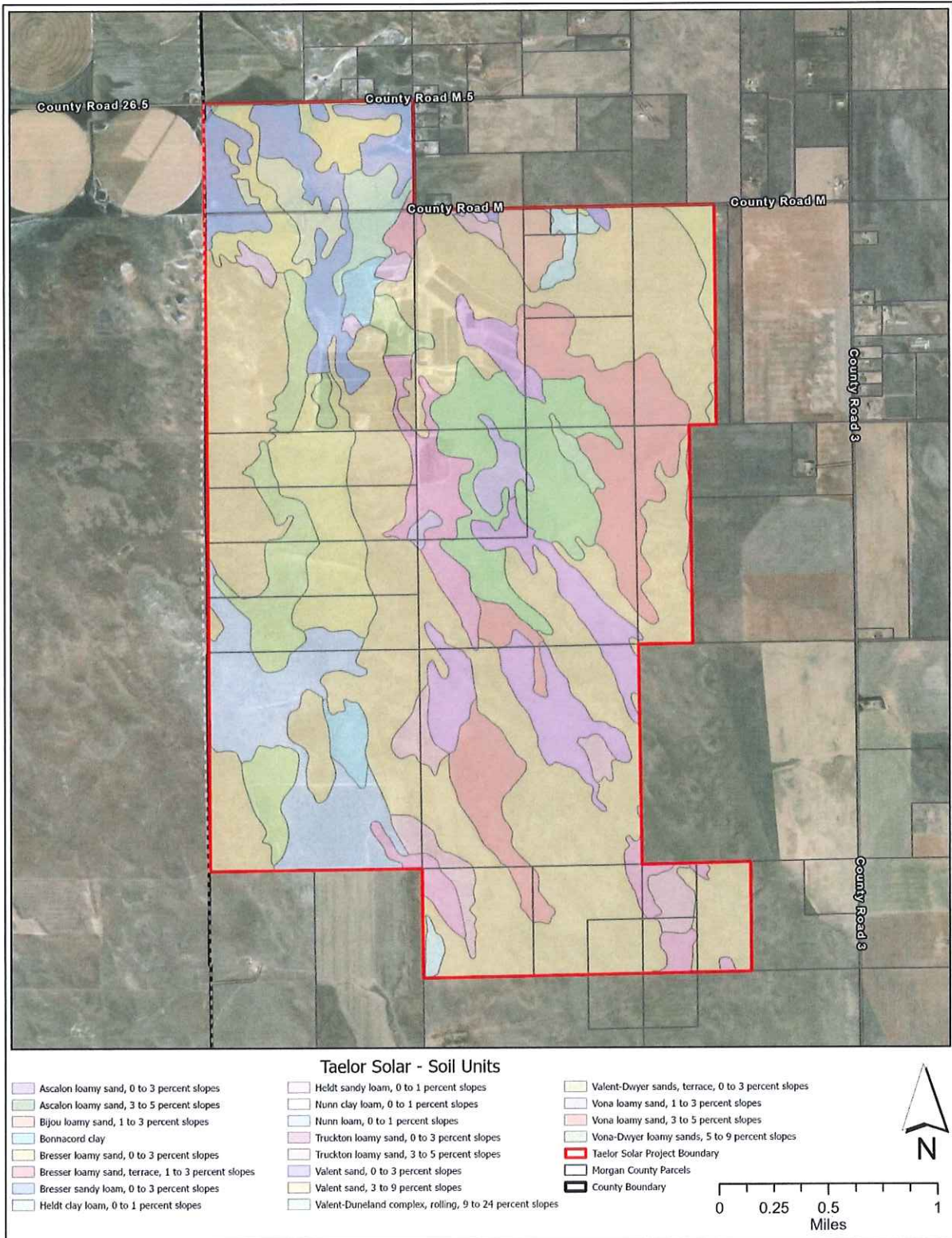
Soil Unit	Area (acres)*	% of Project Area	WEG <sup>+</sup>
Valent sand, 3 to 9 percent slopes	2,117.7	43%	1
Vona loamy sand, 3 to 5 percent slopes	406.6	8%	2
Bresser loamy sand, 0 to 3 percent slopes	361.4	7%	2
Ascalon loamy sand, 0 to 3 percent slopes	289.4	6%	2
Ascalon loamy sand, 3 to 5 percent slopes	294.2	6%	2
Nunn loam, 0 to 1 percent slopes	301.0	6%	5
Bresser sandy loam, 0 to 3 percent slopes	245.7	5%	2
Valent-Dwyer sands, terrace, 0 to 3 percent slopes	253.3	5%	1
Truckton loamy sand, 0 to 3 percent slopes	199.6	4%	2
Truckton loamy sand, 3 to 5 percent slopes	122.6	2%	2
Bijou loamy sand, 1 to 3 percent slopes	48.5	1%	2
Bonnacord clay	58.4	1%	4
Heldt clay loam, 0 to 1 percent slopes	60.2	1%	6
Heldt sandy loam, 0 to 1 percent slopes	28.1	1%	3
Nunn clay loam, 0 to 1 percent slopes	57.0	1%	6
Valent-Duneland complex, rolling, 9 to 24 percent slopes	37.6	1%	1
Vona loamy sand, 1 to 3 percent slopes	43.0	1%	2
Bresser loamy sand, terrace, 1 to 3 percent slopes	19.5	0%	2
Valent sand, 0 to 3 percent slopes	6.7	0%	1
Vona-Dwyer loamy sands, 5 to 9 percent slopes	16.5	0%	2
<b>Totals:</b>	<b>4,967.0</b>	<b>100%</b>	

Source: NRCS 2022

\*Project boundary shown in figures is approximate and larger than actual project footprint, which is why the total acreage does not match the Site Description.

\*Wind Erodibility Groups. Soils in group 1 are most susceptible to wind erosion and those in group 8 are least susceptible.

Figure 2. Soil units within the Project boundary.



Source: NRCS 2022.



## Revegetation Specifications and Best Management Practices

The goal of revegetation is to maintain a desired vegetation community that maximizes ecosystem services while minimizing erosion and the risk of wildland fire. A desired seed mix will be agreed upon with the landowners and County to revegetate areas disturbed by construction. This plan will establish a vegetation management approach that maintains a buffer around access points and electrical equipment that will remain void of vegetation (i.e., defensible spaces).

Revegetation efforts at the site would begin as soon as practicable after completing soil disturbing activities. For locations that may be disturbed again during the construction phase, a temporary seed mix, erosion control, and weed monitoring should occur until more permanent revegetation efforts can be applied.

All revegetation efforts should be implemented within one week after disturbance of a site has concluded and prior to the typical spring rainy season. This would minimize the potential for soil loss and establishment of noxious weeds, as well as maximize revegetation efforts. If satisfactory revegetation is challenging, Balanced Rock Power would coordinate with the landowner and Morgan County to improve success.

### Reference Communities

Defining a reference community that represents pre-disturbance conditions for the Project area informs revegetation strategies. Reference communities appropriate for the Project area were determined by ecological sites identified by the Ecosystem Dynamics Interpretive Tool (EDIT), which details past, present, and future ecological states based on land use, soils, and climate (NRCS, JER, and NMSU 2021).

The Project area falls within Major Land Resource Area (MLRA) 067B – Central High Plains, Southern Part. MLRA 067B is characterized by shallow to deep, loamy or clayey soils with a mesic soil temperature regime and arid soil moisture regime (NRCS, JER, and NMSU 2021). Much of this area supports species characteristic of shortgrass prairies. Most of the land within this MLRA is in agricultural use (NRCS 2006).

As a result of proposed solar arrays, in combination with revegetation strategies, soil health should be improved over the lifetime of the project, as the lack of continued disturbance will increase soil carbon, water retention and infiltration, and reduce surface run-off (Nordberg et al. 2021). Within the Project area, four ecological sites occur: clayey plains, deep sand, loamy plains, and sandy plains (**Table 2, Figure 3**).

**Table 2** describes the characteristics of the ecological sites within the Project that will be used to inform seed mixes and revegetation strategies. Deep sand is the dominant ecological site, covering 57.7% of the Project area, followed by Sandy plains covering 32.7% (**Table 2**).

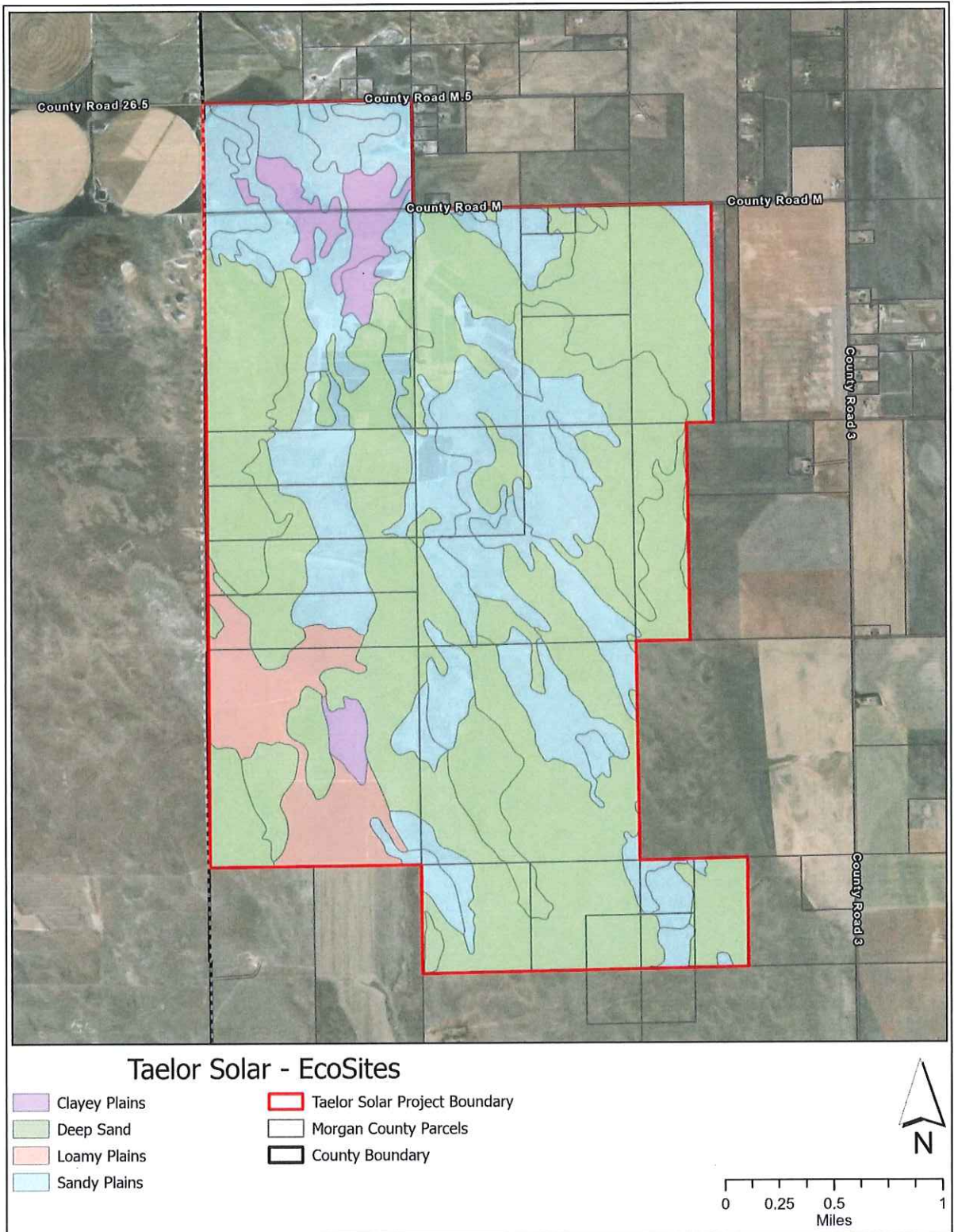
Table 2. Ecological Sites within the Project area used to inform seed mixes and revegetation strategies.

Ecological Site Name	Soil Unit	% of Project Area	Landforms	Dominant Plant Species
Deep Sand	Valent sand, Valent-Duneland complex, rolling, Valent-Dwyer sands, terrace, Vona loamy sand	57.7	Dune Hill	leadplant ( <i>Amorpha canescens</i> ), western sandcherry ( <i>Prunus pumila var. besseyi</i> ), sand bluestem ( <i>Andropogon hallii</i> ), prairie sandreed ( <i>Calamovilfa longifolia</i> )
Sandy Plains	Ascalon loamy sand, Bijou loamy sand, Bresser loamy sand, Bresser loamy sand terrace, Bresser sandy loam, Heldt sandy loam, Truckton loamy sand, Vona-Dwyer loamy sands	32.7	Interdune Interfluvial Terrace	spreading buckwheat ( <i>Eriogonum effusum</i> ), blue grama ( <i>Bouteloua gracilis</i> ), prairie sandreed ( <i>Calamovilfa longifolia</i> )
Loamy Plains	Nunn loam	6.1	Interfluvial Terrace	fourwing saltbush ( <i>Atriplex canescens</i> ), winterfat ( <i>Krascheninnikovia lanata</i> ), western wheatgrass ( <i>Pascopyrum smithii</i> ), blue grama ( <i>Bouteloua gracilis</i> )
Clayey Plains	Bonnacord clay, Heldt clay loam, Nunn clay loam	3.5	Terrace Interfluvial Swale	fourwing saltbush ( <i>Atriplex canescens</i> ), winterfat ( <i>Krascheninnikovia lanata</i> ), western wheatgrass ( <i>Pascopyrum smithii</i> ), blue grama ( <i>Bouteloua gracilis</i> )

Source: NRCS, JER, and NMSU (2021)



Figure 3. Ecosites with the Project area.



Source: NRCS, JER, and NMSU (2021)

## Topsoil Salvage and Storage

Where feasible, stockpiled or salvaged topsoil should be used to restore pre-disturbance contours to the site, with salvaged topsoil restored to the site following construction. In instances when salvaged topsoil and its associated seed bank are not in sufficient supply, the approved seed mix shall be used. To determine if associated seed banks are in sufficient supply, a survey of existing plant density and land use history should be conducted prior to topsoil being removed. If topsoil in general is not sufficiently available, it may need to be purchased from nearby to support revegetation. The seed mix shall be certified weed-free of noxious and undesirable species, obtained from local vendors, and comprised of native cultivars that originate from within 500 feet elevation of the Project site (locally adapted).

BMP's and specifications for topsoil removal and storage are as follows:

- Stockpile locations shall be at least 25 feet from waterways, wetlands, or drainage/sewer systems.
- Sediment control shall be placed around stockpiles (e.g., silt fencing, sediment control logs, straw bales, or sandbags).
- Depending on soil type, topsoil shall be excavated to at least 8 inches.
- Stockpiled soil shall not exceed 10 feet in height.
- Soils intended to be stockpiled for 30-60 days shall be stabilized with surface roughening, erosion control blankets or mulch, or soil binders immediately after forming stockpile.
- Soils intended to be stockpiled for more than 60 days shall be seeded with the temporary seed mix and stabilized with erosion control blankets or mulch immediately after forming stockpile.

If topsoil is unsalvageable or unavailable for areas of the site, (i.e., where dunes currently exist), topsoil can be obtained from local suppliers. Topsoil should be sourced from areas with similar vegetation composition and climate, typically from areas with similar or associated ecological sites, and from areas within Colorado. Purchase of commercial topsoil is not recommended. Additional topsoil can be stored at the site in a similar manner as described above to prevent loss from erosion or contamination from weeds and other undesirable vegetation.

## Seedbed Preparation

For all disturbed areas that will undergo temporary and/or permanent seeding, to increase the likelihood of successful seed establishment, the following appropriate soil/seedbed preparation specifications and BMPs shall be used.

### Decompaction

- All ripping and tilling shall be done in a direction which follows the natural contour of the land.
- Prior to spreading salvaged topsoil and/or seeding, thoroughly till or rip to a depth of 12 inches all areas compacted by access, staging, or construction traffic. Other, non-compacted areas shall be tilled to a depth of 6 inches. Soils shall be worked until no clods greater than 2 inches in diameter remain. Rocks and other objects 3 inches and greater in any dimension shall be removed.
- Areas receiving salvaged topsoil shall be spread to depths required to meet grades and elevations as shown in the 100% construction drawings.
- Prior to seeding, areas to be seeded shall be graded to a smooth, even surface, with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finished grades as depicted in the 100% construction drawings.



## Soil Amendments

- A representative soil test shall be sent to a laboratory to determine pH, organic matter content, electrical conductivity, and concentrations of carbon, phosphorus, and nitrogen to determine appropriate soil amendment product for application.
- Soil amendments shall be applied on the surface of the spread topsoil and/or decompacted soils and tilled thoroughly to a depth of 4 inches, prior to seeding.
- Soil amendments, such as Richlawn or Biosol, shall be applied at a rate of 500 lbs per acre.
- If organic compost or humic acid is deemed necessary, the material shall be applied at a rate of 15 cubic yards per acre.
  - Recommended Vendor: A1 Organics, Eaton, Colorado

## Seeding

Temporary and permanent seed mixes were developed to be specific to the Project site’s elevation, hydrology, adapted to sandy/course textured soils, occurrence in Morgan County, and known vendor availability. Species included in seed mixes are low maintenance (i.e., do not require mechanical treatments) and low water use.

### Recommended Temporary Seed Mix

The recommended temporary seed mix (**Table 3**) includes species that are native and/or sterile, establish quickly, and have root structures suitable for erosion control. The temporary seed mix shall be used on soil stockpiles and any area that will not be disturbed for 30 days or more. Contractor shall follow PLS application rates outlined by the seed vendor.

Table 3. Temporary seed mix species.

Scientific Name	Common Name	Season	Growth Habit
	*Regreen – sterile wheat hybrid	NA	Bunchgrass
	*Quickguard – sterile triticale hybrid	NA	Bunchgrass
<i>Buchloe dactyloides</i>	Buffalograss	Warm	Rhizomatous
<i>Distichlis spicata</i>	Saltgrass	Warm	Rhizomatous
<i>Elymus lanceolatus</i>	Thickspike wheatgrass	Cool	Rhizomatous
<i>Elymus trachycaulus</i>	Slender wheatgrass	Cool	Rhizomatous
<i>Panicum virgatum</i>	Switchgrass	Warm	Rhizomatous
<i>Pascopyrum smithii</i>	Western wheatgrass	Cool	Rhizomatous

\*Can use either Regreen or Quickguard.

### Recommended Permanent Seed Mix

The recommended permanent seed mix (**Table 4**) includes species with multiple life history traits (i.e., perennial vs annual, grass vs forb) to increase biodiversity in the area. The height of plants at maturity was also considered and largely limited to 2 feet to limit interference with solar array infrastructure; however, some taller species were included (primarily forbs) as they have the ability to resprout and still reproduce after cutting (i.e., mowing), especially those adapted to prairie ecosystems. Contractors shall follow pure live seed (PLS) application rates and germination recommendations outlined by the seed vendor.

Table 4. Permanent seed mix species.

Scientific Name	Common Name	Life History	% Mix
<i>Andropogon hallii</i>	sand bluestem	Native Perennial Grass	5
<i>Aristida purpurea</i>	purple threeawn	Native Perennial Grass	10
<i>Bouteloua gracilis</i>	blue grama	Native Perennial Grass	15
<i>Buchloe dactyloides</i>	buffalograss	Native Perennial Grass	15
<i>Calamovilfa longifolia</i>	prairie sandreed	Native Perennial Grass	5
<i>Hordeum jubatum</i>	foxtail barley	Native Perennial Grass	10
<i>Koeleria macrantha</i>	prairie Junegrass	Native Perennial Grass	10
<i>Panicum capillare</i>	panicgrass	Native Annual Grass	10
<i>Panicum virgatum</i>	switchgrass	Native Perennial Grass	5
<i>Artemisia frigida</i>	prairie sagewort	Native Perennial Forb	2
<i>Amorpha canescens</i>	leadplant	Native Perennial Shrub	1
<i>Argemone polyanthemus</i>	crested pricklypoppy	Native Annual Forb	1
<i>Atriplex canescens</i>	fourwing saltbush	Native Shrub	1
<i>Dalea candida</i>	white prairie clover	Native Perennial Forb	1
<i>Dalea purpurea</i>	purple prairie clover	Native Perennial Forb	1
<i>Erigeron divergens</i>	spreading fleabane	Native Biennial Forb	1
<i>Erysimum capitatum</i>	sanddune wallflower	Native Perennial Forb	1
<i>Heterotheca villosa</i>	hairy false goldenaster	Native Perennial Forb	1
<i>Krascheninnikovia lanata</i>	winterfat	Native Sub-Shrub	1
<i>Prunus pumila</i>	sandcherry	Native Shrub	1
<i>Solidago canadensis</i>	Canada goldenrod	Native Perennial Forb	1
<i>Sphaeralcea coccinea</i>	scarlet globemallow	Native Perennial Forb	1
<i>Vicia americana</i>	American vetch	Native Perennial Forb	1
<b>Total:</b>			<b>100%</b>

### Seeding Options

Seeding should follow the PLS guidelines provided by the seed vendor. Drill seeding is recommended where feasible to reduce potential losses from wind erosion or herbivory while plants establish. However, drill seeding is more expensive to implement and may not be feasible in areas with steep slopes or rockier soils. The ideal times to seed are in the fall before the first major freeze of the season or in the spring, between March and June.

#### Drill Seeding

- All seed is to be drilled ¼ inch to ½ inch into the soil at the specified PLS per acre rate with a mechanical drill with depth bands and an agitator in the seed box.
- Rows shall be spaced not more than 7 inches apart.
- Half of the required PLS per acre shall be drilled in one compass direction, and then the remaining half of the required PLS per acre shall be drilled in a direction 90 degrees to the first half.



### Broadcast Seeding

- If areas of the Project are inaccessible to drill seeding, broadcast seeding shall be utilized.
- Seed shall be uniformly broadcast at twice the specified PLS per acre and covered with soil to a depth of ¼ inch to ½ inch by hand raking or harrowing by some other means acceptable.
- Broadcast seeding shall be accomplished using hand-operated “cyclone type” seeders or rotary broadcast equipment attached to construction or revegetation machinery. All machinery shall be equipped with metering devices.
- Broadcasting by hand shall be acceptable on small, isolated sites. Prior to hand broadcast seeding, the seed shall be divided into two halves, with the first half of the seed being applied, followed by the second half of the seed to ensure complete coverage.
- When using hopper type equipment, seed shall be frequently mixed within the hopper to discourage seed settling and uneven planting distribution of species.
- Broadcast seeding shall take place immediately following the completion of final seedbed preparation techniques.
- Broadcast seeding shall not be conducted when wind velocities would prohibit seed to soil contact and/or even seed distribution (wind speeds higher than 8 mph).

### Seed Vendor Requirements

To reduce the likelihood of additional non-native and/or noxious species being introduced to the Project site, seed shall be purchased with the following specifications and BMPs:

- Seed shall be purchased from a local vendor (see recommendations below) and all seed shall be reported in Pure Live Seed per pound.
- Vendor shall provide weed content by species for each seed lot. If any noxious species occur within an individual lot, the species shall be removed from use and % mix shall be adjusted to accommodate the loss.
- Vendor shall provide dormancy and germination information for each lot.
- Vendor shall disclose if any stratification or other seed preparation is required prior to applying seed on site.
- Recommended Vendor: Western Native Seed, Coaldale, Colorado. Stevenson Intermountain Seed, Inc. Ephraim, Utah. Granite Seed or Arkansas Valley in Denver, Colorado can be used for Regreen or Quickguard.

### Post Seeding Soil Surface Protection and Erosion Control

To reduce the potential for fugitive dust, erosion, and/or loss of applied seed, soil surface protection/erosion control techniques and BMPs shall be implemented after seeding is completed. Three soil surface protection/erosion control methods are recommended: certified weed-free straw, erosion control blanket (ECB), or wood straw.

#### Certified Weed-Free Straw

- Straw shall be certified weed free by the vendor to ensure non-native and/or noxious weed species are introduced to the Project site.
- Straw shall be applied immediately after seeding has been completed with a mechanical spreader at a rate not less than 1.5 tons per acre and not more than 2 tons per acre.
- Straw mulch shall be anchored to the soil with a standard commercial crimper, which shall crimp straw 4 inches or more into the soil.
- Straw shall only be utilized on flat areas or slopes less than 3:1.

- Recommended Vendor: HayCo, LLC, Monument, Colorado

#### ECB

- ECB shall be manufactured with fully biodegradable materials, such as jute, hemp, or coconut fibers. Photodegradable ECB shall not be utilized, such as the photonetting traps wildlife.
- Slopes of 3:1 or steeper, concave areas, drainage swales, or areas along the edges of hard surfaces (e.g., trails, roads), and any other areas with the potential to rill, shall have ECB installed.
- All clods and rock shall be removed from area, and grade shall be smoothed prior to installation of ECB so that blanket to soil contact is maximized and potential for holes/pockets is minimized.
- The edges of the fabric shall be secured by 2-foot wooden stakes, installed 2 feet on center along all edges and seams.
- Seams shall overlap 1 foot and the body of the fabric shall be further secured to the soil surface with 12-inch eco-stakes in a diamond pattern 3 feet on center.
- The top of ECB shall be trenched with 2-foot wedge stakes 2 feet on center.
- Recommended Vendors: Grainger Industrial Supply, Fort Collins, Colorado, Ferguson Waterworks, Aurora, Colorado, American Excelsior, Arlington, Texas

#### Wood Straw

- Wood straw shall be applied at a rate of 276 bales per acre and shall be spread to achieve 70% ground cover.
- No crimping or tackifier is required for wood straw application (unless using aspen straw).
- Wood straw shall only be utilized on flat areas or slopes less than 3:1.
- Recommended Vendor: Mountain Pine Manufacturing, Craig, Colorado

#### Monitoring and Maintenance

Areas that have received temporary and permanent seeding shall be monitored for adequate cover. Adequate cover within the Project area is quantified by bare ground cover of 3% or less, with bare patches ranging from 3 to 5 inches in diameter (NRCS, JER, and NMSU 2021). If seeded areas do not meet these criteria, a qualified Plant Ecologist will need to conduct a site visit to make recommendations on if additional topsoil, soil amendments, seed, or combination is needed.

To enhance revegetation efforts, site maintenance in the form of mowing may need to be restricted to ensure seeded species are able to adequately grow to maturity and reproduce.

### Weed Monitoring and Management

#### Monitoring Methods

Colorado listed noxious weed species with the potential to occur in the Project area are listed in **Table 5**. Appendix A includes identification and treatment information regarding each species listed below. Any additional information can be found on the Colorado Department of Agriculture Noxious Weed Species ID website. For non-native species that are not listed by the State of Colorado, the [California Invasive Plant Council](#) provides additional materials and management recommendations.

The Morgan County point of contact for the County Weed Program is District Manager for Morgan Conservation District, Madeline Hagan (970-427-3362, [morganconservationdistrict@gmail.com](mailto:morganconservationdistrict@gmail.com)).



To determine all noxious and undesirable weed species present, and the extent of these occurrences in the Project area, a survey should be conducted prior to surface disturbing activities by qualified Botanists/Plant Ecologists, including all construction areas and areas adjacent to the Project. This survey would focus on identifying and mapping populations of noxious and undesirable weed species, as listed by the Colorado Department of Agriculture based on the Colorado Noxious Weed Act (CNWA, Title 35, Article 5.5 §§101-119). Weed populations would be mapped with a hand-held global positioning system (GPS) unit. All identified weed occurrences would be treated using the methods provided in fact sheets provided in Appendix A prior to ground-disturbing activities to reduce the likelihood of spreading to other areas or remaining viable in the soil (if within the growing season).

Table 5. List B and C noxious weed species with potential to occur in and surrounding the project area <sup>1,2</sup>.

Scientific Name	Common Name	List Status
<i>Acroptilon repends</i>	Russian knapweed	B
<i>Aegilops cylindrica</i>	Jointed goatgrass	B
<i>Anthemis cotula</i>	Mayweed chamomile	B
<i>Artemisia wormwood</i>	Absinth wormwood	B
<i>Carduus acanthoides</i>	Plumeless thistle	B
<i>Carduus nutans</i>	Musk thistle	B
<i>Carum carvi</i>	Wild caraway	B
<i>Centaurea diffusa</i>	Diffuse knapweed	B
<i>Centaurea stoebe</i>	Spotted knapweed	B
<i>Cirsium arvense</i>	Canada thistle	B
<i>Cirsium vulgare</i>	Bull thistle	B
<i>Clematis orientalis</i>	Chinese clematis	B
<i>Cynoglossum officinale</i>	Houndstongue	B
<i>Cyperus esculentus</i>	Yellow nutsedge	B
<i>Dipsacus fullonum and D. laciniatus</i>	Common & Cutleaf teasel	B
<i>Eleagnus angustifolia</i>	Russian olive	B
<i>Euphorbia esula</i>	Leafy spurge	B
<i>Hesperis matronalis</i>	Dames rocket	B
<i>Hyoscyamus niger</i>	Black henbane	B
<i>Lepidium draba</i>	Hoary cress	B
<i>Lepidium latifolium</i>	Perennial pepperweed	B
<i>Leucanthemum vulgare</i>	Oxeye daisy	B
<i>Linaria dalmatica and L. genistifolia</i>	Dalmatian toadflax	B
<i>Linaria vulgaris</i>	Yellow toadflax	B
<i>Onopordum acanthium</i>	Scotch thistle	B
<i>Potentilla recta</i>	Sulfur cinquefoil	B
<i>Saponaria officinalis</i>	Bouncingbet	B
<i>Tamarix chinensis</i>	Salt cedar	B
<i>Tanacetum vulgare</i>	Common tansy	B
<i>Tripleurospermum inodorum</i>	Scentless chamomile	B
<i>Verbascum blattaria</i>	Moth mullein	B
<i>Abutilon theophrasti</i>	Velvetleaf	C

Scientific Name	Common Name	List Status
<i>Ailanthus altissima</i>	Tree of heaven	C
<i>Arctium minus</i>	Common burdock	C
<i>Bromus tectorum</i>	Cheatgrass	C
<i>Cichorium intybus</i>	Chicory	C
<i>Convolvulus arvensis</i>	Field bindweed	C
<i>Elymus repens</i>	Quackgrass	C
<i>Erodium cicutarium</i>	Redstem filaree	C
<i>Panicum miliaceum</i>	Wild-proso millet	C
<i>Sonchus arvensis</i>	Perennial sowthistle	C
<i>Sorghum halepense</i>	Johnsongrass	C
<i>Tribulus terrestris</i>	Puncturevine	C
<i>Ulmus pumila</i>	Siberian elm	C
<i>Verbascum thapsus</i>	Common mullein	C

<sup>1</sup>Species identified in the 2017 Morgan County Noxious Weed and Pest Management Plan (Colorado Department of Agriculture [CDA] 2017). Those species with known occurrence within Morgan County (i.e., “Infested Acres” are greater than 0) are presented in this table.

<sup>2</sup>If additional noxious weeds not presented in this table are identified within the Project area, they would be treated using appropriate methods, as identified in this plan.

### Integrated Weed Management

Integrated Weed Management (IWM) involves a combination of methods to prevent, and control weed populations on a site (Knezevic et al. 2017). Primary methods include mechanical (e.g., mowing, hand pulling) and chemical (i.e., use of species-specific herbicides). Combining treatment methods increases the effectiveness of controlling weed populations throughout the site. The Project would generally adhere to the BMPs provided by the Colorado Department of Agriculture (CDA) (2016).

Additional non-native weed species identified in the Project area that are not on the noxious weed list may also be evaluated for treatment using field observations and professional judgment. All vegetation in the Project area, including weed species not required to be treated under the Colorado Noxious Weed Act (CNWA), would be treated with mechanical control methods (mower or string trimmer) periodically throughout the growing season to maintain a height less than or equal to 2 feet to mitigate fuels and reduce fire hazards.

The selection and use of various weed control methods is based on a variety of factors, including the biology of the target species, the application method, and consideration for surrounding resource concerns. Prior to treatment of specific non-native weed species, a detailed treatment plan should be prepared to outline which methods will be used, where they will be used, and when they will be used. Maintaining detailed treatment records are needed to determine the effectiveness of treatments and may be required by Morgan County and the CDA.

### Preventative Methods

The prevention of weed establishment is the most effective weed management practice. Preventing or reducing the potential for weed establishment reduces additional effort, cost, and time invested in subsequent weed control or eradication measures. Several measures, such as washing construction equipment undercarriages prior to entering the Project area; using certified weed-free materials for site stabilization and revegetation; cleaning boots of workers and equipment; and restricting vehicle travel to



established routes have proven to be effective toward preventing the spread and establishment of weeds and would be implemented during surface disturbing activities. Additionally, maintaining native plant cover is a preventative method for controlling weeds.

#### Mechanical Methods

Mechanical treatments use physical means to remove plants, reproductive parts, or propagules. Mechanical treatments include manual methods (e.g., pulling weed plants from the soil), use of hand tools and hand-held power tools, mowing, and other methods involve removing above and below ground plant structures. The designation of the appropriate mechanical treatment depends on variables, including season, weed species, their biology, and the size of each population. Mechanical methods would be used in conjunction with chemical applications to eradicate noxious weeds on the site. Mowing would be used for all vegetation to maintain a maximum height of 2 feet on the site.

#### Chemical Methods

Chemical treatments involve the use and application of herbicides. The use of herbicides is highly regulated and involves a variety of specific protocols, safety measures, and precautions for eliminating, reducing, and mitigating uncontrolled releases. Chemical herbicides shall only be applied by individuals who hold a State of Colorado Applicator License or are working under a Qualified Supervisor (Colorado Dept. of Agriculture 2023). Applicators shall adhere to all directions and safety protocols outlined on herbicide labels. Selection of the appropriate herbicide to use for noxious weed control depends on the weed's biology and the herbicides mechanism of action on the target species. Care should be taken to avoid and reduce potential applications to native plants remaining on the site. Depending on the size of the weed population, application methods can range from backpack application or broadcast application from all-terrain vehicles/trucks.

#### Post Construction

Noxious weed monitoring should begin during the growing season immediately following surface disturbance at all disturbed sites at least once a year for three consecutive years after the Project's completion. Identified noxious weed occurrences should be noted and recorded in the same manner as described above for preconstruction inventories.

#### Ongoing Monitoring

Noxious weed monitoring would occur on an ongoing basis during operation of the Project. Qualified and appropriately trained personnel would use the results of the initial noxious weed inventory to monitor known occurrences (or populations) and would observe activity areas for new occurrences. During construction, maintenance of weed populations is the responsibility of the Engineering, Procurement, and Construction (EPC). Once construction is complete and the EPC has demobilized, the Owner of the property may be in charge of maintenance of Developer's seed mix (OTL 3.4(d)).

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Appendix A – Noxious Weeds Fact Sheets

(OMITTED FROM PRINTED COPY - AVAILABLE  
IN DIGITAL VERSION)

Appendix B – Morgan County Weed and Pest Management Plan



# **Noxious Weed and Pest Management Plan For Morgan County, CO**

## **I. Introduction**

Noxious weeds present a variety of concerns including decreased crop and forage production, soil erosion and toxicity to wildlife, livestock, and people. Noxious weeds are not native to the United States and, therefore, have no natural predators to control them. As a result, noxious weeds can displace native vegetation, reduce habitat for native and endangered species, degrade riparian areas, and decrease property value. These detrimental effects to the natural ecosystem justify the need for creating and implementing a county-wide noxious weed management plan.

## **II. Background and History**

Morgan County has had some form of formal weed control program since 1962. In 1962, a group of farmers in the Wiggins community petitioned the board of County Commissioners and formed the Wiggins Pest Control District, which encompasses 111,442 acres, located in the western part of Morgan County. In 1968, the Northern Pest Control District was formed, encompassing 107,842 acres. The Northern Pest Control District voted to disband approximately 5 years later. In 1969, the Fort Morgan Pest Control district was formed which encompasses 94,193 acres in the central part of Morgan County. In 1991, The Board of County Commissioners adopted Ordinance 91 ORD 1, an ordinance that "Regulated Management and Control of Undesirable plants in accordance with the Colorado Weed Management Act". Since that time the activities of the districts have varied, and most recently, Noxious Weed management has primarily been complaint driven.

In 2016, because of recent historical flooding events, and a renewed effort by the state of Colorado in carrying out the Colorado Weed Act, there is an increased interest by the Morgan Conservation District, the City of Brush!, and the Board of County Commissioners to become compliant with the Colorado Weed Act and re-form the Morgan County Weed Advisory Board. Discussions also ensued regarding attempting to market a county-wide Pest Control District that would make noxious weed control within the county and county right of ways more effective and affordable to Morgan County citizens. It would also provide a platform for enforcement of the Colorado Noxious Weed Act, and possibly provide a platform to aid in management of range damaging rodents.

## **III. Requirements of the Colorado Noxious Weed Act**

The Colorado Noxious Weed Act (Colorado Revised Statutes 35-5.5) was originally signed into law in 1991 and amended in 1996 and 2003. Also referred to in the document as "ACT", it directs the Board of County Commissioners from each county in the State to adopt a Noxious Weed Management Plan for all unincorporated land within each county (CRS 35-5.5-105). The ACT further directs each Board of County Commissioners to appoint a local Weed Advisory Board whose power and duties are as follows:

Local advisory boards shall have the power and duty to:

1. Develop a recommended management plan for the integrated management of designated noxious weeds and recommended management criteria for noxious weeds within the area governed by the local government and governments appointing the local advisory board. The management plan shall be reviewed at regular intervals but not less often than once every three years by the local advisory board. The management plan and any amendments made thereto shall be transmitted to the local governing body for approval, modification, or rejection.
2. Declare noxious weeds and any state noxious weeds designated by rule to be subject to integrated management.
3. Recommend to the local governing body that identified landowners be required to submit an individual integrated management plan to manage noxious weeds on their property.

A list of the current State A, B, and C-listed noxious weed species can be found at <https://www.colorado.gov/pacific/agconservation/noxiousweeds> or by contacting the Morgan Conservation District. This list is updated annually based on the status of a particular species.

- a. List A includes rare noxious weed species that are subject to eradication wherever detected statewide in order to protect neighboring lands and the state as a whole. All populations of List A species are designated by the commissioner for eradication.
- b. List B includes noxious weed species for which the commissioner, in consultation with the state weed advisory committee, local governments, and other interested parties, develops and implements state noxious weed management plan designed to stop the continued spread of these species.
- c. List C includes noxious weed species for which the Commissioner, in consultation with the State Weed Advisory Committee, local governments, and other interested parties will develop and implement weed management plans. These plans will be designed to support the efforts of local governing bodies to facilitate more effective, integrated weed management on public and private lands. The goal of such plans will not be to stop the continued spread of these species but to provide additional education, research and biological control resources to jurisdictions that choose to require management of List C species.

The 1996 ACT allows for cooperative planning and plan administration among counties and municipalities. Additionally, the ACT establishes the position of State Weed Coordinator in the Colorado Department of Agriculture, and creates a State Noxious Weed Management Fund. The Department of Agriculture may make special grants from this fund to local entities for the management of State noxious weeds.

#### **IV. Status of Noxious Weeds in Morgan County (Wiggins, Fort Morgan, Brush!, and Hillrose)**

The recent flood events of 2013 and 2014, along with a lack of a weed management plan and strategic weed control in the county right of ways, have contributed to a larger noxious weed population. These noxious weeds are found in both the County right of ways, as well as on private and State lands.



## **V. Objectives of this Plan**

The main objective of this plan is to meet requirements of the 1996 ACT, and its yearly revisions. This plan provides policy and guidance for noxious weed management in Morgan County. For the purpose of this plan, "pests" are defined as prairie damaging rodents. This plan is for the use of all landowners and managers, both public and private.

## **VI. Noxious Weed Management Approaches**

The Morgan County Weed Manager and licensed staff will advise landowners of the need for, and feasibility of, weed control. Only licensed applicators will make chemical recommendations. Private landowners who choose to apply herbicides on their property will be advised to strictly follow the manufacturer's label.

The Morgan County Weed Advisory Board prefers an integrated approach to weed management. An integrated approach implements cultural, mechanical, biological, and chemical control methods. Utilizing a variety of methods helps prevent chemical-resistant weeds, decreases "bare ground" situations, and allows for weed control efforts tailored to each individual site or scenario.

1. **Cultural and Mechanical Control:** First and foremost, good land management is always encouraged to prevent an invasion. The key is to create conditions favorable for desirable plants, thus increasing competition for undesirable noxious weeds. Methods include proper irrigation, mowing, burning, properly timed livestock grazing, plowing, and seeding. When properly applied, these methods are effective as control measures as well as preventive measures.
2. **Biological Control:** Many noxious weeds become prolific due to the fact that they have no natural predators. The Colorado State Insectary tests insects and pathogens to control invasive species. Care is taken to be sure they will not move to native species or crops. Biological management of noxious weeds will continue to grow as more biological controls are developed. Biological controls are not a valid eradication method when used alone, but can be integrated with other methods of weed control.
3. **Chemical Control:** The use of herbicides is expected to remain our most effective tool for managing noxious weeds. Due to a variety of factors, herbicides are often most effective, but should still be used in conjunction with other management methods. Morgan County Weed Advisory Board prefers applying selective herbicides using a spot-spraying technique. Spot spraying (when compared to broadcast spraying) is more cost-effective, reduces the amount of herbicide in the environment, and prevents unnecessary damage to surrounding vegetation. Integrated noxious weed management calls for the sensible application of chemical herbicides. According to the policies stated previously, Morgan County will use chemical control methods when appropriate.

## **VII. Management Tools**

1. **Education and Outreach:** The Morgan County Weed Manager, the Morgan County Planning and Zoning Department, and also the CSU Extension Service in Morgan County will

distribute educational materials concerning the identification, propagation, and control of noxious weeds. Various outreach and educational tools will be utilized. These tools may include news releases, presentations, publications and handouts, site evaluation, and weed tours.

2. **Monitoring and Mapping:** Tracking the invasion and control of noxious weeds in Morgan County requires an effective system of monitoring. Morgan County GIS Mapping system includes a mapping layer with GIS locations of noxious weed infestations. This map will provide clarity and specificity to the mapping resource provided by the Colorado Department of Agriculture.
3. **Resources:** The noxious weed control program in Morgan County is funded by various entities (please refer to the list of partners below). Now, the ACT provides for appropriations by the state legislature “for the purpose of funding noxious weed management projects”. The Colorado Department of Agriculture is authorized to award grants from these funds to local weed control agencies. The Morgan County Weed Manager, with the consent of the County Commissioners, will apply for such grants (and others) as needed. Other options for funding include cost sharing with land owners or fees for service.
4. **Enforcement on public lands, private lands, and on utility ROW and state ROW easements** will be primarily complaint or identification driven. Morgan County public works department will use County owned and maintained technology to identify noxious weeds and report locations to the Morgan County Weed Manager and the Board of County Commissioners. The Morgan County Planning and Zoning Office will coordinate and collaborate with other agencies in providing an effective reporting system that allows for the effective functionality of this noxious weed plan.

#### **VIII. Noxious Weed Management Plan and time line**

Weeds covered under this plan are all included in the state noxious weed list designated by rule. The state provides an updated species list each year based on the spread of and concern for specific varieties. The current year’s lists can be found through the following link:

<https://www.colorado.gov/pacific/agconservation/county-weed-programs> and copies can be provided by Morgan Conservation District.

<https://www.colorado.gov/pacific/agconservation/noxiousweeds> is another resource for which weeds are covered.

#### **IX. Coordination and Cooperation**

Morgan County Weed Control collaborates with a variety of agencies and landowners. Local, State, and Federal agencies along with researchers, private organizations, interest groups, and agricultural land managers often contribute. Their contributions include funding, time, labor, and expertise to create large scale weed management efforts.

In Morgan County, partners include:

Town of Wiggins  
City of Fort Morgan



Town of Log Lane  
Town of Hillrose  
City of Brush!  
Morgan County  
Colorado Parks and Wildlife  
Colorado Department of Transportation  
Colorado State University Extension  
Colorado Department of Agriculture  
Irrigation Companies:  
    Upper Platte & Beaver Canal Co  
    Lower Platte & Beaver Canal Co  
    Snyder-Smith  
    Tremont Ditch Co.  
    Daul Snyder  
    Riverside Irrigation District  
    Weldon Valley  
    Bijou Irrigation  
    Morgan Ditch  
    Central Colorado Water Conservation District  
Natural Resources Conservation Service  
Morgan Conservation District  
Landowners and Land Managers  
Colorado State Land Board  
Wiggins Pest Control District  
Fort Morgan Pest Control District

#### **X. Review and Amendments**

The 1996 Colorado Noxious Weed Act requires that local noxious weed management plans be reviewed at least once every three years. Implicit in this language, is that the Weed Advisory Board can conduct review and updating at any time. The County Commissioners must approve any changes to the Noxious Weed Management Plan.

4/13/2017

To Morgan County Commissioners

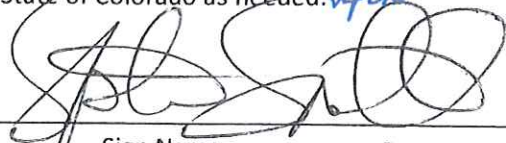
From The Morgan County Weed Advisory Board

We are forwarding the reviewed and approved The Noxious Weed and Pest Management Plan for Morgan County, CO. This plan can be forwarded to the State of Colorado as needed.

*UPON*  
*COMMISSIONER APPROVAL.*

STEPHEN SPALITA

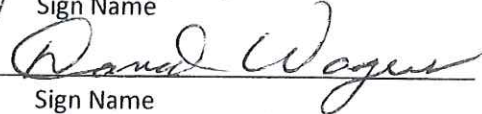
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Sign Name

DAVID WAGERS

Print Name



Sign Name

Todd G. Wickstrom

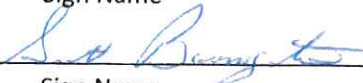
Print Name



Sign Name

Scott Baumgartner

Print Name



Sign Name

G. ALLYN WIND

Print Name



Sign Name

AIKLE MEYER

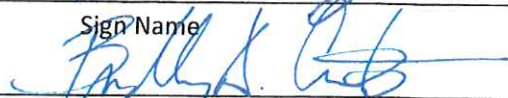
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Sign Name

BRADLEY CURTIS

Print Name



Sign Name

CW SCOTT

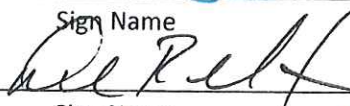
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Sign Name

DALE COLERICK

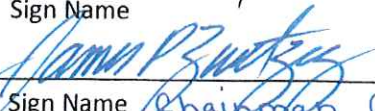
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Sign Name

JAMES P. ZWITZIG, Commissioner

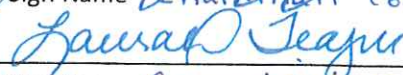
Print Name



Sign Name Chairman Commissioner

Laura D. Teague, Commissioner

Print Name



Sign Name Commissioner

MARK A. ARNDT, Commissioner

Print Name



Sign Name Commissioner

Print Name

Sign Name

Print Name

Sign Name



# Attachment 6

# Taelor Solar Project

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## Economic Impact Analysis

**FINAL REPORT**  
December 12, 2023

# **Taelor Solar Project — Economic Impact Analysis**

**Prepared for:**  
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Moab, Utah 84532  
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**Prepared by:**  
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## About the Author

Adam Orens is the Founder and Managing Director of MPG Consulting. Adam has 18 years of experience in economic and public policy consulting, including market analysis, public finance, and regional economic analysis. Adam has completed numerous studies that analyze the relationships between markets, demographics, economic impacts, and government policy, including economic impact analyses of various development projects, industries, and events.

Prior to starting MPG Consulting, Adam was Managing Director of BBC Research & Consulting, one of the oldest and largest privately held consulting firms in the Rocky Mountain Region. At BBC, Adam directed consulting engagements for businesses and governments across the US, Canada, Mexico and Asia. Past clients include NASCAR, Vail Resorts, US Marine Corps, and Intrawest/Alterra Mountain Co.

Adam's demographic and economic research related to public lands management and emerging markets has been recognized by the *White House Council on Environmental Quality*, *The New York Times*, the *Washington Post*, the *Wall Street Journal* and the *Economist*.

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**Economic Impact Methodology**..... 8

**Economic Impact Results**..... 10

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## **Executive Summary**

Balanced Rock Power, through its subsidiary Taelor Solar 1 LLC, is developing the Taelor Solar Project in Morgan and Weld Counties, near the town of Wiggins, Colorado. The purpose of this report is to develop estimates of the economic impact of the project on Morgan County, Weld County, and the State of Colorado. The analysis provides estimates in terms of the direct, indirect, and induced impacts on job creation, wages, and total economic output resulting from the construction and operation of the Taelor Solar Project. The study presents results for each county, for the two-county region, and the state of Colorado.

The proposed Taelor Solar Project is a 900-megawatt (MW) utility-scale, solar powered electric generation facility that utilizes photovoltaic (PV) panels installed on a single-axis tracking system, and an onsite 1.15 gigawatt hour (GWh) Battery Energy Storage System (BESS). In total, the Project represents an investment of more than \$1.5 billion. The first phase, proposed to be located in Morgan County, includes a 250 MW solar collection and generation facility and up to a 500 megawatt-hour (MWh) BESS facility. Phase 2, located adjacent to phase 1, but in Weld County, includes a 650 MW solar facility and up to a 650 MWh BESS facility. If approved by local authorities, Phase 1 construction would begin in Q2 2025 and Phase 1 operations would commence by Q2 2027. Phase 2 construction would begin in Q4 2025. The project will become fully operational beginning in 2028 according to company projections.

The economic impact of large-scale utility development generally occurs in two ways, an initial temporary construction period that can produce direct economic activity through local employment and materials purchases. The following operations phase will create a modest permanent local workforce and purchase materials and services related to facility operations and site maintenance. The project developer has stated publicly that it will hire local workers and buy materials locally where possible in the construction and operations.

In addition to direct employment and related spending, the project developer will purchase materials and equipment for site development and will stimulate additional impacts through multiplier effects. Multiplier effects include indirect impacts that result from additional rounds of spending by businesses in the project supply chain and induced impacts from household spending by new project-related employees. Employees at the project and at related businesses will spend their income on housing, transport, medicine, and a variety of household goods and services in region.

In total, over two phases that are expected to last 4 years, the project's direct, indirect, and induced effects in the regional economy (i.e., Morgan & Weld Counties) are expected to result in a total of \$54.2 million of economic output, supporting 450.4 job-years (112.6 jobs per year), and \$27.4 million in labor earnings over the construction period. The project will also produce \$1.7 million of economic output, 17.7 total jobs per year and \$1.2 million of labor earnings during the operations period. Results at the state level include a total of \$1.1 billion of economic output, supporting 5,542 job-years (1,385 jobs per year), and \$441.2 million of labor earnings over the construction period; and \$8.2 million of economic output, 45.2 total jobs per year and \$3.3 million of labor earnings per year during the operations period.



**Figure 1.**  
**Summary of Results – Taelor Solar Project Economic Impacts**

Impact Type	Phase 1 - Local		Phase 2 - Local		Total Region		Total State	
	Phase 1 - Local	Phase 2 - Local	Total Region	Total State	Phase 1 - Local	Phase 2 - Local	Total Region	Total State
Construction Phase (2-5 yrs)	Direct Employment Impact (FTE)*	108.6	175.7	264.1	1,604.9			
	Total Employment Impact (FTE)*	161.0	299.6	450.4	5,541.8			
	Direct Earnings	\$5.0M	\$12.3M	\$17.9M	\$145.2M			
	Total Earnings	\$7.4M	\$18.7M	\$27.4M	\$441.2M			
	Total Economic Impact	\$8.6M	\$17.9M	\$26.5M	\$251.3M			
Operations Phase (Annual)	Direct Employment Impact (FTE)	4.0	10.0	14.0	14.0			
	Total Employment Impact (FTE)	5.2	12.4	17.7	45.2			
	Direct Earnings	\$270K	\$710K	\$980K	\$980K			
	Total Earnings	\$330K	\$840K	\$1.2M	\$3.3M			
	Total Economic Impact	\$270K	\$710K	\$980K	\$1.7M			
Property Tax Revenue (30-yr)	\$30.4M	\$57.0M	\$87.4M	N/A				

Note: \* Employment figures are stated as total one-year full-time equivalents and will be spread over 2 years in Phase 1 and over 3 years in phase 2  
Source: NREL; IMPLAN, Inc. MPG Consulting LLC.

## **Project and Regional Background**

Balanced Rock Power, Inc. plans to construct and operate the Taelor Solar Project, a 900-megawatt (MW) photovoltaic (PV) solar electric power generating and Battery Energy Storage System (BESS) facility (Project) that will serve a portion of the electrical load requirements of Colorado.

The Project will be developed on private, agricultural land in Morgan and Weld Counties. The Project is designed to have a useful life of about 30 years, although the life span may be extended by upgrades and refurbishments. MPG Consulting LLC was retained to estimate the potential economic impacts of the Taelor Solar Project on Morgan and Weld Counties and the state of Colorado.

The following sections present information on the regional economy, the Colorado solar power generation industry; and the estimated economic impacts of the Project on each county, the two-county region, and the state of Colorado. Direct, indirect, and induced economic impacts are presented in terms of employment, labor earnings, economic output, and local government tax revenue.

### **Colorado Solar Industry**

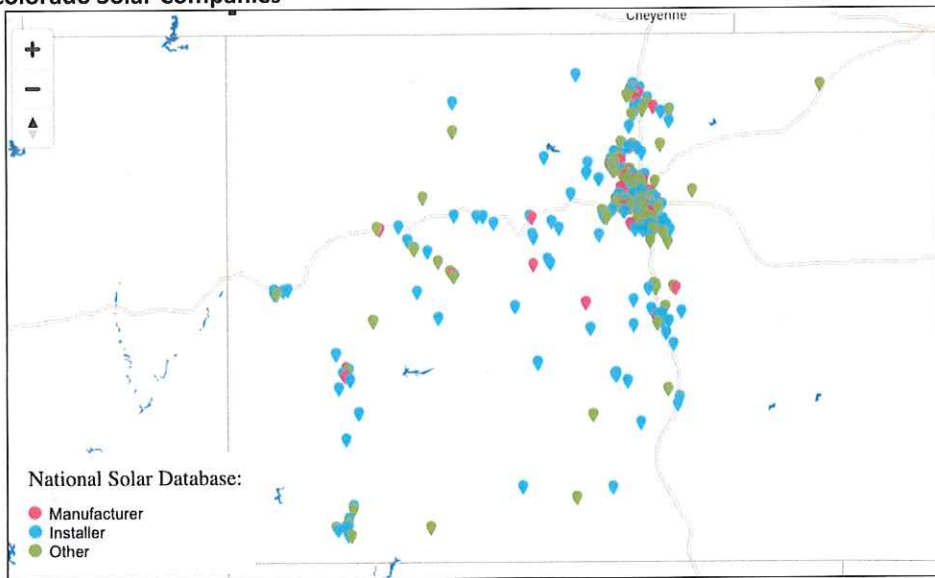
According to the Solar Energy Industries Association (SEIA), Colorado is ranked 12th in the U.S. in installed solar PV capacity. California, Texas, and Florida are the top 3 states for solar PV which may not be surprising because of the high solar irradiation that they receive. The eastern part of Colorado receives a high degree of solar irradiation, and it has promising solar potential. In 2022, Colorado ranked 25<sup>th</sup> in terms of installed PV capacity, underscoring its future growth potential. In 2021-2022, Colorado installed nearly 650 MW of solar electric capacity bringing its cumulative capacity to 2,995 MW.

Colorado has several large utility-scale solar facilities in operation: Bighorn Solar (300 MW) and Comanche Solar (150 MW) both located in Pueblo County are two of the largest in the state. Morgan County recently permitted two utility-scale solar facilities that are under development, including 450 MW and 500 MW projects with BESS. Weld County currently has six solar facilities in operation starting in 2015 and totaling 49 MW, and a 150 MW project currently under development.

There are more than 395 solar companies in Colorado including 40 manufacturers, 189 installers/developers, and 170 others. Figure 2 shows the locations of solar companies in Colorado as of the time of this report. Most of these companies focus on residential-scale solar service and installation, but there is a class of companies that manufacture and sell components

for utility-scale projects.<sup>1,2</sup> Currently, there are 7,626 solar jobs in the State of Colorado according to SEIA.

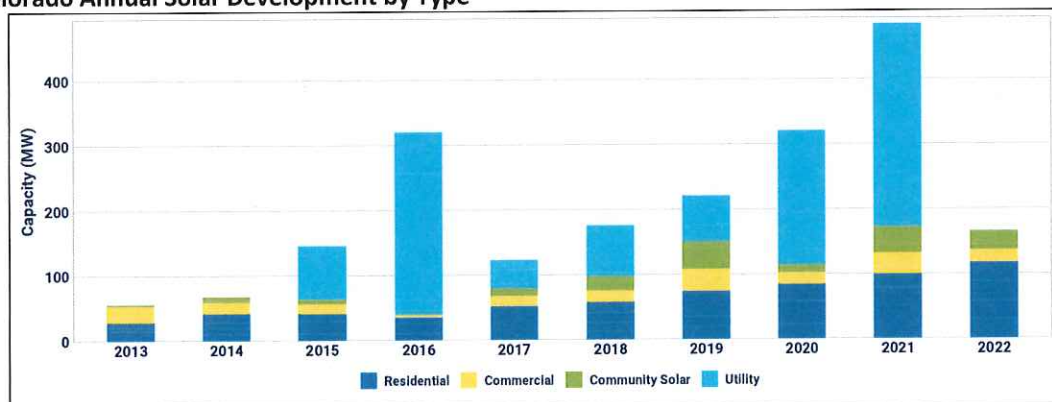
**Figure 2.**  
**Colorado Solar Companies**



Source: Solar Energy Industries Association, 2023.

Figure 3 shows the Colorado historical installed capacity by year according to the SEIA. Huge growth was seen in 2021 and was forecast to continue beyond a slower 2022. Over the next five years, solar in Colorado is projected to grow by 4,084 MW.

**Figure 3.**  
**Colorado Annual Solar Development by Type**



Source: Solar Energy Industries Association, 2023.

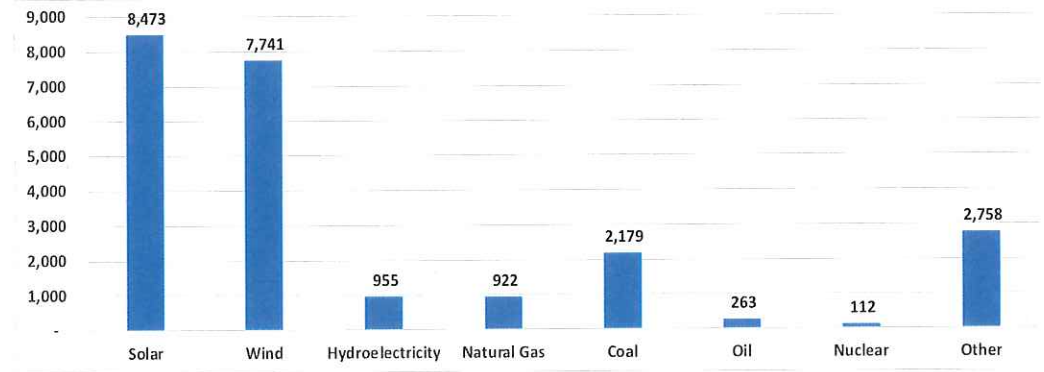
<sup>1</sup> <https://www.cpr.org/2023/07/25/new-solar-facility-colorado-springs/>

<sup>2</sup> <https://www.evrzna.com/products>



The U.S. Department of Energy sponsors the U.S. Energy and Employment Report (USEER) each year. USEER covers all utility and non-utility employment across electric generating technologies, including fossil fuels, nuclear, and renewable technologies. It also includes employees engaged in facility construction, turbine and other generation equipment manufacturing, operations and maintenance, and wholesale parts distribution for all electric generation technologies.

**Figure 4.**  
**Electricity Generation Employment by Source**



Source: US Department of Energy, Energy and Employment Report (Colorado), 2022.

According to the US Department of Energy, (Figure 4), employment in the solar energy industry (8,473) is larger than coal generation (2,179) and wind electric generation (7,741) in Colorado.

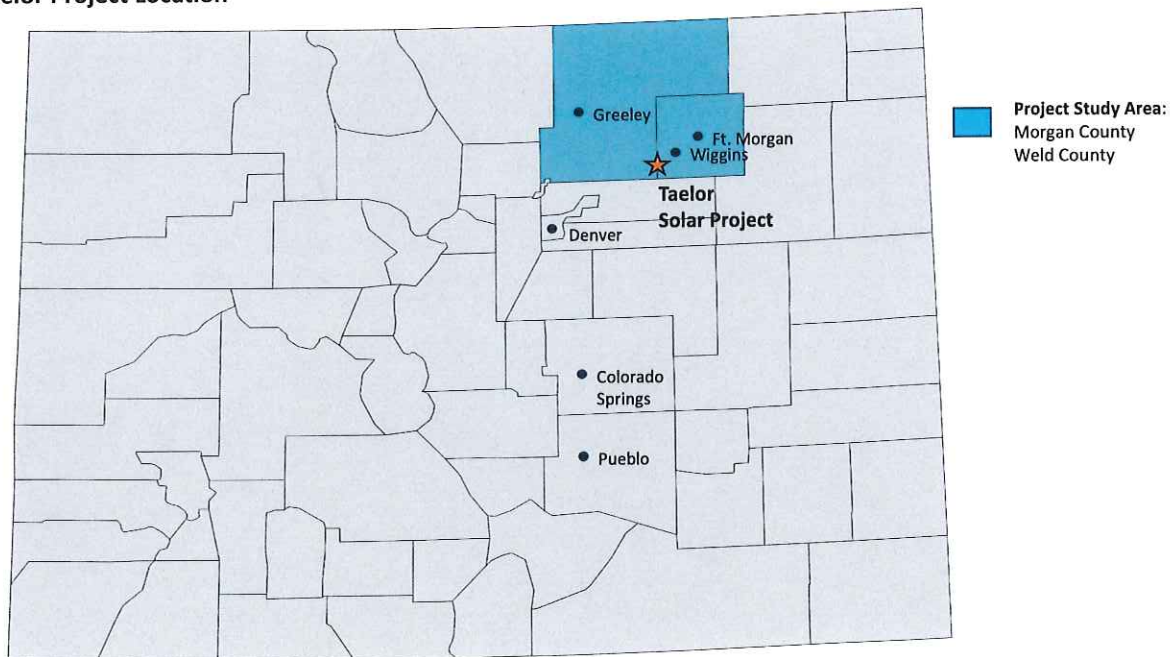
### Project Description

The proposed Taelor Solar Project is a 900-megawatt (MW) utility-scale, solar powered electric generation facility that utilizes photovoltaic (PV) panels installed on a single-axis tracking system, and an onsite 1.15 gigawatt hour (GWh) Battery Energy Storage System (BESS). In total, the Project represents an investment of more than \$1.5 billion.

The first phase, proposed to be in Morgan County, includes a 250 MW solar collection and generation facility and up to a 500 megawatt-hour (MWh) BESS facility. Phase 2, located adjacent to phase 1, but in Weld County, includes a 650 MW solar facility and up to a 650 MWh BESS facility.

If approved by local authorities, Phase 1 construction would begin in Q2 2025 and operations would commence by Q2 2027. Phase 2 construction would begin in Q4 2025, with operations beginning in 2028.

**Figure 5.**  
**Taelor Project Location**



Source: Balanced Rock Power, MPG Consulting.

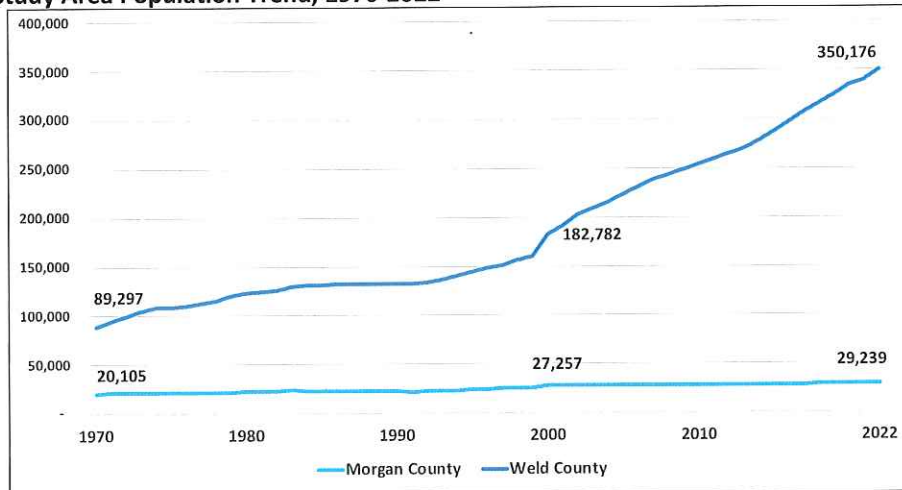
The project is located southwest of Wiggins, straddling the Weld and Morgan County border. The site's proximity to Wiggins, Fort Morgan, Greeley, the Denver metropolitan area and nearby transmission lines make it an advantageous location for solar power generation.

### **Analysis Area – Morgan County and Weld County, Colorado**

Morgan and Weld Counties are centers for agricultural production and services, manufacturing, and oil and gas development. Since 2015, the region has seen increased utility scale PV Solar development activity, the result of favorable federal and state tax incentives, and proximity to planned transmission lines.

The following Figures show population trend and employment by sector, for Morgan County, Weld County, the region, and the state of Colorado.

**Figure 6.**  
**Study Area Population Trend, 1970-2022**



Source: US Census Bureau, MPG Consulting.

The analysis region is 5,279 square miles and the U.S. Census estimates the most recent population estimates at 29,239 in Morgan County and 350,176 in Weld County. Population in Morgan County has been between 20,000 and 30,000 since 1970. Weld County has experienced rapid population growth since 2000, growing over 85 percent.

Figure 7 shows employment by sector in the analysis area. Shaded industries indicate the top 5 sectors by employment in each county.

**Figure 7.**  
**Employment by Sector, Morgan and Weld Counties, Colorado, 2022**

Source: IMPLAN Group, Inc., Bureau of Economic Analysis, MPG Consulting.

Description	Morgan County	Weld County
Agriculture, Forestry, Fishing and Hunting	1,726	7,134
Mining, Quarrying, and Oil and Gas Extraction	246	5,537
Utilities	188	462
Construction	1,118	16,816
Manufacturing	3,084	13,858
Wholesale Trade	381	4,628
Retail Trade	1,409	12,940
Transportation and Warehousing	717	6,757
Information	259	948
Finance and Insurance	460	6,772
Real Estate and Rental and Leasing	596	7,884
Professional, Scientific, and Technical Services	881	8,499
Management of Companies and Enterprises	45	2,000
Administrative and Support Services	680	8,498
Educational Services	67	1,453
Health Care and Social Assistance	1,210	12,333
Arts, Entertainment, and Recreation	103	2,023
Accommodation and Food Services	1,085	9,779
Other Services (except Public Administration)	522	10,174
Government Enterprises	116	609
Administrative Government	2,023	15,984



Weld and Morgan counties are an historical home to manufacturing, agriculture, and oil and gas development in Colorado. Morgan County manufacturing operations are the largest employers in the county, including Leprino Foods and the Western Sugar Co-op. In Weld County, construction, energy, and agricultural sectors are the historical leading employers.

Based on existing strong economic sectors, both counties are well-suited to absorb economic activity and employment related to construction, energy development, agriculture, and manufacturing.

### **Economic Impact Methodology**

This economic analysis uses the latest available Jobs and Economic Development Impacts (JEDI) PV Model (PV 05.20.21) from the National Renewable Energy Laboratory (NREL).<sup>3</sup> The JEDI PV Model is an input-output model that measures the spending patterns and location-specific economic structures that reflect expenditures supporting varying levels of employment, income, and economic output associated with PV solar projects.

The JEDI Model takes into account that the output of one industry can be used as an input for other industries. For example, when a PV system is installed, there are both soft costs consisting of permitting, planning and labor costs, as well as hardware costs, of which the PV module and BESS batteries are the largest components.

The purchase of modules and batteries not only increases demand for manufactured components and raw materials, but also supports labor for manufacturing and installation. When specialized materials are purchased from a manufacturing facility, the manufacturer uses some of that money to pay employees. The employees use a portion of their compensation to purchase goods and services within their community.

Likewise, when a developer pays workers to install the systems, those workers spend money in the local economy that boosts economic activity and employment in other sectors. The goal of economic impact analysis is to quantify economic and employment activity captured in the local, regional, and state economy.

The first JEDI Model was developed in 2002 to demonstrate the economic benefits associated with developing wind farms in the United States. Since then, JEDI models have been developed for biofuels, PV solar, natural gas, coal, transmission lines and many other forms of energy. All models are created by NREL.

The JEDI model utilizes state-specific industry multipliers obtained from IMPLAN (IMpact analysis for PLANning). IMPLAN software and data are an industry-standard economic modeling package, managed and updated by the IMPLAN Group, Inc., using data collected at federal, state,

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<sup>3</sup> <https://www.nrel.gov/analysis/jedi/pv.html>

and local levels.<sup>4</sup> The JEDI model takes the economic multipliers and adapts them specifically to a PV development and operations framework, to provide results tailored for this specific application of economic impact analysis.

The total economic impact can be broken down into three effects: direct impacts, indirect impacts, and induced impacts. Direct impacts during the construction period refer to the changes that occur in the onsite construction industries in which the direct final demand (i.e., spending on construction related labor and services) change is made. Onsite construction-related services include installation labor, engineering, design, and other professional services. Direct impacts during operating years refer to the final demand changes that occur in the onsite spending for the solar operations and maintenance workers.

The initial spending on the construction and operation of the solar PV installation will create another layer of impacts, referred to as “supply chain impacts” or “indirect impacts.” Indirect impacts during the construction period consist of changes in intermediate purchases resulting from the direct final demand changes and include construction spending on materials and PV equipment, as well as other purchases of goods and offsite services. Utility-scale solar PV indirect impacts are derived from purchase and installation of PV modules, inverters, tracking systems, cabling, and foundations.

Induced impacts during construction refer to the changes that occur in household spending as household income changes because of the direct and indirect effects of final demand changes. Local spending by employees working directly or indirectly on the Project that receive their paychecks and then spend money in the community is included in the results. The model includes additional local jobs and economic activity that are supported by the purchases of these goods and services.

Several assumptions were developed to complete the analysis and to adapt the models to expected local conditions. Significant assumptions are listed below:

- Local and state construction spending:
  - Most specialized equipment, like PV modules, industrial scale batteries, and inverters are purchased outside Colorado. Balanced Rock Power analysis revealed the presence of Colorado companies with capabilities to manufacture components for approximately 30%-50% of the PV modules.<sup>5</sup> The analysis includes the use of an adjusted amount (21% of combined module and BESS battery costs) for use with the JEDI model to account for the nature of intermediate manufacturing inputs.

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<sup>4</sup> <https://implan.com/>

<sup>5</sup> See Note 1. A 10% margin is assumed for the adjustment, based on industry research.



- Other materials used in construction, like ready mixed concrete, gravel and aggregate, and other materials, as well as general construction costs and services for engineering, legal, permitting support, and site preparation, are assumed to be 10 percent sourced within the local study area and the balance within Colorado, but outside the study area.
- The Project is expected to hire 10 percent of the construction workforce locally in Morgan and Weld Counties. About 36 percent of the installation workforce is expected to be from Colorado, according to Balanced Rock Power estimates. Companies are required to use 12.5%-15.0% apprentice labor to qualify for Federal tax credits under the Inflation Reduction Act (2022) and the figures in this report reflect the strong preference for local apprentices for cost efficiency.<sup>6</sup>
- Local operational spending:
  - Materials and services for operations are expected to be 10 percent locally sourced in Morgan and Weld Counties and 80 percent Colorado-sourced.
  - All labor for operations is sourced and based locally in Morgan and/or Weld County.

MPG analysts also updated the JEDI model using the latest county, regional, and state economic multipliers obtained from IMPLAN to create a custom analysis from the core model.

## Economic Impact Results

The economic impact results were derived from detailed project cost estimates supplied by Balanced Rock Power. In addition, the report authors and Balanced Rock Power estimated the percentages of project materials and labor that will be coming from within Morgan County, Weld County, and the State of Colorado.

Balanced Rock Power and project partners plan to invest \$1.5 billion in the Taelor solar project. Of this, the majority (64.4 percent) will be for solar modules, batteries, inverters, and related materials (Figure 8). Other major expenditures include civil engineering services, site development, and labor.

The manufacturing and installation of solar equipment and materials is highly specialized—most of the materials needed are not produced in Morgan or Weld Counties or in Colorado. Therefore, only a portion of direct spending in the region and in Colorado is captured and recirculated in the economy.

The balance of economic activity occurs on-site or nearby, such as site preparation and development, and installation of solar panels and BESS facilities. In JEDI and IMPAN modeling systems, a portion of labor payments are captured locally since workers are generally located

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<sup>6</sup> <https://www.irs.gov/credits-deductions/frequently-asked-questions-about-the-prevailing-wage-and-apprenticeship-under-the-inflation-reduction-act#apprenticeship>



on-site during the construction period. Site and project development costs include items such as civil engineering and design, grading, weed and dust mitigation, surveying, general site construction, and planning and legal services. These activities will be sourced locally in Morgan and Weld Counties and in the nearby Denver-Aurora-Lakewood Metropolitan Area. Please refer to the appendix for detailed figures on local construction spending.

It is estimated that, of the \$1.5 billion in total investment, \$40.4 million will be directly spent in Morgan and Weld Counties and \$575.4 million will be spent with companies in Colorado (which includes the Morgan and Weld County spending).

**Figure 8.  
Direct  
Construction  
Spending,  
Taelor Solar  
Project,  
Morgan and Weld  
Counties, Colorado**

Note:  
Local spending includes all permitting/fees, 10 percent of installation labor, and 10 percent of 'other costs', which includes site development, civil and other services, and materials. Please see the appendix for detailed tables on local spending capture by line item.

Source:  
Balanced Rock Power, MPG Consulting.

Construction Period	Phase 1	Phase 2
	Direct Investment 2025-2027	Direct Investment 2025-2028
<b>Materials &amp; Equipment</b>		
Mounting (rails, clamps, fittings, etc.)	\$ 41,605,864	\$ 109,478,752
Modules & Batteries	230,452,952	322,461,254
Electrical (wire, connectors, breakers, etc.)	63,767,122	139,681,623
Inverters	20,900,747	39,722,272
<b>Subtotal</b>	<b>\$ 356,726,686</b>	<b>\$ 611,343,901</b>
<b>Labor</b>		
Installation	35,700,859	82,484,969
<b>Subtotal</b>	<b>\$ 35,700,859</b>	<b>\$ 82,484,969</b>
<b>Other Costs</b>		
Permitting and Fees	\$ 385,000	\$ 1,001,000
Other Costs (Site Dev., Civil, other)	94,525,403	177,229,407
Business Overhead	49,904,033	93,653,512
<b>Subtotal</b>	<b>\$ 144,814,436</b>	<b>\$ 271,883,918</b>
<b>Total</b>	<b>\$ 537,241,981</b>	<b>\$ 965,712,789</b>
<b>Total Investment 2024-2026</b>	<b>\$1,502,954,770</b>	
<b>Estimated Local Spending by Phase (\$)</b>	<b>\$ 13,407,626</b>	<b>\$ 26,972,438</b>
<b>Estimated Local Spending by Phase (%)</b>	<b>2.5%</b>	<b>2.8%</b>
<b>Total Local Spending (\$)</b>	<b>\$40,380,064</b>	
<b>Total Local Spending (%)</b>	<b>2.7%</b>	
<b>Estimated In-state spending (\$)</b>	<b>\$575,357,236</b>	
<b>Estimated In-state spending (%)</b>	<b>38.3%</b>	

Once project construction is complete, the operational phase begins. Balanced Rock Power anticipates spending \$3.3 million annually on phase 1 operations and maintenance (O&M) as shown in Figure 9. The company plans on hiring four employees at the site for phase 1 O&M and spending an additional \$5.6 million per year (\$8.9 million total per year) and 10 employees for phase 2 O&M.

O&M costs in Figure 9 include items such as maintenance materials, site management services, and facility management. Certain O&M costs (for example, specialized replacement parts) will be sourced outside of the region.

**Figure 9.  
Direct Operations  
Spending, Taelor Solar  
Project, Morgan and  
Weld Counties,  
Colorado**

Source:  
Balanced Rock Power, MPG  
Consulting.

Operations Period (Annual)	Phase 1	Phase 2
	Beq. 2027	Beq. 2028
Labor	500,000	1,300,000
Materials & Equipment	840,000	1,670,500
Services	1,960,000	2,671,500
<b>Total</b>	<b>3,300,000</b>	<b>5,642,000</b>
	<b>8,942,000</b>	
<b>Annual Local Spending by Phase (\$)</b>	<b>780,000</b>	<b>1,734,200</b>
<b>Annual Local Spending by Phase (%)</b>	<b>24%</b>	<b>31%</b>
<b>Total Annual Local Spending (\$)</b>	<b>2,514,200</b>	
<b>Total Annual Local Spending (%)</b>	<b>28%</b>	
<b>Total In-state spending (\$)</b>	<b>7,488,000</b>	
<b>Total In-state spending (%)</b>	<b>83.7%</b>	

Balanced Rock Power will also be making annual lease payments to landowners that will total between \$2.5 million and \$4.8 million per year over 30 years for the Phase 1 parcels, and another \$2.5 million - \$4.8 million per year over 30 years for the phase 2 parcels. To be conservative, MPG has held these lease payments out of the economic estimates as the payments are concentrated among a small group of landowners that are unlikely to alter their local spending patterns as a result of these payments.

Four separate JEDI models were produced to show the economic impact of Taelor Solar Project. The first JEDI model uses the 2021 Morgan County multipliers from IMPLAN and Phase 1 project construction and operations parameters. The second JEDI model uses the 2021 Weld County multipliers from IMPLAN and Phase 2 construction and operations costs. The third JEDI model uses the 2021 IMPLAN multipliers for the combined Morgan/Weld region and total project costs. The fourth and final JEDI model uses the state of Colorado multipliers and the total project costs. Because geography-specific multipliers from IMPLAN and actual expected cost data from Taelor Solar Project are used, the JEDI model most significantly serves to translate project costs into economic sectors based on the unique features of the project.

Figures 10 through 12 on the following pages show the results of the economic analysis. Figure 10 lists the total employment impact from the Taelor Solar Project in Morgan County, Weld County, the Morgan/Weld Region, and the state of Colorado. Figure 11 shows the impact on total earnings and Figure 12 provides the impact on total economic output.

**Figure 10.**  
**Employment Impacts per Year, Taelor Solar Project, Morgan & Weld Counties, Colorado (FTE Jobs)**

Category	Phase 1 Morgan County 2025-2027	Phase 2 Weld County 2025-2028	Total Morgan / Weld Region 2025-2028	Total State of Colorado 2025-2028
<b>Construction</b>				
Project Development and Employment Impacts (Direct)	54.3	58.6	66.0	401.2
Supply Chain Impacts (Indirect)	22.1	33.6	37.8	624.5
Household Spending Impacts (Induced)	4.1	7.7	8.7	359.7
<b>New Annual Local Employment during Construction</b>	<b>80.5</b>	<b>99.9</b>	<b>112.6</b>	<b>1,385.5</b>
<b>Operations (Annual, Ongoing)</b>				
Onsite Output Impacts (Direct)	4.0	10.0	14.0	14.0
Local Revenue and Supply Chain Impacts (Indirect)	0.9	1.6	2.4	14.8
Household Spending Impacts (Induced)	0.3	0.8	1.2	16.4
<b>New Local Long-Term Employment</b>	<b>5.2</b>	<b>12.4</b>	<b>17.7</b>	<b>45.2</b>

Note: The above figures have been adjusted to show employment per year in each phase (Ph.1 – 2yrs; Ph. 2 – 2yrs; Total project ~4 yrs)  
 Source: NREL, IMPLAN, Inc., MPG Consulting, LLC.

The results from the JEDI model show significant employment impacts from the Taelor Solar Project. Employment impacts can be broken down into several different components. Direct jobs created during the construction phase typically last anywhere from 18 to 60 months depending on the size of the project; however, the direct job numbers present in Figure 10 from the JEDI model are based on a full time equivalent (FTE) basis for a year. In other words, 1 job is 1 FTE is 2,080 hours worked in a year. A part time or temporary job would constitute only a fraction of a job according to the JEDI model. For example, the JEDI model results show 54.3 new direct jobs per year during construction in Morgan County, though the construction of the solar project could involve closer to 109 workers working roughly half-time for a year. Thus, due to the relatively temporary nature of construction projects, input-output based economic modelling often understates the actual number of people hired to work on the project. It is important to keep this fact in mind when examining or when reporting the model results.

As shown in Figure 10, new local jobs created or retained during construction total 80.5 per year for Morgan County over two years, and 99.9 per year for the Weld County portions of the project over three years. These jobs represent a portion of the construction workforce, as the company estimates up to 400 construction jobs in total per year over the construction period, some sourced from outside the local area or outside Colorado. Over the potential 4-year construction period, the Morgan/Weld region will average 112.6 new jobs per year for 4 years, and 1,385.5 jobs per year for the State of Colorado over 4 years. New local long-term jobs created from Taelor Solar Project operations total 5.2 for Morgan County, 12.4 for Weld County, 17.7 for the Morgan/Weld region, and 45.2 for the State of Colorado.

Direct jobs created during the operational phase last the life of the solar PV project, typically 30 or more years. Both direct construction jobs and operations and maintenance jobs require highly-skilled workers in the fields of construction, management, and engineering. These technical and highly paid jobs inject additional economic activity in communities through increased household spending.



Labor earnings is also an important figure in economic impact analysis because it indicates the amount of additional job income produced and re-spent in the economy. Figure 11 shows the earnings impacts from Taelor Solar Project, which are categorized by construction impacts and operations impacts.

**Figure 11.**  
**Labor Earnings Impacts, Taelor Solar Project, Morgan and Weld Counties, Colorado (\$M)**

Construction Period	Phase 1 Morgan County 2025-2027	Phase 2 Weld County 2025-2028	Total Morgan / Weld Region 2025-2028	Total State of Colorado 2025-2028
<b>Construction</b>				
Project Development and Earnings Impacts (Direct)	\$4.97	\$12.34	\$17.88	\$145.15
Supply Chain Impacts (Indirect)	\$2.11	\$5.25	\$7.85	\$198.14
Household Spending Impacts (Induced)	\$0.35	\$1.10	\$1.68	\$97.92
<b>New Local Earnings during Construction</b>	<b>\$7.44</b>	<b>\$18.69</b>	<b>\$27.41</b>	<b>\$441.21</b>
<b>Operations (Annual, Ongoing)</b>				
Onsite Output Impacts (Direct)	\$0.27	\$0.71	\$0.98	\$0.98
Local Revenue and Supply Chain Impacts (Indirect)	\$0.05	\$0.09	\$0.15	\$1.26
Household Spending Impacts (Induced)	\$0.01	\$0.04	\$0.06	\$1.07
<b>New Local Long-Term Earnings</b>	<b>\$0.33</b>	<b>\$0.84</b>	<b>\$1.19</b>	<b>\$3.31</b>

Source: NREL, IMPLAN, Inc., MPG Consulting.

The new local earnings during construction totals over \$7.4 million for Morgan County, about \$18.7 million for phase 2 activity in Weld County, \$27.4 million in the Morgan/Weld Region and \$441.2 million for the State of Colorado over the 4-year construction period. The new local long-term earnings totals over \$330,000 per year for Morgan County, over \$840,000 per year for phase 2 impacts in Weld County, \$1.19 million per year in the Morgan/Weld Region, and over \$3.3 million per year for the State of Colorado.

Output refers to economic activity or the value of production in the state or local economy. It is most akin to the gross domestic product, which measures output on a national basis. According to Figure 12, the new local output during construction totals \$18.7 million captured in Morgan County, about \$35.6 million for phase 2 impacts in Weld County, \$54.2 million in the Morgan/Weld region and over \$1.1 billion for the State of Colorado.

**Figure 12.**  
**Output Impacts, Taelor Solar Project, Morgan and Weld Counties, Colorado (\$M)**

Category	Phase 1 Morgan County 2025-2027	Phase 2 Weld County 2025-2028	Total Morgan / Weld Region 2025-2028	Total State of Colorado 2025-2028
<b>Construction</b>				
Project Development and Onsite Output Impacts (Direct)	\$8.61	\$17.91	\$26.52	\$251.33
Supply Chain Impacts (Indirect)	\$8.47	\$13.83	\$21.63	\$557.48
Household Spending Impacts (Induced)	\$1.61	\$3.89	\$6.05	\$293.76
<b>New Local Output during Construction</b>	<b>\$18.69</b>	<b>\$35.63</b>	<b>\$54.19</b>	<b>\$1,102.57</b>
<b>Operations (Annual, Ongoing)</b>				
Onsite Output Impacts (Direct)	\$0.27	\$0.71	\$0.98	\$1.67
Local Revenue and Supply Chain Impacts (Indirect)	\$0.20	\$0.34	\$0.53	\$3.37
Household Spending Impacts (Induced)	\$0.06	\$0.14	\$0.22	\$3.11
<b>New Local Long-Term Output</b>	<b>\$0.54</b>	<b>\$1.18</b>	<b>\$1.72</b>	<b>\$8.15</b>

Source: NREL, IMPLAN, Inc., MPG Consulting.

Statewide construction impacts are the result of capturing portions of site development, labor, professional services, and materials manufacturing impacts. The new local long-term output totals over \$540,000 for Morgan County, \$1.2 million for Weld County, \$1.72 million for the Morgan/Weld region and approximately \$8.2 million for the State of Colorado.

## Local Government Tax Revenue

Utility-scale solar PV projects, like other utility-scale energy generating facilities in Colorado, are assessed property taxes by a state formula based on the production and value of the power produced. As a result, the county, school district, fire district, and other governmental authorities in which the projects are located will receive increased annual revenue. This would be an entirely new revenue source for education and for local government services.

Figure 13 details the local government property tax impacts of the Taelor Solar Project. The projections use the MW-based payment projections in the “2023 Renewable Template for Estimating Property Taxes for Qualified State Assessed Renewables” developed by the Colorado Department of Local Affairs, Division of Property Taxation.<sup>7</sup> Property tax is estimated and projected for 30 years to allow solar developers to include the annual expense in their project financing plan.

**Figure 13.**  
**Property Taxes, Taelor Solar Project, Morgan and Weld Counties, Colorado**

Taxing District	Phase 1	Phase 2	Total (30-year)	Annual Average
Morgan County	\$ 11.62	\$ -	\$ 11.62	\$ 0.39
Wiggins Rural Fire	2.81	-	2.81	0.09
N Kiowa Bijou Groundwater Mgmt	0.01	-	0.01	0.00
Wiggins Pest Control	0.18	-	0.18	0.01
RE-50J Wiggins School	15.74	32.53	48.27	1.61
SE Weld Fire	-	8.52	8.52	0.28
Weld County	-	12.45	12.45	0.42
High Plains Library	-	2.63	2.63	0.09
Central Colorado Water Conservancy	-	0.88	0.88	0.03
<b>Total</b>	<b>\$ 30.36</b>	<b>\$ 57.03</b>	<b>\$ 87.38</b>	<b>\$ 2.91</b>

Source: NREL, MPG Consulting.

The Wiggins School District will generate an average of approximately \$1.6 million annually, or \$48.3 million over 30 years, including general and debt service levies. Both phases of the project lie within the Wiggins School District and will generate substantial revenue while producing little to no impact on education demand. The district bonding capacity will also be expanded with the increase in the tax base, allowing the district to finance additional facilities and programs.

<sup>7</sup> State renewable energy property taxation template: <https://dpt.colorado.gov/renewable-energy>.

Morgan County will generate \$11.6 million in additional property tax, including all county levies, and Weld County will generate approximately \$12.5 million over 30 years. The Wiggins Rural Fire District (\$2.8 million over 30 years) and the Weld Rural Fire District (\$8.6 million over 30 years) will also benefit from the project.

Virtually all property tax revenue should be considered new because the parcels are currently subject to an agricultural exemption, which significantly discounts property tax. The Morgan County Assessor's Office estimates the owners of the parcels included in Phase 1 will pay a total of \$67,759 in 2023 property tax. The Weld County Assessor's office estimates the owners of the parcels in Phase 2 will contribute \$18,551 in 2023 property tax. Both amounts are collected in 2024. Figure A-3 in the appendix provides more detail on the calculation.

These figures indicate that the change in land use is expected to produce an additional \$944,192 per year for Morgan County taxing districts and an additional \$1.88 million per year for Weld County taxing districts. Wiggins School District property tax revenues from the project area would increase by about \$1.56 million per year because of the change in assessment and taxation procedures.



## Appendix – Detailed Figures

The following tables show detailed local spending capture, and detailed JEDI model outputs.

**Figure A-1.**

### Construction Spending Local Detail

Category	Phase 1 Direct Investment 2025-2027	Local Capture 2025-2027	Phase 2 Direct Investment 2025-2028	Local Capture 2025-2028	Total Direct Investment 2025-2028	Region Capture 2025-2028	State Capture 2025-2028
<b>Materials &amp; Equipment</b>							
Mounting (rails, clamps, etc.)	41,605,864	0%	109,478,752	0%	151,084,617	0%	0%
Modules & Batteries	230,452,952	0%	322,461,254	0%	552,914,206	0%	21%
Electrical (wire, breakers, etc.)	63,767,122	0%	139,681,623	0%	203,448,745	0%	0%
Inverters	20,900,747	0%	39,722,272	0%	60,623,019	0%	0%
<b>Subtotal</b>	<b>356,726,686</b>	<b>-</b>	<b>611,343,901</b>	<b>-</b>	<b>968,070,587</b>	<b>-</b>	<b>116,111,983</b>
<b>Labor</b>							
Installation	35,700,859	10%	82,484,969	10%	118,185,828	10%	36%
<b>Subtotal</b>	<b>35,700,859</b>	<b>3,570,086</b>	<b>82,484,969</b>	<b>8,248,497</b>	<b>118,185,828</b>	<b>11,818,583</b>	<b>42,546,898</b>
<b>Other Costs</b>							
Permitting and Fees	385,000	100%	1,001,000	100%	1,386,000	100%	100%
Other Costs (Site Dev, Civil, other)	94,525,403	10%	177,229,407	10%	271,754,809	10%	100%
Business Overhead	49,904,033	0%	93,653,512	0%	143,557,545	0%	100%
<b>Subtotal</b>	<b>144,814,436</b>	<b>9,837,540</b>	<b>271,883,918</b>	<b>18,723,941</b>	<b>416,698,355</b>	<b>28,561,481</b>	<b>416,698,355</b>
<b>Total</b>	<b>537,241,981</b>	<b>13,407,626</b>	<b>965,712,789</b>	<b>26,972,438</b>	<b>1,502,954,770</b>	<b>40,380,064</b>	<b>575,357,236</b>

Note: Other costs include site development, civil work, and other general construction spending.

Source: NREL, Balanced Rock Power, MPG Consulting.

**Figure A-2.**

### Operational Spending Local Detail

Operations Period (Annual)	Phase 1 Beg. 2027	Local Capture	Phase 2 Beg. 2028	Local Capture	Total Annual Budget	Region Capture	State Capture
Labor	500,000	100%	1,300,000	100%	\$1,800,000	100%	100%
Materials & Equipment	840,000	10%	1,670,500	10%	2,510,500	10%	80%
Services	1,960,000	10%	2,671,500	10%	4,631,500	10%	80%
<b>Total</b>	<b>3,300,000</b>	<b>780,000</b>	<b>5,642,000</b>	<b>1,734,200</b>	<b>8,942,000</b>	<b>2,514,200</b>	<b>7,513,600</b>

Source: NREL, Balanced Rock Power, MPG Consulting.

**Figure A-3.**

### Current Annual Property Tax Expenditure (2023 Estimated Tax)

Source:

Morgan County; Weld County.

Morgan County Parcel ID	2023 Estimated Tax	Weld County Parcel ID	2023 Estimated Tax
129704000003	\$ 175	129903000006	\$ 157
129705000003	\$ 117	129903000005	\$ 204
129705000004	\$ 20,272	129911000006	\$ 1,967
129706000001	\$ 36,212	129914000012	\$ 450
129707000001	\$ 114	122132000006	\$ 78
129707000002	\$ 114	122133000002	\$ 439
129707000003	\$ 115	122134000004	\$ 370
129707000004	\$ 114	122134000003	\$ 22
129708000002	\$ 351	129910200006	\$ 81
129709000002	\$ 117	129910100005	\$ 1,199
129717000001	\$ 467	129915100002	\$ 12
129718000001	\$ 1,157	129915000009	\$ 785
129720000001	\$ 58	129902000001	\$ 6,252
129720000002	\$ 2,496	122135000003	\$ 125
129720000003	\$ 87	122135000004	\$ 4,357
129721000003	\$ 30	129901000006	\$ 2,054
129721000004	\$ 58	<b>Total</b>	<b>\$18,551</b>
129721000005	\$ 257		
129731000004	\$ 546		
122331000004	\$ 4,903		
<b>Total</b>	<b>\$67,759</b>		

## Photovoltaic - Project Data Summary based on User modifications to default values

Project Location	Morgan County
Year of Construction or Installation	2025
Average System Size - DC Nameplate Capacity (KW)	1000
Number of Systems Installed	250
Total Project Size - DC Nameplate Capacity (KW)	250000
System Application	Utility
Solar Cell/Module Material	Crystalline Silicon
System Tracking	Single Axis
Base Installed System Cost (\$/KW <sub>DC</sub> )	\$2,149
Annual Direct Operations and Maintenance Cost (\$/kW)	\$13.20
Money Value - Current or Constant (Dollar Year)	2024
Project Construction or Installation Cost	\$537,241,981
Local Spending	\$13,407,626
Total Annual Operational Expenses	\$65,620,070
Direct Operating and Maintenance Costs	\$3,300,000
Local Spending	\$763,200
Other Annual Costs	\$62,320,070
Local Spending	\$0
Debt Payments	\$0
Property Taxes	\$0

## Local Economic Impacts - Summary Results

	<b>Jobs</b>	<b>Earnings \$000 (2024)</b>	<b>Output \$000 (2024)</b>
<b>During construction and installation period</b>			
Project Development and Onsite Labor Impacts			
Construction and Installation Labor	40.9	\$3,570.4	
Construction and Installation Related Services	67.7	\$1,402.7	
Subtotal	108.6	\$4,973.1	\$8,605.0
Module and Supply Chain Impacts			
Manufacturing	0.0	\$0.0	\$0.0
Trade (Wholesale and Retail)	5.0	\$335.8	\$1,296.2
Finance, Insurance and Real Estate	0.0	\$0.0	\$0.0
Professional Services	8.6	\$373.2	\$1,624.4
Other Services	7.1	\$1,118.8	\$4,526.8
Other Sectors	23.5	\$283.7	\$1,026.9
Subtotal	44.2	\$2,111.6	\$8,474.4
Induced Impacts	8.2	\$352.3	\$1,609.9
<b>Total Impacts</b>	<b>161.0</b>	<b>\$7,436.9</b>	<b>\$18,689.3</b>
	<b>Annual</b>	<b>Annual</b>	<b>Annual</b>
	<b>Jobs</b>	<b>Earnings</b>	<b>Output</b>
		<b>\$000 (2024)</b>	<b>\$000 (2024)</b>
<b>During operating years</b>			
Onsite Labor Impacts			
PV Project Labor Only	3.9	\$272.2	\$272.2
Local Revenue and Supply Chain Impacts	0.9	\$47.3	\$202.4
Induced Impacts	0.3	\$13.5	\$61.6
<b>Total Impacts</b>	<b>5.1</b>	<b>\$333.0</b>	<b>\$536.2</b>

Notes: Earnings and Output values are thousands of dollars in year 2024 dollars. Construction and operating period jobs are full-time equivalent for one year (1 FTE = 2,080 hours). Economic impacts "During operating years" represent impacts that occur from system/plant operations/expenditures. Totals may not add up due to dependent rounding.

## Photovoltaic - Project Data Summary based on User modifications to default values

Project Location	Weld County
Year of Construction or Installation	2026
Average System Size - DC Nameplate Capacity (KW)	1000
Number of Systems Installed	650
Total Project Size - DC Nameplate Capacity (KW)	650000
System Application	Utility
Solar Cell/Module Material	Crystalline Silicon
System Tracking	Single Axis
Base Installed System Cost (\$/KW <sub>DC</sub> )	\$1,486
Annual Direct Operations and Maintenance Cost (\$/kW)	\$8.68
Money Value - Current or Constant (Dollar Year)	2024
Project Construction or Installation Cost	\$965,712,789
Local Spending	\$26,972,438
Total Annual Operational Expenses	\$117,664,684
Direct Operating and Maintenance Costs	\$5,642,000
Local Spending	\$1,700,790
Other Annual Costs	\$112,022,684
Local Spending	\$0
Debt Payments	\$0
Property Taxes	\$0

## Local Economic Impacts - Summary Results

	Jobs	Earnings \$000 (2024)	Output \$000 (2024)
<b>During construction and installation period</b>			
Project Development and Onsite Labor Impacts			
Construction and Installation Labor	94.6	\$8,249.1	
Construction and Installation Related Services	81.2	\$4,088.1	
Subtotal	175.7	\$12,337.2	\$17,912.2
Module and Supply Chain Impacts			
Manufacturing	0.0	\$0.0	\$0.0
Trade (Wholesale and Retail)	8.9	\$656.7	\$2,361.7
Finance, Insurance and Real Estate	0.0	\$0.0	\$0.0
Professional Services	11.5	\$597.5	\$1,771.5
Other Services	14.0	\$3,326.9	\$7,943.2
Other Sectors	66.6	\$669.2	\$1,756.1
Subtotal	100.9	\$5,250.3	\$13,832.5
Induced Impacts	23.0	\$1,101.7	\$3,886.3
<b>Total Impacts</b>	<b>299.6</b>	<b>\$18,689.3</b>	<b>\$35,630.9</b>
	<b>Annual</b>	<b>Annual</b>	<b>Annual</b>
<b>During operating years</b>	<b>Jobs</b>	<b>Earnings</b>	<b>Output</b>
Onsite Labor Impacts			
PV Project Labor Only	10.2	\$707.6	\$707.6
Local Revenue and Supply Chain Impacts	1.6	\$94.2	\$335.2
Induced Impacts	0.8	\$39.8	\$139.6
<b>Total Impacts</b>	<b>12.6</b>	<b>\$841.6</b>	<b>\$1,182.5</b>

Notes: Earnings and Output values are thousands of dollars in year 2024 dollars. Construction and operating period jobs are full-time equivalent for one year (1 FTE = 2,080 hours). Economic impacts "During operating years" represent impacts that occur from system/plant operations/expenditures. Totals may not add up due to independent rounding.



**Photovoltaic - Project Data Summary based on User modifications to default values**

Project Location	Morganweld
Year of Construction or Installation	2025
Average System Size - DC Nameplate Capacity (KW)	1000
Number of Systems Installed	900
Total Project Size - DC Nameplate Capacity (KW)	900000
System Application	Utility
Solar Cell/Module Material	Crystalline Silicon
System Tracking	Single Axis
Base Installed System Cost (\$/KWDC)	\$1,670
Annual Direct Operations and Maintenance Cost (\$/kW)	\$9.90
Money Value - Current or Constant (Dollar Year)	2024
Project Construction or Installation Cost	\$1,502,954,770
Local Spending	\$40,380,064
Total Annual Operational Expenses	\$183,252,753
Direct Operating and Maintenance Costs	\$8,910,000
Local Spending	\$2,456,460
Other Annual Costs	\$174,342,753
Local Spending	\$0
Debt Payments	\$0
Property Taxes	\$0

**Local Economic Impacts - Summary Results**

	<b>Jobs</b>	<b>Earnings \$000 (2024)</b>	<b>Output \$000 (2024)</b>	<b>Value Added \$000 (2024)</b>
<b>During construction and installation period</b>				
Project Development and Onsite Labor Impacts				
Construction and Installation Labor	135.5	\$11,819.5		
Construction and Installation Related Services	128.7	\$6,060.7		
Subtotal	264.1	\$17,880.2	\$26,517.2	\$20,657.3
Module and Supply Chain Impacts				
Manufacturing	0.0	\$0.0	\$0.0	\$0.0
Trade (Wholesale and Retail)	13.8	\$1,013.4	\$3,652.4	\$1,963.7
Finance, Insurance and Real Estate	0.0	\$0.0	\$0.0	\$0.0
Professional Services	18.4	\$941.5	\$2,910.7	\$1,571.3
Other Services	22.2	\$4,906.7	\$12,343.6	\$6,545.7
Other Sectors	96.9	\$988.5	\$2,720.9	\$1,521.3
Subtotal	151.3	\$7,850.0	\$21,627.6	\$11,601.9
Induced Impacts	35.0	\$1,682.5	\$6,046.9	\$3,216.4
<b>Total Impacts</b>	<b>450.4</b>	<b>\$27,412.7</b>	<b>\$54,191.7</b>	<b>\$35,475.6</b>
	<b>Annual</b>	<b>Annual</b>	<b>Annual</b>	<b>Annual</b>
<b>During operating years</b>	<b>Jobs</b>	<b>Earnings \$000 (2024)</b>	<b>Output \$000 (2024)</b>	<b>Output \$000 (2024)</b>
Onsite Labor Impacts				
PV Project Labor Only	14.1	\$979.8	\$979.8	\$979.8
Local Revenue and Supply Chain Impacts	2.5	\$147.1	\$526.9	\$278.6
Induced Impacts	1.3	\$60.3	\$216.5	\$115.1
<b>Total Impacts</b>	<b>17.8</b>	<b>\$1,187.3</b>	<b>\$1,723.2</b>	<b>\$1,373.6</b>

Notes: Earnings and Output values are thousands of dollars in year 2024 dollars. Construction and operating period jobs are full-time equivalent for one year (1 FTE = 2,080 hours). Economic impacts "During operating years" represent impacts that occur from system/plant operations/expenditures. Totals may not add up due to independent rounding.

**Photovoltaic - Project Data Summary based on User modifications to default values**

Project Location	Colorado St.
Year of Construction or Installation	2024
Average System Size - DC Nameplate Capacity (KW)	1000
Number of Systems Installed	900
Total Project Size - DC Nameplate Capacity (KW)	900000
System Application	Utility
Solar Cell/Module Material	Crystalline Silicon
System Tracking	Single Axis
Base Installed System Cost (\$/KWDC)	\$1,670
Annual Direct Operations and Maintenance Cost (\$/kW)	\$9.90
Money Value - Current or Constant (Dollar Year)	2024
Project Construction or Installation Cost	\$1,502,954,770
Local Spending	\$575,357,236
Total Annual Operational Expenses	\$183,252,753
Direct Operating and Maintenance Costs	\$8,910,000
Local Spending	\$7,051,680
Other Annual Costs	\$174,342,753
Local Spending	\$0
Debt Payments	\$0
Property Taxes	\$0

**Local Economic Impacts - Summary Results**

	<b>Jobs</b>	<b>Earnings \$000 (2024)</b>	<b>Output \$000 (2024)</b>	<b>Value Added \$000 (2024)</b>
<b>During construction and installation period</b>				
Project Development and Onsite Labor Impacts				
Construction and Installation Labor	487.7	\$42,550.2		
Construction and Installation Related Services	1,117.2	\$102,603.7		
Subtotal	1,604.9	\$145,153.9	\$251,331.5	\$202,323.7
Module and Supply Chain Impacts				
Manufacturing	401.8	\$46,675.7	\$159,682.0	\$65,781.6
Trade (Wholesale and Retail)	305.7	\$29,086.4	\$87,358.2	\$49,831.8
Finance, Insurance and Real Estate	0.0	\$0.0	\$0.0	\$0.0
Professional Services	288.7	\$22,192.9	\$57,762.3	\$34,529.9
Other Services	758.9	\$93,303.9	\$223,240.5	\$132,754.5
Other Sectors	742.9	\$6,878.9	\$29,434.0	\$15,981.3
Subtotal	2,498.0	\$198,137.8	\$557,476.8	\$298,879.0
Induced Impacts	1,439.0	\$97,922.2	\$293,764.8	\$170,143.4
<b>Total Impacts</b>	<b>5,541.8</b>	<b>\$441,214.0</b>	<b>\$1,102,573.2</b>	<b>\$671,346.1</b>
	<b>Annual Jobs</b>	<b>Annual Earnings \$000 (2024)</b>	<b>Annual Output \$000 (2024)</b>	<b>Annual Output \$000 (2024)</b>
<b>During operating years</b>				
Onsite Labor Impacts				
PV Project Labor Only	14.1	\$979.8	\$979.8	\$979.8
Local Revenue and Supply Chain Impacts	14.2	\$1,255.4	\$3,585.8	\$2,066.2
Induced Impacts	15.8	\$1,074.7	\$3,226.9	\$1,870.0
<b>Total impacts</b>	<b>44.1</b>	<b>\$3,310.0</b>	<b>\$7,792.5</b>	<b>\$4,916.1</b>

Notes: Earnings and Output values are thousands of dollars in year 2024 dollars. Construction and operating period jobs are full-time equivalent for one year (1 FTE = 2,080 hours). Economic impacts "During operating years" represent impacts that occur from system/plant operations/expenditures. Totals may not add up due to independent rounding.

**NOTICE OF PUBLIC HEARING**  
**MORGAN COUNTY BOARD OF COMMISSIONERS**  
**JANUARY 23, 2024 AT 9:00 A.M.**  
**VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY**  
**ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of Commissioners will conduct public hearings on the following proposed **Land Use Applications**:

- 1.) **Applicant:** Taelor Solar, LLC  
**Landowners:** L&R Rumsey Land, LLC and Magnum Feedyard, LLC  
**Legal Description:** **Taelor Solar 1, LLC, Solar Energy Facility** A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West, and a part of Sections 31, Township 3 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado and also  
**Taelor Solar 1, LLC, BESS** A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado.  
**Request:** Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS).  
**Date of Application:** July 13, 2023.

**THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICE AT 970-542-3526.**

To participate remotely you may connect via Zoom at:  
<https://us02web.zoom.us/j/87296123964>

Or Telephone:

Dial:

+1 719 359 4580 US

Webinar ID: 872 9612 3964

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

*Nicole Hay*

\_\_\_\_\_  
Nicole Hay  
Morgan County Planning Administrator

Published: January 13, 2024



## ORIGINAL SUBMITTAL & ADDITIONAL INFO.

### SOLAR

Special Use Permit Application

Right to Farm

Cover Letter

Project Narrative

Figure 1 – Location Map

Figure 2 – Site Plan & Layout Map

Figure 3 – Haul Route Map

Appendix 1 – Decommissioning Plan

Appendix 2 – Geotechnical Report Certification

Appendix 3 – Maintenance Statement Certification

Appendix 4 – Preliminary Erosion Control Plan & Certification

Appendix 5 – Current Title Commitment

Appendix 6 – Property Owners & Mineral Rights Holders tables & Mineral Notification Form

Appendix 7 – Proof of current paid taxes

Appendix 8 – Proof of Well Access

Appendix 9 – Utility Interconnection & Crossing Certification

Appendix 10 – Request for Section / Property line Waivers with map

Appendix 11 – Hydrology Study

Appendix 12 – Technical Specifications and One-Line Diagrams

Appendix 13 – Liability Insurance & Taelor Solar 1 / Taelor Solar HoldCo Operating Agreements

Appendix 14 – Draft Wildlife Study Plan

### BESS

Special Use Permit Application

Right to Farm

Cover Letter

Project Narrative

## ORIGINAL SUBMITTAL & ADDITIONAL INFO. CONT.

Figure 1 – Location Map

Figure 2 – Site Plan & Layout Map

Figure 3 – BESS Civil Layout

Figure 3 – Haul Route Map

Appendix 1 – Decommissioning Plan

Appendix 2 – Maintenance Statement Certification

Appendix 3 – Fire Mitigation & Emergency Operations Plan

Appendix 4 – Preliminary Erosion Control Plan & Certification

Appendix 5 – Current Title Commitment

Appendix 6 – Mineral Rights Holders Notification Form & Matrix

Appendix 7 – Proof of current paid taxes

Appendix 8 – Proof of Well Access

Appendix 9 – Utility Interconnection & Crossing Certification

Appendix 10 – Hydrology Study

Appendix 11 – Technical Specifications & One-Line Diagrams

Appendix 12 – Liability Insurance & Taelor Solar 1 / Taelor Solar HoldCo Operating Agreements

Appendix 13 – Draft Wildlife Study Plan Map

Revegetation Plan

Glare Report

Mineral Notification Letter & Responses

Neighbor Letters

Aerial Maps



## Table of Contents

Special Use Permit Application  
Right to Farm Policy Form  
Cover Letter  
Project Narrative

### **Maps and Plans**

Figure 1: Location Map  
Figure 2: Site Plan and Layout Map  
Figure 3: Haul Route Map

Appendix 1: Decommissioning Plan  
Appendix 2: Geotechnical Report Certification  
Appendix 3: Maintenance Statement Certification  
Appendix 4: Preliminary Erosion Control Plan and Certification

### **Ownership**

Appendix 5: Current Title Commitment  
Appendix 6: Property Owners and Mineral Rights Holders Tables and Mineral Notification Form  
Appendix 7: Proof of current paid taxes

### **Utilities/Access**

Appendix 8: Proof of Well Access  
Appendix 9: Utility Interconnection and Crossing Certification

### **Miscellaneous**

Appendix 10: Request for Section / Property line Waivers with map  
Appendix 11: Hydrology Study  
Appendix 12: Technical Specifications and One-Line Diagrams  
Appendix 13: Liability Insurance and Taelor Solar 1 / Taelor Solar HoldCo Operating Agreements  
Appendix 14: Draft Wildlife Study Plan





MORGAN COUNTY PLANNING  
ZONING & BUILDING DEPT.  
231 Ensign, P.O. Box 596  
Fort Morgan, Colorado 80701  
PHONE (970)542-3526  
FAX (970)542-3509

EMAIL: [permits\\_licensing@co.morgan.us](mailto:permits_licensing@co.morgan.us)

PERMIT # SM2023 - 0012

Date Received	<u>5/15/23</u>	Received By	<u>JS</u>
App Fee	<u>\$5000</u>	Ck/CC #:	<u>1308</u>
		Paid	<u>5/8/23</u>
Minor Amend Fee: \$		CK/CC #:	
		Paid	<u>/ /</u>
Recording Fee \$		Ck/CC #:	
		Paid	<u>/ /</u>
PC Date:	<u>8/14/23</u>	BOCC Date:	<u>/ /</u>
100 Year Floodplain?	<u>(Y/N)</u>	Taxes Current?	<u>(Y/N)</u>

### SPECIAL USE PERMIT APPLICATION

*(Also to be used as application for Amendments to Existing Special Use Permits)*

Landowner **MUST** Sign Application and Right to Farm Policy

#### APPLICANT

Name Taelor Solar 1, LLC

Address 310 East 100 South  
Moab, UT 84532

Phone \_\_\_\_\_

Email \_\_\_\_\_

#### LANDOWNER

Name L&R Rumsey Land, LLC / Magnum Feedyard, LLC

Address 1131 County Road I / 11665 Co Rd 1  
Wiggins, CO 80654

Phone (\_\_\_\_) \_\_\_\_\_

Email \_\_\_\_\_

#### BRIEF DESCRIPTION OF APPLICATION

An application for a special use permit for the new Taelor Solar solar collector facility, located south of Wiggins, Colorado. The project would generate 250MW of photovoltaic solar energy.

#### PROPERTY LEGAL DESCRIPTION

Address (if available):

Covering portions of Sections 4-9, 17, 18, 20, 21 in T2N R60W and a portion of Section 31 in T3N R60W

Please see attached narrative for full legal descriptions

S:\_\_\_\_ T:\_\_\_\_ R:\_\_\_\_ 1/2 1/4 1/4 Property Size \_\_\_\_\_ (sq. ft. or acres)

Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Zone District: 1T

Subdivision: \_\_\_\_\_ Lot #(s): \_\_\_\_\_

Is property located within 1320' (1/4 mile) of a livestock confinement facility?  Y/N

**SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.**

### SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

**Fee:**

**Non-Refundable Application Fee**

*\*Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations*

**Project Narrative:**

**Narrative– Including the following:**

- Project Description
- Purpose of request
- How this proposal complies with the Morgan County Comprehensive Plan  
*See: <https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive-Plan-2008.pdf>*
- How this project/proposed use meets the criteria for Special Use Permit pursuant to Sec. 2-395 of the Zoning Regulations
- How the project/proposed use meets any specific criteria related to the project/proposed use. *See Morgan County Zoning Regulations Chapter 4-Supplementary Regulations, including but not limited to: Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS*
- How project will relate to or impact existing adjacent uses
- All off-site impacts and proposed mitigation measures
- Development or implementation schedule of project
- Proposed length of time the permit, if applicable
- Discussion of any public improvements required to complete the project

**Environmental Impacts:**

Discuss any environmental impacts the Special Use will have on the following and the proposed mitigation measures:

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Dust     | <input checked="" type="checkbox"/> Existing Vegetation | <input checked="" type="checkbox"/> Land Forms      |
| <input checked="" type="checkbox"/> Noise       | <input checked="" type="checkbox"/> Odor     | <input checked="" type="checkbox"/> Storm Water Runoff  | <input checked="" type="checkbox"/> Water Resources |
| <input checked="" type="checkbox"/> Wetlands    | <input checked="" type="checkbox"/> Wildlife | <input checked="" type="checkbox"/> Visual Amenities    | <input type="checkbox"/> Other _____                |

**Map & Plans:**  **Special Use Map** meeting the requirements of Sec. 2-420 and any specific map requirements for the proposed use including but not limited to: *Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS. Sample Map attached to application for reference*

**Drainage/Run-Off Control Plan** may be required if the Planning Administrator determines that the use or building meets one of the following criteria:

- (1) The accessory use or building may have a drainage impact on adjacent properties;
- (2) The accessory use or building may have a drainage impact on adjacent right of ways;
- (3) The accessory structure is 5000 square feet or larger.

**Decommissioning Plan** [Wind, Solar, BESS]

**Geotechnical Report** [Wind, Solar]

**Maintenance Statement** [Wind, Solar, BESS]

**Water and/or Wind Erosion Control Plan** [Wind, Solar]

**Fire Mitigation Plan** [BESS]

**Specification Sheet** [BESS]

**Emergency Operation Plan** [BESS]

**Ownership:**  **Current title insurance commitment (last 6 months)**

**Mineral Rights Holders Notification**

**Notice to FFA & Approval Letter** [Wind]

**Notice to Operator of Communication Link (if applicable)** [Wind]

**Proof of current paid taxes**

**Utilities/Access:**  **Water tap (Will Serve letter or proof of access to a well)**

**Sewer (Septic Permit, Will Serve Letter from NCHD or proof of other public system)**

**Electric (Electric bill or letter of commitment from electricity provider)**

**Driveway Permit from CDOT or Morgan County Road & Bridge (If required by staff)**

**Ditch Company- Proof of contact if there is a ditch on or next to subject property**

**Architecture Control Approval (if applicable)**

**Utility Interconnection or Crossing Certification** [Wind, Solar]

**Road Agreement** [Wind, Solar]

**Electrical Diagram** [BESS]



**Vested Rights:**  **Vesting Rights** (Optional). If applying for vested rights with special use application, the following must be submitted:

- Period of time Vesting Rights are requested
- Development schedule including timeline and phases
- Reason for request
- Other pertinent factors concerning the development
- Additional application fee for vesting rights application

- Miscellaneous:**  **Right to Farm Policy** signed by Landowner(attached)
- Liability Insurance for Solar, Wind and/or BESS projects**
- 1 # Paper Application sets \*But can provide additional copies prior to meetings
- Digital Copy of Application** (One sided only)
- Posted Public Notice Verification:**
- Notarized affidavit with photographs from a distance & close-up
- This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing
- Additional Information required by staff:**
- 

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE

# APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.  
Application must be signed by landowners as shown on title insurance/commitment.

DocuSigned by:  
Dana Diller 5/5/2023  
AC2804B2B181493...  
Applicant Signature Date  
Applicant Signature Date

[Handwritten Signature] 4-26-2023  
Landowner Signature Date  
Landowner Signature Date

## APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.  
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AG2004P2B181493...  
Applicant Signature Date

Applicant Signature Date

[Handwritten Signature] 4-26-23  
Landowner Signature Date

Landowner Signature Date





**MORGAN COUNTY, PLANNING, ZONING & BUILDING DEPT.**  
231 Ensign, P.O. Box 596  
Fort Morgan, Colorado 80701  
PHONE (970) 542-3526 FAX (970) 542-3509

### MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office and the County Planning and Zoning Department, and County Attorney.

### RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

[Signature] 4-26-2023  
Signature Date  
Lytle L Ramsey  
Printed Name  
1131 CRT Wiggins Co.  
Address

**To Be Signed by Landowner**





**MORGAN COUNTY, PLANNING, ZONING & BUILDING DEPT.**  
231 Ensign, P.O. Box 596  
Fort Morgan, Colorado 80701  
PHONE (970) 542-3526 FAX (970) 542-3509

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*[Handwritten Signature]*  
\_\_\_\_\_  
Signature Date 4-26-23  
CASPER GABEL FOR MAGNUM FEEDWARD  
\_\_\_\_\_  
Printed Name  
11665 MCR 1 WIGGINS, CO 80654  
\_\_\_\_\_  
Address

**To Be Signed by Landowner**

*Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.*

# RECEIPT

## Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526



SU2023-0012 | Special Use Permit

Receipt Number: 543901

**Payment Amount:** \$5,000.00

May 8, 2023

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Balanced Rock Power LLC	Jenafer Santos	1308

### Comments

### Assessed Fee Items

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
05/16/23	Special Use - Manual		\$5,000.00	\$5,000.00	\$0.00
<i>Totals:</i>			\$5,000.00	\$5,000.00	
				<b>Previous Payments</b>	\$0.00
				<b>Remaining Balance Due</b>	\$0.00

### Application Info

<b>Property Address</b>	<b>Property Owner</b>	<b>Property Owner Address</b>	<b>Valuation</b>
Multiple Parcels Wiggins, CO 80654	Multiple Owners		

### Description of Work

Application for a special use permit for the new Taelor solar collector facility, located south of Wiggins. The project would generate 250 MW of photovoltaic solar energy.





May 5, 2023

Ms. Nicole Hay  
Director, Planning and Zoning, Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Solar –Application for Special Use Permit and related Waiver Request for Section Line Setbacks

Dear Ms. Hay:

Taelor Solar 1, LLC, a wholly owned subsidiary of Balanced Rock Power Development LLC (“Balanced Rock Power”), submits this application to seek approval of a Special Use Permit for a new solar collector facility as per section 4-820 of Chapter 4 of the Morgan County Zoning Regulations. Balanced Rock Power (“BRP” or “the Company”) is a regionally focused renewable energy development firm with deep industry roots and community connections in the Western United States. The Company’s best-in-class team has over 135 years of collective renewable energy development experience from industry leading companies and has delivered over 140 wind, solar and battery development projects resulting in over 14 GWac of operational renewable energy capacity. We appreciate the opportunity to submit this application for a new solar facility and believe that we have dedicated the time and effort on both our Taelor Solar project development and the criteria required by the County’s process to provide you with a comprehensive application.

Please know that we are available and prepared to answer questions, and to make adaptations that may be supportive of Morgan County Planning and Zoning needs.

We are enthusiastic that the Project will support increased economic development and add value to the community through job creation, construction and operation activities, and local taxes. On behalf of Taelor Solar 1, LLC, we thank you for the detailed evaluation and consideration of this Project’s application.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Mooney", with a horizontal line extending to the right.

Matt Mooney  
VP of Development  
Balanced Rock Power Development, LLC



# TAEOR SOLAR PROJECT

## SPECIAL USE PERMIT (SUP) APPLICATION – MORGAN COUNTY

### PROJECT NARRATIVE

Taelor Solar 1, LLC (Applicant), a wholly owned subsidiary of Balanced Rock Power Development, LLC, is requesting a Special Use Permit (SUP) from Morgan County for the Taelor Solar Project. This Project Narrative incorporates the submittal requirements for an SUP approval as well as the submittal requirements for a solar collector facility found in section 4-820 of Chapter 4 of the Morgan County Zoning Regulations.

### SUP APPLICATION NARRATIVE REQUIREMENTS

The information below addresses the submittal requirement for a SUP application.

#### PROJECT DESCRIPTION

The Applicant proposes to construct, operate and decommission the Taelor Solar Project (Project). The Project would be an up to 250-megawatt (MW) alternating current (AC) solar photovoltaic (PV) power generating facility on up to approximately 4,410 acres of private land in southwestern Morgan County, Colorado (**Figure 1**). The Project would interconnect to Xcel Energy’s Fort Morgan - Pawnee 230 kilovolt (kV) transmission line that crosses the site.

#### Location

The Project is located approximately 4 miles southwest of the Town of Wiggins in unincorporated Morgan County (**Figure 1**). Access is provided via Interstate Highway 76 (I-76) which is about 4 miles north of the site. From I-76, access to the site is provided by County Road 3 to County Road M (**Figure 2**). All Project facilities would be located on private lands.

The table below identifies the parcels and the legal descriptions included in the Project.

LEGAL DESCRIPTION			PARCELS	
Township	Range	Section		
2 North	60 West	4	W½ W½ and W½E½ W½	129704000003
		5	SE¼	129705000003
		6	W½	129706000001
		7	S½, NW¼	129707000003, 129707000002, 129707000001, 129707000004



		8	E½, SW¼	129708000002
		9	W½W½	129709000002
		17	All	129717000001
		18	All	129718000001
		20	N½	129720000001, 129720000002, 129720000003
		21	NW¼	129721000003, 129721000004, 129721000005
3 North	60 West	31	S½	122331000004

### Project Components

The Project would be a 250 MW solar PV power generating facility where PV modules convert sunlight into direct current (DC) electricity that would be collected and converted to AC electricity through a system of inverters. Transformers would step up the AC electricity to 34.5 kV and the energy would be delivered to the onsite substation. There the electricity would be stepped up to 230 kV and then connected to the existing Fort Morgan - Pawnee line where it crosses the site - the Point of Interconnection (POI).

The selected Engineering, Procurement and Construction (EPC) contractor would prepare the final design based on the most appropriate technology available and final mitigation requirements incorporated into the Project. Manufacturer, size, quantities, and dimensions would vary somewhat based on vendors / technologies selected. All facilities would be within the parcels described in this narrative.

Major components of the solar generating facility include the following:

- Solar arrays consisting of solar PV modules on single-axis horizontal tracker mounting systems. DC collection lines from each module to Power Conversion Stations (PCS) which includes inverter(s) that convert DC power to AC power, transformer(s) that step up the voltage to 34.5 kV, and other controls / data equipment
- Aboveground and underground 34.5 kV collection system from each PCS to the on-site substation
- One onsite substation with multiple 34.5 kV to 230 kV transformers
- Operations and maintenance (O&M) area and building
- Communications facilities
- One or more permanent meteorological stations
- Site security and fencing

Temporary facilities on the solar site would include areas for construction trailers and parking; storage areas for equipment, materials, recycling, and waste; water storage pond or tank(s), septic system, generators/power service, and communications used during the construction phase. These temporary areas would be located within the solar facility fence.

### Ancillary Facilities

#### Access

Primary access for the solar project site would be provided by existing County roads (3 and M) from I-76 located north of the site (see **Figure 2**). The segments of these roads used to provide access to the site are well maintained and no improvements are anticipated. Although most of the construction is planned





on the east side of the floodplain, Taelor Solar will use County Road M to access the site on the west side of the floodplain as well.

The Project would also have perimeter roads inside the project fence typically 20 feet wide with compacted soil surface. Within the solar arrays, the Project would have access ways to each PCS typically a minimum of 12 feet wide with a compacted soil surface.

#### *Operations Building Area*

An operations area would be constructed at a centralized location on the site near the project substation. This area would cover up to 10 acres and include an operations and maintenance (O&M) building, possible water storage, materials storage, and parking. The O&M Area is shown on the conceptual site plan.

#### *Communications*

Communication service to the Project would be provided by local service providers and/or microwave tower. The Project would have onsite communication lines connecting the Project components. Redundancy in the communication system would be provided as required by the Interconnection Agreement and/or power purchase agreement (PPA). Communications lines could be aboveground or underground.

#### *Permanent Meteorological Stations*

One or more permanent meteorological stations would be installed on posts approximately 15 feet high within the Project site and would remain during Project operations. The quantity and locations of met towers would be determined during final design.

#### **Water Usage, Amounts, Sources**

Water is not required for PV generation. The Project would require water during construction primarily for dust control as well as some minor consumptive use for concrete and other needs. Water consumption during operation would be relatively low and primarily for potable uses by site personnel and periodic washing of panels. Construction water needs are estimated to be up to approximately 250 acre-feet (AF) over the course of the construction period. Estimated operational water requirements would be up to 5 to 10 acre-feet per year (AFY). Water would be provided by delivering water from a local provider to the site via truck.

Drinking water may be delivered to the site during construction and operations. Please see Appendix 8 for proof of well access.

#### **Erosion Control and Stormwater Drainage**

A detailed hydrology study and erosion control plan would be prepared prior to construction as part of final design. The Project could include permanent or temporary drainage improvements to manage and maintain flows through the site. As mentioned above, water would be applied for dust control and approved palliatives could also be applied where needed. Project-specific Best Management Practices (BMPs) would be provided in the erosion control and hydrology/drainage plans and a preliminary erosion control plan has been included in Appendix 4.

#### **Vegetation Treatment and Weed Management**



Vegetation would be removed only where needed in the solar array for localized grading for construction and maintenance of access roads, buildings, equipment enclosures, the site substation, met stations, and where it could interfere with facility operations. In other areas, vegetation could be mowed as needed for construction safety and allowed to re-grow to a height that would not interfere with facility operations or create a fire risk. Vegetation and weed management plans would be prepared prior to the start of construction.

### **Waste and Hazardous Materials Management**

Recycled materials and waste would be collected and transported to appropriate facilities. Construction trailers and the operations building would utilize portable toilets. Portable toilets and washing stations would be serviced by a contracted company.

Construction vehicles and generators would contain fuel and an onsite above ground fuel storage tank could be used. Additional battery backups may be installed for critical components throughout the facility. Disposal of modules and batteries would be conducted to comply with applicable laws.

A Hazardous Materials Management Plan for the limited hazardous materials expected to be used onsite would be prepared prior to the start of construction.

### **Fire Protection**

Electrical equipment including inverters and transformers would be housed in appropriately rated National Electric Manufacturers Association (NEMA) enclosures. Vegetation around buildings and equipment would be maintained to minimize fire risk. A water storage tank or pond could be located in the O&M Area for fire and domestic use. A Fire Protection Plan would be provided to the County Emergency Management department and the Wiggins Rural Fire Protection District for review and approval prior to the start of construction.

### **Site Security and Fencing**

Site security would include fencing and possibly motion sensor lighting, onsite security guards, cameras and other technology during construction and operations. The Project perimeter fencing would be about 7 feet tall and may be chain-link or other design possibly with barbed wire on top. The site substation would have additional fencing. Fencing would be grounded per industry standards. Signs would be installed at the entrance and along the perimeter fence as needed.

Temporary construction fencing could be installed around the site and the construction logistics/storage facilities and/or around construction areas.

### **Electrical Components**

The Project would include the following on-site electrical components manufactured and installed per industry standards:

- PV modules
- DC collection system
- Inverters and medium voltage transformers
- AC collection system





- One or more 230 kV transformer(s) within the substation
- Circuit breakers and associated protection equipment
- Two or more meters
- Supervisory Control and Data Acquisition (SCADA) control system
- Auxiliary Power Service
- Emergency generator
- Backup battery systems for various components

The interconnection study would determine any upgrades to the existing regional transmission system that could be required to facilitate interconnection of the Project.

#### **Interconnection to Electrical Grid**

The Project proposes to interconnect into the existing Fort Morgan - Pawnee line that crosses the proposed solar site. The Project would include a 230-kV on-site substation with a short line to the Point of Interconnection (POI) on the existing line.

#### **Spill Prevention and Containment**

The site substation would include a containment system designed for the high voltage transformer fluids. The fueling area for construction equipment and emergency generators would also include spill containment and prevention measures. A detailed Spill Prevention, Containment, and Countermeasure (SPCC) Plan outlining all these measures for construction and operation of the Project would be developed prior to construction.

#### **Health and Safety Program**

A Health and Safety Program (HASP) for the construction and operation of the Project would be developed prior to the start of construction. This plan would include written safety programs and procedures, fire safety programs, measures for working in the heat, hearing loss prevention, respiratory protection, heavy equipment procedures, and others. All onsite employees and contractors would be required to comply with the HASP.

### **CONSTRUCTION OF FACILITIES**

#### **Solar Field Construction Process**

Construction is estimated to take approximately 18 to 24 months. Construction on the solar site is expected to start with the installation of the perimeter fencing. Site preparation and the installation of solar equipment is expected to move continuously across the site from one array to the next. Substation and interconnection construction would occur in parallel with construction of the solar arrays.

The selected Engineering, Procurement and Construction (EPC) contractor would prepare the final design based on technology available and would determine construction methods. The layout, quantities, schedule, and techniques may change. The EPC would provide a detailed construction schedule prior to the start of construction.





## **Phasing**

While not currently anticipated, the Project could be phased if commercially necessary to meet contractual requirements.

## **Access**

Access to the Taelor Solar Project for component deliveries and worker access would be provided from I-76 located about 4 miles north of the Project via existing County roads (CR 3 and CR M) (see **Figure 2**). No upgrades would be required for these roads. Components would be delivered to site and either unloaded at their installation location or at temporary laydown areas. Worker vehicles would be parked in a temporary construction parking area. Onsite vehicles or ATVs would transport workers to work areas around the site.

## **Construction Work Force / Equipment**

The estimated construction work force on site would be expected to be up to approximately 400 workers. Construction traffic to the site would include commuting construction workers and the delivery of materials and equipment. Workers would commute daily and could carpool. Materials would be delivered to the site during construction periodically throughout the day via trucks.

Once delivered to the site, construction equipment would be used on site for the construction phase and transported off when no longer needed. On-site construction equipment may include tractors, disk/tillers, vibratory rollers, excavators, graders, dump trucks, end loaders, trenching machines, pumps, augers, pile-drivers, forklifts, water trucks, cranes, a variety of truck mounted equipment, and additional support vehicles.

Construction would be conducted typically during daylight hours on weekdays. Weekend and nighttime construction activities could be needed. If nighttime construction is needed, lighting would be provided by portable downward-casting lights that would only illuminate the local work area.

## **Site Preparation**

Limited grading is expected for the site. Vegetation would be removed only as needed for construction and maintenance. This is expected to occur for locations of site roads, buildings, equipment enclosures, substation, and met stations where localized grading would be needed within the solar array. In other areas, vegetation could be mowed as needed for construction safety. A detailed grading plan would be provided to the County for review and approval prior to construction.

Trenching and excavation for foundations, underground electrical components, drainage improvements, etc. would be performed using appropriate equipment. The geotechnical investigation data would determine foundation and compaction requirements.

## **Solar Equipment Installation**

Construction of the solar field would occur by arrays across the solar site. Steel posts or piles would be driven into ground at surveyed locations and per design. The piles would be driven into the ground six to eight feet depending on specific soil conditions as determined by the results of the site geotechnical



survey. Drilling into rock may be required if encountered. Trenching and underground cable installation would occur in parallel. The single-axis tracking mounting system would be assembled and secured to the posts. Then PV modules (panels) would be installed on the mounting system along with the wiring to connect them.

### **Power Conversion Stations (PCSs)**

Power Conversion Stations (PCSs) typically include inverter(s), transformer(s), and related equipment. PCSs would be delivered on one or more skids and lifted onto a concrete foundation by crane.

### **Collection System**

A DC electrical collection system would be installed aboveground or underground in the array areas to deliver the energy generated by the PV panels to the PCSs. Aboveground or underground AC collection lines would be built to deliver the energy from the PCSs to the site substation. If above ground, collection line poles may be steel or wood and could have multiple circuits on poles with insulating conductors.

### **Substation Construction**

Construction of the onsite substation would be initiated with grading, installation of a grounding grid and underground conduit, backfilling, and compaction. Concrete foundations and containment systems would then be installed followed by electrical structural equipment including lightning protection. Transformer, breakers, and other equipment enclosures would be installed on to foundations. Fencing would be installed around the entire substation site. Inspection, testing and commissioning of equipment could be conducted at energization per the Interconnection Agreement.

### **Gravel, Aggregate, Concrete Needs and Sources**

Gravel and aggregate could be used for internal access roads, parking, foundations, trenches, stormwater protection and erosion control. Some electrical equipment could have pre-cast concrete bases or concrete could be delivered to site. These materials would be sourced from local providers that would be identified prior to construction.

### **Construction Power**

Construction power would be provided by a local electrical service provider via distribution line or by on-site generators. If a construction power service main is developed, it would remain in place during operations for the O&M building.

### **Stabilization, Protection, and Reclamation Practices**

The Project would implement plans for soil stabilization and protection and apply Best Management Practices (BMPs) throughout construction and operations. During and following construction of onsite facilities, appropriate water erosion and dust-control measures would be implemented to prevent increased dust and erosion. Dust generated by construction would be controlled and minimized by applying water and, if needed, approved palliatives could be applied to newly constructed interior site access roads.





Soil stabilization measures outlined in a stormwater management plan (SWPPP) would be used to prevent soil being eroded by stormwater runoff during construction and operation.

## **OPERATIONS AND MAINTENANCE**

The O&M requirements for a PV solar generation facility are minimal and typically include regular monitoring, periodic inspections, and conducting any needed maintenance and repairs. The Taelor Solar Project is expected to be energized continuously with generation from sunlight or backfeed from the Project switchyard. Remote monitoring of the operations would provide safety and optimization controls plus provide reporting and alerts. Any outages for maintenance would typically be scheduled during the nighttime and local task lighting would be downward-casting and used only in the specific area of work. The O&M building would house the administrative and management activities as well as store parts and supplies.

In addition to routine inspections of components, the Project fences, roads, and drainage facilities would be inspected after significant weather events. Repairs would be performed by the O&M workforce or contracted specialists as needed. PV panel washing could occur periodically.

The operations workforce is estimated to employ up to 3 workers. Operation and maintenance would require the use of vehicles and equipment for minor maintenance. Pick-up trucks and ATVs could be used daily on the site and no heavy equipment would be used during normal plant operation but would be brought in only when needed for repairs or replacements.

## **PURPOSE OF REQUEST**

The purpose of the Project is to provide a clean, renewable source of solar electricity to help meet the region's growing demand for power and fulfill national and state renewable energy and greenhouse gas emission goals. This Project would serve electricity users in Colorado.

Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve providing its customers with energy generated from 100 percent clean energy resources by 2050.

The Applicant has offered the output of this facility to Public Service Company of Colorado to help meet the State's growing need for renewable energy.

## **RELATIONSHIPS / IMPACTS TO EXISTING ADJACENT USES**

The entire Project site and surrounding area is zoned for agriculture production (Zone A). Constructing solar collector facilities greater than 20 acres is an allowed special use for this zone.

Nearly all the proposed site is currently grazing land. A small part of the site in the southwest corner (approximately 140 acres) is in cultivated agriculture.

Surrounding land uses include other grazing lands, a feedlot (Magnum Feedyard) immediately north and west of the site, irrigated and non-irrigated cultivated lands, existing transmission lines, and a few rural residences near the northern boundary of the site along County Road M.





Construction and operation of the proposed Project is expected to have limited impact on the surrounding properties and uses as discussed in the following section.

## **ENVIRONMENTAL IMPACT ANALYSIS AND PROPOSED MITIGATION MEASURES**

This section provides a description of baseline conditions on the proposed Project site and vicinity and summarizes the potential impacts that the proposed use may cause.

### Air Quality / Dust

In general, Morgan County's air quality is very good. The main problem is fugitive dust during dry and windy days that can occur at any time during the year. Smog from the Denver Metropolitan area sometimes does not disperse by the time it reaches the county (Morgan County 2008).

Construction of the Project would result in the generation of dust and tailpipe emissions from vehicle traffic and construction equipment. There would be an increase in dust emissions during construction activities that would be mitigated by the application of best management practices outlined within a Fugitive Dust Plan developed to satisfy County requirements. Disturbed areas would be watered as necessary to suppress dust during construction and operation and, if needed, approved palliatives could be applied to newly constructed interior site access roads after they are constructed.

### Existing Vegetation

Morgan County is dominated by short grass prairie and riparian plant communities along the South Platte River Valley and adjacent to permanent bodies of water. Vegetation within the Project site is composed of mostly shortgrass prairie with a small amount of cultivated agricultural land.

There are two federally listed plant species identified as having the potential to occur in the Project area – the western prairie fringed orchid (*Platanthera praeclara*) (threatened) and the Ute Ladies'-tresses (*Spiranthes diluvialis*) (threatened). Suitable habitat for the fringed orchid includes moist tallgrass prairies and sedge meadows. Ute Ladies-tresses habitat includes riparian edges, gravel bars, old oxbows, high flow channels, and moist to wet meadows. It does not appear that suitable habitat for either species occurs in the area.

The Colorado Natural Heritage Program (CNHP) maintains data for all known Special Status Species and their habitat, all Potential Conservation Areas (PCAs), and all Network of Conservation Areas (NCAs) within the State of Colorado. A search of CNHP data (CNHP 2021) reveals no records of plant Special Status Species. There are also no CNHP designated PCAs and no NCAs located within a two-mile radius surrounding the Project area (CNHP 2021).

Impacts to vegetation from construction, O&M, and decommissioning of the Project are primarily associated with soil disturbance, vegetation management, and the use of vehicles and heavy equipment in the solar field. During development of the Project, vegetation within the solar arrays would be mowed if needed leaving the roots intact to help hold the soil and place and facilitate regrowth after construction. Construction equipment would drive over and crush the vegetation during installation of the arrays. Vegetation would be cleared permanently from internal Project roadways, at inverter equipment, and the substation. Vegetation and weed management plans would be prepared prior to the start of construction and following construction, disturbed areas would be revegetated where needed.



## Landforms

The proposed Project site is located on uplands about 9 miles south of the South Platte River. Elevation ranges from approximately 4,600 feet on the northern boundary of the site to 4,750 feet at the southern boundary of the site. Only very minor grading and changes to site topography are expected to accommodate development of the solar field.

## Noise

Primary existing noise sources in the vicinity of the Project site include traffic on local roads and agricultural activities. Based on the rural nature of the area and low population density, the day-night average noise level (Ldn or DNL) is estimated to be within the range of 33 to 47 dBA Ldn typical of a rural area. The dBA levels (or A-weighted decibels) are an expression of the relative loudness of sounds as perceived by the human ear.

Noise effects would result from the implementation of the Project during construction and operational activities. These impacts would be short-term or temporary for construction and long-term for operations and maintenance. Since construction noise would be short-term, the discussion below addresses the expected noise levels during the operational phase of the Project.

During the operational phase, the Project is expected to employ up to three permanent full-time workers to operate and maintain the facility and to provide plant security. Maintenance needs for the PV project would include possible panel washing, array inspection, vegetation control (as needed), and inverter and switchyard maintenance.

The potential sources of long-term operational noise would be associated with the operation of electrical equipment including the inverters and transformers for the solar arrays, drive motors associated with the panel tracking system, and noise from vehicle operations during routine O&M activities. Operations at the solar facility would occur primarily during daylight hours when the panels are producing energy. The expected noise levels of the electrical equipment are described below.

Solar Panel Single-Axis Trackers - very low noise levels and brief duration (operate for a few seconds at a time)

Power Conversion Station Transformers and Inverters – scattered throughout the interior of the solar field (approximately one for each 2 MWs)

Noise from electrical equipment is low frequency and low volume. Like all sound, the sound from the equipment adjacent to the source would dissipate with distance. For example, approximately a sound level of 70 dBA at the source would equate to less than 30 decibels at 50 feet. The tracker motors and PCS locations being spread widely over the Project site would further reduce the composite noise level off site with them expected to be lower than the rural background levels and, therefore, effectively inaudible.

Other maintenance activities such as visual inspections and equipment / parts replacement would be expected to be ongoing over the life of the Project. Potential effects from these activities on the existing ambient noise levels may be detectable for a short duration at the Project site and from traffic on local roads. Given the relatively remote location of the Project site with respect to noise receptors, any potential increases in noise levels on-site are unlikely to be detectable.





### Odor

The proposed Project would be adjacent to an existing feedlot and in the vicinity of another. Construction and operation of a solar project like proposed would not result in any odors.

### Water Resources / Storm Water Runoff

Data was obtained from the Federal Emergency Management Agency (FEMA) to confirm whether any designated floodplains occur on or adjacent to the project. The site plan shows the floodplain map from FEMA for the project area.

As shown, a designated floodplain is identified on the site. A 100-year floodplain (defined as areas subject to inundation by the one-percent-annual-chance flood event) occurs on the western part of the site along Rock Creek. In addition, Balanced Rock Power has completed a hydrology study for the area in order to inform project designs, avoiding the FEMA-designated floodplain and any other potential areas of concern. Please see the appendices for the hydrology study. As shown on the Project site plan, the designated floodplain areas would be avoided and no floodplain management standards (including the need for a floodplain permit) would apply to the Project.

As discussed in the Project description, stabilization measures outlined in a stormwater management plan (SWPPP) would be used to prevent soil from being eroded by stormwater runoff during construction and operation. This would be developed to comply with the stormwater discharge certification requirements of the Colorado Department of Public Health and Environment (CDPHE).

### Wetlands

Drainages and wetlands can be considered jurisdictional waters and subject to regulation by the Corps of Engineers. The National Wetlands Inventory (NWI) identified potential jurisdictional waters in the area. Rock Creek crosses the western and northern part of the site and another small drainage in the eastern portion of the site. These and a couple small areas were identified as potentially jurisdictional wetlands by the NWI program.

A field assessment was conducted on the site to confirm the potential for these waters to be jurisdictional. It was determined that these waters were isolated and not connected downstream. Therefore, they would not be jurisdictional waters. This will be documented through a jurisdictional filing with the Corps.

As mentioned above, Rock Creek and its surrounding floodplain would be avoided by the site layout shown on the site plan.

### Wildlife

Morgan County supports a wide variety of game and non-game wildlife common to the plains environment. Habitat within the Project area is composed of mostly shortgrass prairie with a small amount of agricultural land. Data were collected to determine the wildlife resources that have the potential to occur or are known to occur within the Project area. This analysis is based on information provided by the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool (USFWS 2022a), the Colorado Natural Heritage Program (CNHP) Conservation Data Explorer (CNHP 2022), and





aerial photography. The CNHP maintains data for all known Special Status Species and their habitat, all Potential Conservation Areas (PCAs), and all Network of Conservation Areas (NCAs) within the State of Colorado.

The USFWS IPaC database identifies the potential for federally listed threatened and endangered species protected by the Endangered Species Act (ESA) to occur within or near the Project area (USFWS 2022a). There are no critical habitats identified on the site. The IPaC lists three birds that could potentially occur in the Project area - eastern black rail (*Laterallus jamaicensis*)(threatened), piping plover (*Charadrius melodus*)(threatened) and whooping crane (*Grus americana*)(endangered). It also lists one fish - pallid sturgeon (*Scaphirhynchus albus*)(endangered), one mammal - Preble's meadow jumping mouse (*Zapus hudsonius preblei*)(threatened), and one insect - monarch butterfly (*Danaus plexippus*)(candidate).

Piping plovers, eastern black rail and whooping crane may migrate over the Project area, but there is no suitable breeding or foraging habitat within the Project area. The eastern black rail inhabits shallow wetlands dominated by cattails. The whooping crane relies on habitat provided in portions of the Platte River system well downstream of the Project area and does not occur near the Project area. The pallid sturgeon occurs in large perennial rivers which are not present in the Project area. Because no water depletions or disturbance to aquatic systems are anticipated to occur with a solar facility, no impacts would be expected.

The Preble's meadow jumping mouse is found in shrub dominated riparian habitats and immediately adjacent upland habitats. There is no suitable habitat for this species within the Project area. The monarch butterfly could be present within the Project area. The potential for the monarch to occur would be based on the presence of flowering plants, most importantly the presence of milkweed. As a candidate species, it is not formally protected by the ESA. Overall, there is a very low risk to species protected by the ESA.

There are nine species listed by the State as Endangered, Threatened, or Species of Special Concern that have the potential to occur within the Project area. State-listed Special Status Species are not provided statutory protection unless the species is also protected under the umbrella of a federal program such as the endangered species act (ESA), migratory bird treaty act (MBTA), or the bald and golden eagle protection act (BGEPA). All these state-listed species would generally be at no/low risk from Project implementation but there could be suitable habitat for some of them in the area including burrowing owl, ferruginous hawk, mountain plover, long-billed curlew, black-tailed prairie dog and common garter snake in the area. There could also be suitable foraging habitat for golden eagle but there does not appear to be suitable nesting habitat nearby.

As mentioned in the Project description, the habitats on the site would be expected to be disturbed during construction. Grading on site would be limited and native vegetation / habitats would be encouraged to re-establish. Vegetation and weed management plans would be prepared prior to the start of construction and following construction, disturbed areas would be revegetated where needed.

In addition, as shown on the site plan, the major drainages and their associated floodplains would be avoided by the site layout. This would maintain corridors for wildlife movement through the site.

Balanced Rock Power has engaged Colorado Parks and Wildlife on the Taelor Solar project. We are expecting written comments from CPW in the near future. A draft wildlife plan, based on discussions with CPW to date, is attached as Appendix 14.



Visual Resources

The proposed Project site is located in a rural, mostly undeveloped part of Morgan County along its border with Weld County. Land uses in the area include grazing lands, feedlots, irrigated and non-irrigated cultivated lands, existing transmission lines, and a few rural residences.

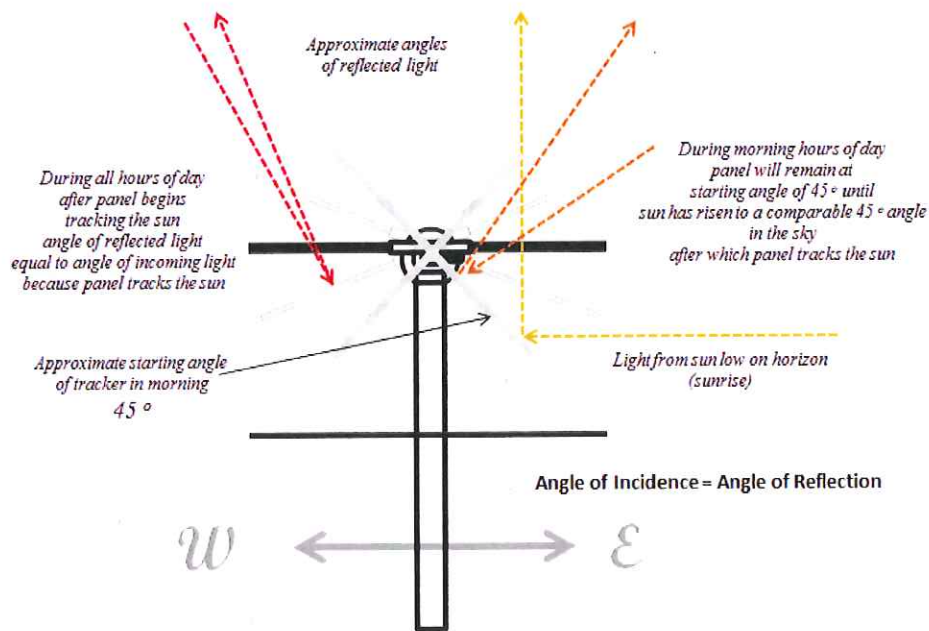
The Taelor Solar Project is not expected to significantly affect the visual quality of the area. It is located on moderately flat land and would have a low profile on the landscape with the solar field having a maximum height of approximately 15 feet. The area around the site does not provide public recreational opportunities or attract public attention. The visually dominant features of the area are the existing feedlots and transmission lines. In addition to the relatively low profile (height) of the Project, the PV panels would absorb sunlight and not cause substantial glare.

Solar panels are designed to maximize absorption and minimize reflection to increase electricity production efficiency. To limit reflection, solar PV panels are constructed of dark, light-absorbing materials and are covered with an anti-reflective coating to further reduce reflectivity. PV panels generally reflect less than 10% and as little as 2% of the incoming sunlight depending on the angle of the sun.

PV systems are also installed to be oriented towards the sun. All PV solar projects, regardless of the type of mounting structure, mount the panels so they are perpendicular to the sun or close to it as much time as possible to maximize solar absorption and energy output. This means that the panels are oriented towards the sun as much as possible throughout the course of the day and the course of the year as the position of the sun changes in the sky. This orientation towards the sun results in the portion of incoming light that is reflected to be directed back into the sky because light is reflected from a flat surface at an angle equal to that of the incoming light.

Panels mounted on single-axis trackers as proposed for this Project, would be mounted horizontally (flat) in north-south rows and would move to track the sun east to west during the course of the day. The maximum tilt angle of the panels would be approximately 45 degrees and this would be the angle at which the panels would be oriented in an easterly direction at the beginning of each day. The diagram below illustrates how sunlight from different sun angles would be reflected from a single-axis horizontal tracking solar panel.





**Simplified Angles of Reflection  
from  
Single-Axis Tracking PV Panels**  
(shown in 2-dimensional view)

As can be seen on the illustration, sunlight in the early morning (whether the sun is in the northern sky or southern sky) would hit the panels in this 45-degree position and deflect the light upwards into the sky at a significant angle (nearly straight up at sunrise). The panel would stay in this position until the sun reached a comparable 45-degree angle in the sky after which the panels would move to track the path of the sun through the sky throughout the daylight hours until the sun disappears on the western horizon. Between sunrise and the time the panels start tracking the sun, the incoming light would continue to be reflected upwards into the sky. After the panels begin to track the sun, the panels will remain perpendicular to the sunlight to maximize their absorption of light which also will reflect the light directly back on the same angle (in the east-west axis). This will result in the small percentage of reflected sunlight being directed back into the sky in the same general angle of the sun's position. Therefore, because the incoming light will be reflected high into the sky from sunrise throughout the day, there is no chance that glare could be seen at ground level if the panels are mounted on single-axis trackers.

County Services and Capital Facilities

Morgan County provides public facilities and services to all county residents for human services, law enforcement and judicial systems, road building / maintenance, solid waste disposal, property taxation, economic development, planning, zoning and nuisance control. Other facilities and services such as fire protection, education, recreation, hospitals and utilities are the responsibility of special districts that tax users in defined geographical areas of the county (Morgan County 2008).





Construction and operation of the Taelor Solar Project would not be expected to negatively impact any County capital facilities. The Project would utilize County roads to provide access to the site for workers and the delivery of materials, equipment, and supplies. This road use would be subject to a road agreement between the applicant and the County with commitments to conduct a pre-construction baseline survey of County roads to be used during construction, develop a mitigation plan to address traffic congestion and potential impacts to County roads, and an agreement that requires the applicant to return any County roads to their pre-construction baseline condition.

The Project could also utilize County services such as law enforcement, fire, and medical services during construction and operation on an infrequent basis.

### **PROJECT DEVELOPMENT / IMPLEMENTATION SCHEDULE**

The proposed Taelor Solar project in Morgan County would generally be developed and operated according to the following schedule:

- Site design / engineering: Q3 2021 - Q2 2025
- Site permitting / approval: Q1 2023 - Q3 2023
- Notice to Proceed on Construction: Q2 2025
- Generation Interconnection with Transmission System: Q3 2026
- Commercial Operation: Q2 2027

### **PROPOSED DURATION OF PERMIT**

The Applicant proposes to operate the Taelor Solar Project for approximately 40 years and requests permits from Morgan County with a 47-year duration that would allow sufficient time to design, construct, operate, and decommission the Project.

Specifically, the Applicant respectfully requests the prior to substantial completion time frame validity of the Special Use Permit to be extended beyond the initial 36-month maximum to a full six years, as allowed via the zoning amendments passed in May 2023, to allow for a substantial construction completion deadline of August 31, 2030. The applicant requests this to accommodate the long lead time required to move through interconnection processes and to complete construction on a utility-scale project. The Applicant acknowledges that the County has a separate application and process for this request, and will be going through this process in tandem with the final approval of the Special Use Permit application.

### **NEEDED PUBLIC IMPROVEMENTS**

No public improvements would be needed to facilitate the proposed Project.

### **COMPLIANCE WITH MORGAN COUNTY COMPREHENSIVE PLAN**

The 2008 Morgan County Comprehensive Plan outlines the goals and directions for the County that are implemented through the policies and the provisions of the County Zoning and Subdivision Regulations. The planned land use designation for the proposed Taelor Solar Project site is Vacant (or undesignated).

Development of the Taelor Solar Project would be consistent with the Comprehensive Plan and would specifically help meet the goals, objectives, and policies identified below:



- Economic Development - Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.
- Utilities - Utility facility siting should consider the consolidation with or joint tower use, paralleling existing facilities where appropriate with regard to sound environmental planning, system reliability, structural integrity and where economically feasible (*the Project is sited to interconnect to existing infrastructure avoiding the need for new interconnection lines*)
  - Encourage the use of renewable resources for energy production
  - Encourage public utility facilities, which are preferred over individual systems
  - Contribute to the Colorado New Energy Economy; work to attract and maintain renewable energy projects
- Land Use - To encourage development where the proposed development is compatible with existing land uses; there is access to established public infrastructure (primarily road and utilities); and where in outlying areas of the county there is access to utilities and there is little additional burden on rural services.
- Environment – Preserve floodways identified by FEMA, control drainage discharges to preserve water quality

#### **COMPLIANCE WITH CRITERIA FOR SUP REVIEW**

The proposed Project complies with all criteria for SUP review as discussed below:

*The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan*

As discussed above, the proposed Taelor Solar Project would comply with the Morgan County Comprehensive Plan.

*All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County*

The application narrative and site plan fully describe the proposed Project facilities and their arrangement on the site.

*The site plan conforms to the district design standards of these Regulations*

The submitted site plan complies with Morgan County zoning regulations (Section 2-420) and the site plan requirements of the solar collector facility regulations (Section 4-820 A).

*All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures*

No off-site improvements are proposed. All on-site improvements are consistent with the County's requirements and their impacts and proposed mitigation are described within this narrative.

*The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County*





The proposed use is compliant with the County's SUP requirements and the requirements for a solar collector facility found in section 4-810 of Chapter 4 of the Morgan County Zoning Regulations.

*The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is the strictest*

The proposed Project would not pose substantial risk to the public health, safety and welfare of residents of Morgan County or other nearby areas. The Project would meet all applicable local, state, and federal health and safety requirements. The applicant will develop a Health and Safety Program (HASP) for the construction and operation of the Project that would include written safety programs and procedures, fire safety program, measures for working in the heat, hearing loss prevention, respiratory protection, heavy equipment procedures, and others. In addition, all work would be done in accordance with applicable Occupational Health and Safety Administration (OSHA) requirements, manufacturer specifications, and applicable building and electrical code.

*The special use proposed is not planned to be developed on a non-conforming parcel*

The proposed use would not be located on a non-conforming parcel.

*The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review*

All relevant and required Project information, financial information, and fees have been provided by the applicant.

*For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.*

The proposed Taelor Solar Project would require moderate amounts of water during the relatively short construction period primarily for dust suppression and concrete needs. Very little water would be needed during the operational life of the Project.

#### **SITE MAPS / PLANS**

A conceptual site plan for the proposed Project is included as part of this application and complies with Morgan County zoning regulations (Section 2-420) and the site plan requirements of the solar collector facility regulations (Section 4-820 A). See Figures 1 and 2 for location and site plan maps.

#### **OWNERSHIP**

The current title insurance commitments are included in **Appendix 5**.

#### **RIGHT TO FARM POLICY**

The Morgan County Right to Farm Policy forms signed by the landowners are included in the **Special Use Permit Application Forms section**.



## SOLAR COLLECTOR FACILITY APPLICATION NARRATIVE REQUIREMENTS

The information below addresses the submittal requirement for solar collector facilities found in section 4-820 of Chapter 4 of the Morgan County Zoning Regulations.

### PROJECT DESCRIPTION

A detailed project description is provided above in the narrative section addressing the SUP requirements.

### REQUIRED CERTIFICATIONS, PLANS, AND NOTIFICATIONS

Morgan County's submittal requirements for a solar collector facility (4-820) require the inclusion of several certifications, plans, and notifications described below (and identified by the corresponding letter contained in the County regulations).

(D) Utility Interconnection or Crossing.

The Applicant has provided certification of intent to enter into an interconnection agreement and crossing agreement(s) to/with applicable utilities. A copy of this certification is included in **Appendix 9**.

(E) Decommissioning Plan

After the Project's useful life, the Project would be decommissioned, and existing facilities and equipment would be removed. Decommissioning would involve removal of the solar arrays and other facilities with some buried components (such as cabling) potentially remaining in place. Following decommissioning, the solar site would be reclaimed and restored according to applicable regulations at the time.

Prior to the start of construction, the Applicant will provide a decommissioning plan to the County that meets the requirements of Section 4-835. This plan would address future land use plans for the site, removal of hazardous materials, impacts and mitigation associated with closure activities, schedule of closure activities, equipment to remain on the site, and conformance with applicable regulatory requirements and plans. A preliminary decommissioning plan is included in **Appendix 1**.

(F) Notification to Mineral Rights Holders

The Applicant has notified the individual mineral right holders within the project site in accordance with County and statutory notification requirements. A copy of the notification and the list of mineral holders is included in **Appendix 6**.

(G) Septic System

Not applicable. The proposed solar collector facility does not plan to include a septic system.

(H) Water System



The proposed solar collector facility includes operational uses that require a small amount of water (5 to 10 AFY). The water source will be a local provider with water trucked to the site when needed. Proof of well access is included in **Appendix 8**.

(I) Water and/or Wind Erosion Control Plan

Prior to construction, the applicant will develop and provide a grading plan for the site. As discussed in the Project description, the applicant would also provide a stormwater management / pollution prevention plan (SWPPP) defining the measures that would be used to prevent soil erosion by stormwater runoff during construction and operation. This would be developed to comply with the stormwater discharge certification requirements of the Colorado Department of Public Health and Environment (CDPHE). A preliminary erosion control plan and certification are included in **Appendix 4**.

In addition, a Fugitive Dust Plan would be developed to satisfy County requirements. This plan would define the best management practices that would be used to mitigate dust emissions.

(J) Geotechnical Report

Prior to construction, the Project will conduct a geotechnical study completed by a professional engineer licensed in Colorado. This study will define the soils engineering and engineering geologic characteristics of the site; foundation and tower systems design criteria; slope stability analysis; and grading criteria. A certification is included in **Appendix 2**.

(K) Road Agreement

As described above, the Project plans to use County roads (3 and M) during construction for the purpose of transporting workers, parts, materials and/or equipment. Prior to the start of construction, the applicant will enter into a road use agreement with the County with commitments to conduct a pre-construction baseline survey of County roads to be used during construction, develop a mitigation plan to address traffic congestion and potential impacts to County roads, and an agreement that requires the applicant to return any County roads to their pre-construction baseline condition.

(L) Liability Insurance

Prior to construction, the applicant will provide evidence of liability insurance to cover loss or damage to persons and structures during construction and operation of the solar collector facility. See Appendix 13 for Liability Insurance certificate.

## Figure 1. Location Map





**Legend**

- Interstate
- U.S. or State Highway
- County Boundary

**Project Components**

- Project Parcels

**BALANCED ROCK POWER**

Miles

SPCS NAD 83, CO North, US Ft.  
 Data Sources: BLM, ESRI, Weld Co., Morgan Co., USDA.  
 E:\Projects\MorganCoSite\MXD\MorganCoSite  
 Location Map.mxd

**COLORADO**

**Map Extent**

**TAELOL SOLAR PROJECT  
MORGAN COUNTY**

**FIGURE 1  
GENERAL LOCATION**

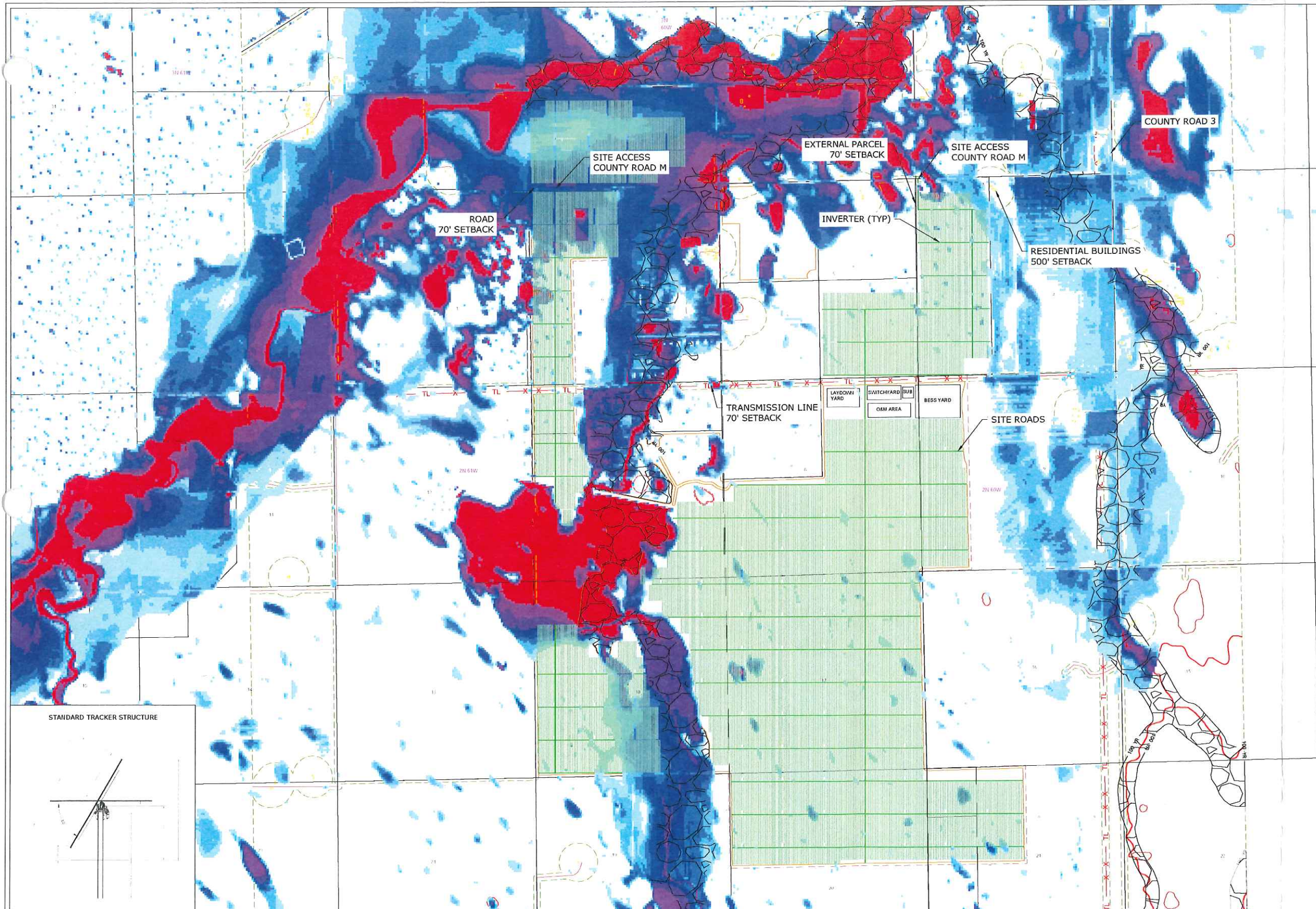
Map Extent: Greeley, Fort Morgan, Denver - Colorado

Date: 4/25/2023 Author: cm



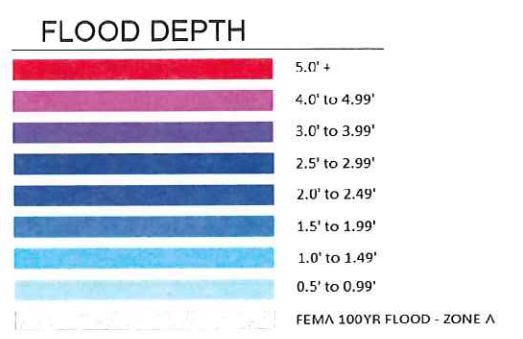
## Figure 2. Site Plan Map



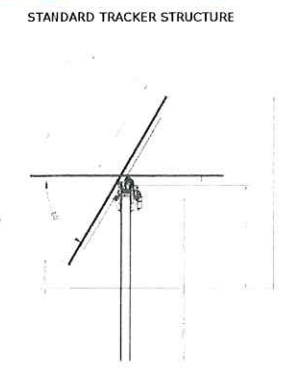


**PROJECT SUMMARY:**

Array Summary	
PROJECT SIZE (MW DC):	300
PROJECT SIZE (MW AC):	250
DESIGN CRITERIA	
WIND SPEED (MPH)	93.00
CORROSION LEVEL	C2
SNOW LOAD (lbs/sqft)	30
MODULE OVERVIEW	
MODULE MANUFACTURER:	Jinko
MODULE SPEC:	JKM570N-72HL4-TV-US
MODULE WATTAGE (w):	570
MODULE QUANTITY:	526,338
MODULES / STRING:	27
INVERTER OVERVIEW	
PCU MODEL:	SUNGROW 4400
PCU QUANTITY:	64
RACKING OVERVIEW	
RACKING MANUFACTURER:	NEXTRACKER
TRACKER PITCH (ft):	23.294
GCR:	31.8%
MAX HEIGHT ABOVE GROUND (ft/m):	9.84 / 3
PROJECT LOCATION	
LAT/LONG:	40.145, -104.127



**PROJECT LOCATION:**



**BALANCED ROCK POWER**  
310 E 100 S, Heald, UT 84532

**PRELIMINARY NOT FOR CONSTRUCTION**

**PROJECT: TAEOR SOLAR MORGAN COUNTY, COLORADO**  
**SHEET TITLE: PERMITTING LAYOUT**

**PREPARED FOR: PREPARED FOR**  
**PREPARED BY: SM** **CHECKED BY: LN**

**LEGEND:**  
0 1320 2640 Feet  
SCALE: 1" = 1/4 MILE

**SIGNATURE BLOCK**

PROPERTY OWNER	
COUNTY BOARD	
CLERK TO THE COUNTY BOARD	
PARTY	SIGNATURE

**PROJECT PHASE: PROPOSAL**  
DIVISION: ENGINEERING PAPER SIZE: ANSI D (22 X 34)  
DATE: 7/27/2023 REVISION: A SHEET #: E-100



### Figure 3. Haul Route Map



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

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## Haul Routes

1 message

---

Nicole Hay <nhay@co.morgan.co.us>

Thu, Aug 31, 2023 at 4:25 PM

To: Erica Goad

"cc: Matthew Mooney"

, Randy

Schroeder

Dana Diller

Cc: Cheryl Brindisi <cbrindisi@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Good afternoon,

Attached is the response from Road and Bridge. I am also still needing truck weight information from you along with the rest of the requested information.

I will be out of the office until September 11, please reach out to Cheryl or Jenafer

Thanks


--

Nicole F. Hay  
Planning Administrator  
Planning/Zoning Department  
[231 Ensign St.](#)  
[Fort Morgan, CO 80701](#)  
970-542-3526

---

### 2 attachments

 **Haul Routes 083123.pdf**  
109K

 **Bridge Load Ratings.pdf**  
1509K



Nicole Hay <nhay@co.morgan.co.us>

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## Haul Routes

---

**Bruce Bass** <bbass@co.morgan.co.us>  
To: Nicole Hay <nhay@co.morgan.co.us>

Thu, Aug 31, 2023 at 3:52 PM

Nichole

John and I discussed the possible haul routes and we have no issue with the following recommended haul routes:

East bound traffic on I 76 exiting at the Wiggins (County Road 3 Exit), then south on Road 3 to Road O, the west on Road O to Road 2, then South on Road 2 to Road M.5, then West on Road M.5 to Road 1, then South on Road 1 to Road M, then Road M short distance to destination.

West bound traffic on I 76 exiting at the Hwy 34 exit towards Greeley, then west on Hwy 34 to Road 3, then south on Road 3 to Road O, the west on Road O to Road 2, then South on Road 2 to Road M.5, then West on Road M.5 to Road 1, then South on Road 1 to Road M, then Road M short distance to destination.

We will need to require them to be responsible for mitigating any nuisance conditions that arise from the use of the short section of Road M in these haul routes.

As far as using Road M from Road 1 to Road 3, Road & Bridge will not approve the use of this road as part of the haul route unless it is improved using asphalt pavement to CDOT specifications.


Also attached are the two load rating sheets for the two bridges you asked about.

Bridge on Road 2, North of Road M.5 is Load restricted to 22 ton and the bridge on Road 3 from south of Road O is restricted to 19 ton for type 3 trucks. See attached load sheets.

Thank You

*Bruce Bass*  
*Public Works Director*  
*Morgan County Government*  
*970-542-3560*

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 **Bridge Load Ratings.pdf**  
1509K

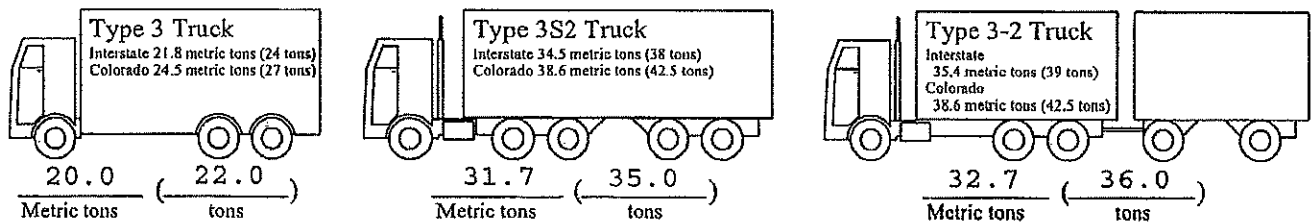


# Bridge on Road 2 North of MS

<b>COLORADO DEPARTMENT OF TRANSPORTATION LOAD FACTOR RATING SUMMARY</b>	Structure #	MG2-0.4-M.5
	State Highway #	CR 2
Rated using: Asphalt thickness: <u>102</u> mm ( <u>4</u> in.) <input checked="" type="checkbox"/> Colorado legal loads <input type="checkbox"/> Interstate legal loads	Batch I.D.	
	Structure Type	CI
	Parallel Structure #	

Structural Member	Interior Girder		Deck (Visual Rating)	
	Metric Tons	(Tons)		
Inventory	15.4	( 17.0 )	32.7	( 36.0 )
Operating	25.7	( 28.3 )	36.3	( 40.0 )

Type 3 truck	20.8	( 22.9 )	( )	( )
Type 3S2 truck	32.5	( 35.9 )	( )	( )
Type 3-2 truck	33.0	( 36.4 )	( )	( )
Type SU4 truck (27T)	20.8	( 22.9 )	( )	( )
Type SU5 truck (31T)	22.6	( 24.9 )	( )	( )
Type SU6 truck (35T)	22.8	( 25.1 )	( )	( )
Type SU7 truck (39T)	23.8	( 26.3 )	( )	( )
NRL (40T)	23.4	( 25.8 )	( )	( )
Permit Truck Multi-Lane D.F.	( )	( )	( )	( )



Comments: (T = tons)

**Posting Required**

- EV2 = 24.9 T (Interior Girder)
- EV3 = 24.0 T (Interior Girder)
- Deck visually rated due to lack of plans and the deck shows no signs of failure
- Built 1973
- 79'-8" Str. Length (39'-4" - 39'-4"); 24'-0 1/2" O/O (23'-6" R/R)
- 4" Asphalt on 5" CIP Concrete Deck
- (11) W16x40 @ 2'-4" o.c.

Rated By Stantec Consulting Services

Rated by: Z. Banachowski, <i>[Signature]</i>	Date: 2/28/17	Checked by: James Fuller, PE <i>[Signature]</i>	Date: 3/30/17
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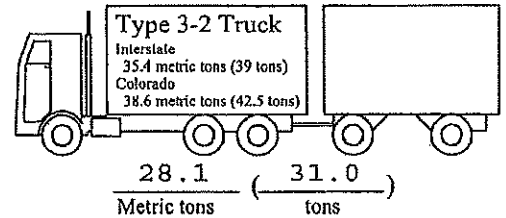
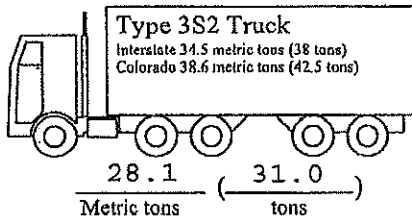
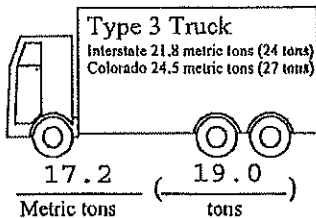
# Bridge on Road 5, South of Road 0

<b>COLORADO DEPARTMENT OF TRANSPORTATION LOAD FACTOR RATING SUMMARY</b>	Structure #	MG3-1.7-M
	State Highway #	CR 3
Rated using: Asphalt thickness: <u>152</u> mm ( <u>6</u> in.) <input checked="" type="checkbox"/> Colorado legal loads <input type="checkbox"/> Interstate legal loads	Batch I.D.	
	Structure Type	CI
	Parallel Structure #	

Structural Member	Interior Girder		
-------------------	-----------------	--	--

	Metric Tons (Tons)			
Inventory	13.4 ( 14.8 )	( )	( )	( )
Operating	22.4 ( 24.6 )	( )	( )	( )

Type 3 truck	18.0 ( 19.9 )	( )	( )	( )
Type 3S2 truck	28.1 ( 31.0 )	( )	( )	( )
Type 3-2 truck	28.7 ( 31.7 )	( )	( )	( )
Type SU4 truck (27T)	18.0 ( 19.8 )	( )	( )	( )
Type SU5 truck (31T)	19.6 ( 21.6 )	( )	( )	( )
Type SU6 truck (35T)	19.8 ( 21.8 )	( )	( )	( )
Type SU7 truck (39T)	20.7 ( 22.8 )	( )	( )	( )
NRL (40T)	20.3 ( 22.4 )	( )	( )	( )
Permit Truck Multi-Lane D.F.	( )	( )	( )	( )



Comments: (T = tons)

Posting Required

- EV2 = 21.8 T (Int. Girder)
- EV3 = 20.8 T (Int. Girder)
- Built 1965
- 39'-10" Str. Length (38'-9" CL Brg. - CL Brg.); 24'-4" O/O (23'-9" R/R)
- (11) W16x40 spaced @ 2'-4" o.c.
- 6" Asphalt on 6" CIP Concrete Deck
- Deck Rating not required; reinforcing layout unknown and deck shows no signs of failure

Rated By Stantec Consulting Services

Rated by: Z. Banachowski, EIT	Date: 2/27/17	Checked by: Peter LaRue, PE	Date: 3/1/17
----------------------------------	------------------	--------------------------------	-----------------



Jenafer Santos <jsantos@co.morgan.co.us>

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## Taelor Solar and Battery SUP Apps

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Erica Goad

Tue, Sep 5, 2023 at 10:31 AM

To: Jenafer Santos <jsantos@co.morgan.co.us>

Cc: Nicole Hay <nhay@co.morgan.co.us>

Cheryl Brindisi

<cbrindisi@co.morgan.co.us>, Planning Dept Permits Licensing <permits\_licensing@co.morgan.co.us>

Randy Schroeder

, Liam Norris

Good morning Jenafer and Cheryl,

Attached is the packet of the supplemental information requested by the Board for the Taelor Solar and Storage projects, including a revised haul route map, a glare report, a revegetation report, and aerial images of projects (these had been sent over previously). A couple of notes:

-We accept the Road and Bridge proposed haul route assuming our interpretation of their proposal matches the map

-The truck weights used for construction of the Taelor Solar project will have to comply with state and federal interstate requirements, and the maximum we anticipate is 40 tons (most loads will be much less - transporting the GSU is the heaviest load). If additional fortification is needed for bridges along the haul route, the Taelor Solar project will make the bridge improvements. The bridge improvement obligations will be addressed in the future Road Use Agreement.


Thanks again and please let us know if you have any additional questions. See you next week!

Erica

One attachment • Scanned by Gmail

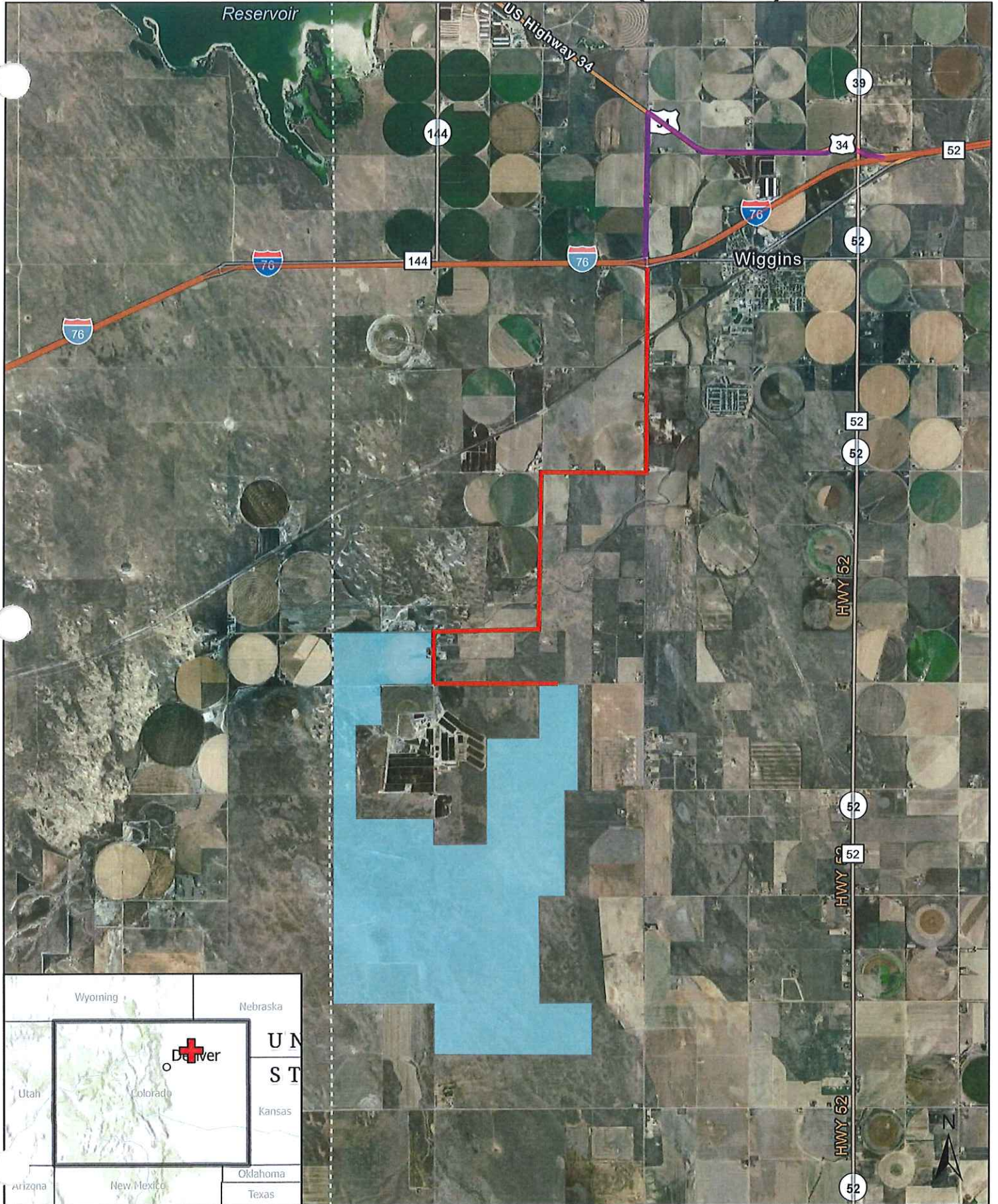


Taelor Solar and Battery Supplemental Information

 Taelor Supplemen...

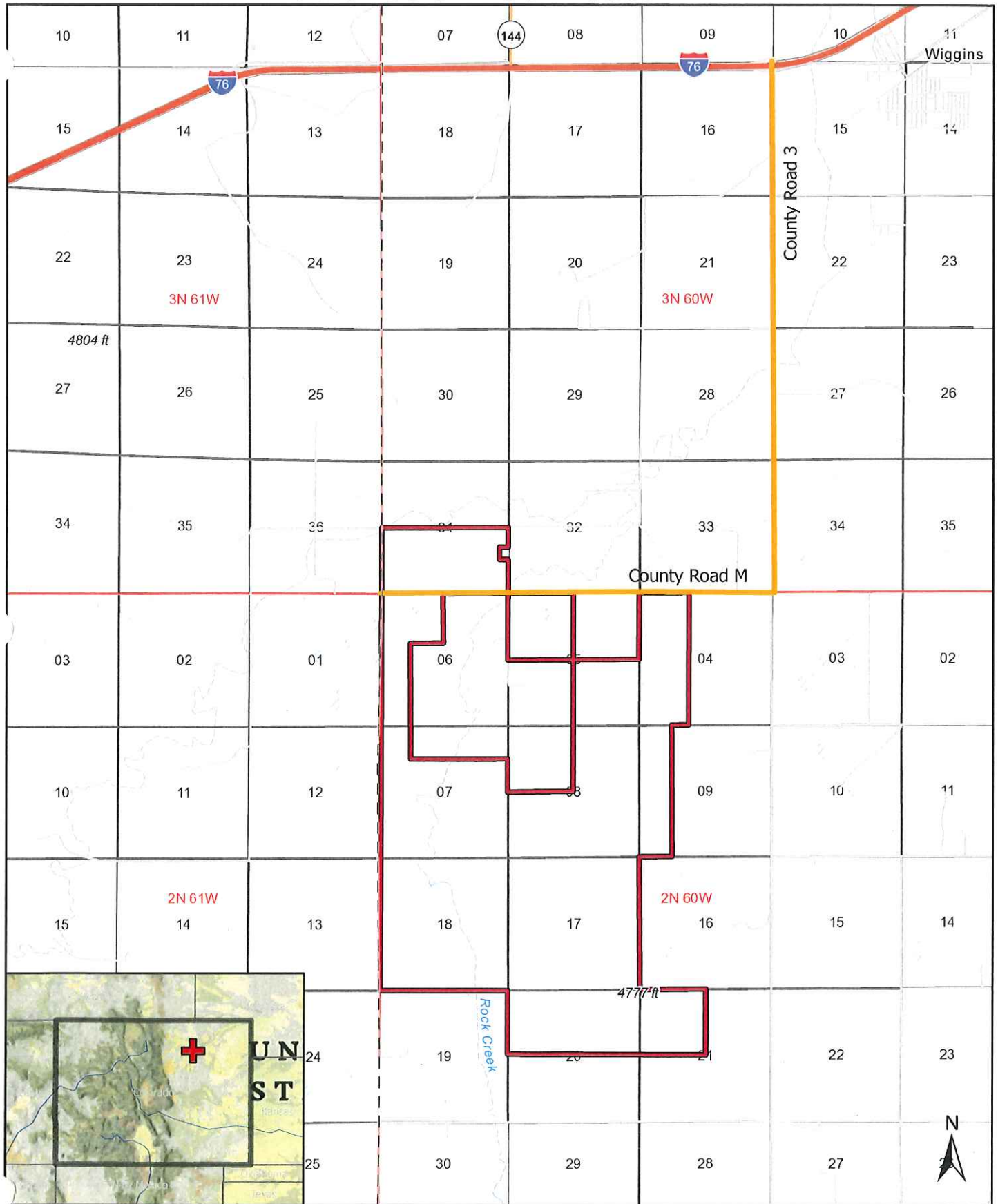


# Taylor Solar Haul Route (Revised)





# Taylor Solar Haul Route



- Taelor Solar Permitting Boundary
- Haul Route Morgan County



1:80,000  
7/18/2023  
Basemap: World Terrain



## **Appendix 1. Taelor Solar Preliminary Decommissioning Plan**





May 1, 2023

Nicole Hay  
Morgan County Planning  
Zoning & Building Department  
231 Ensign, P.O. Box 596  
Fort Morgan, CO 80701

**RE: *Taelor Solar Phase I Decommissioning Plans Request***

Dear Nicole,

Pursuant to your request for a Decommissioning Narrative and Cost Estimate associated with the Taelor Solar Phase I project in Morgan County, CO, kindly refer to the following pages. Should you have any questions, please feel free to contact me directly.

Please contact me at \_\_\_\_\_ or \_\_\_\_\_ should you have any questions or concerns.

Sincerely,  
**KIMLEY-HORN AND ASSOCIATES, INC.**

Erik Strock, PE  
*Project Manager*  
(Colorado PE No. 0053883)

**TAEOR SOLAR PHASE I  
DECOMMISSIONING PLAN  
May 1, 2023**

**Purpose**

This decommissioning plan is provided by Balanced Rock Power, LLC (the "Project Company") and will detail the projected decommissioning demands associated with the proposed project.

The purpose of this decommissioning plan is to provide procedures and an opinion of probable construction cost for partial or full closure of the solar facility. Morgan County Code requires a decommissioning plan and performance guarantees to supplement plans submitted as part of a special use permit (SUP) package. This decommissioning plan details provisions for facility deconstruction and site restoration, to satisfy the specific guidelines set forth in the Project's Special Use Permit. This decommissioning plan shall take effect upon facility abandonment, discontinuation of operation, or expiration of the use permit as defined by Morgan County Code.

**Site Location**

Taelor Solar Phase I proposes to build a 250 MW<sub>AC</sub> photovoltaic (PV) solar facility ("Solar Facility") with a collocated 125 MW<sub>AC</sub> BESS facility ("Project"), in Morgan County, CA. The solar facility will include up to 3,782 acres of private land in northeastern Colorado between Greeley and Fort Morgan, and within Sections 29, 30, 31, and 32 in Township 3 North, Range 60 West and Sections 4, 5, 7, 8, 9, 17, 18, 20, and 21 in Township 2 North, Range 60 West. ("Property").

**Anticipated Service Life of the Project**

Unless the system is purchased by the Morgan County or other entity, the facility shall be decommissioned in accordance with this Decommissioning Plan ("Plan"), restoring the site to as close to its agreed-upon post-decommissioned state as practicably possible upon expiration or termination of the Power Purchase Agreement. The expected useful life of the Project is forty (40) years and is expected to be operational for the full forty (40) years.

Decommissioning responsibilities include the removal of any perimeter fences, any concrete or steel foundations, all metal structures (mounting racks and trackers), all photovoltaic (PV) modules, pipelines, alternators, generators, aboveground and underground cables, transformers, inverters, fans, switch boxes, fixtures, etc. and otherwise restoring the premises to its original position or mutually agreed upon state. Other Plan activities include the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

## **Commencement of Decommissioning**

This Plan assumes that the Facility will be decommissioned under any of the following conditions:

1. The land lease (including the exercise of any extension options) ends and will either not be renewed, or a new lease will not be entered into for the Project.
2. The system does not produce power for sale for a consecutive 12-month period.
3. The system is damaged and will not be repaired or replaced.

## **Removal of Nonutility Owned Equipment**

To decommission the Solar Facility, the Project will include at a minimum:

- Disconnection from the utility power grid.
- Removal of all Facility components: panels, inverters, wire, cable, combiner boxes, transformers, racks, trackers, tracker motors, weather monitoring, control system apparatus, etc.
- Removal of all non-utility owned equipment (at point of interconnection), conduits, structures, fencing, and foundations to a depth agreed to in landowner agreements or down 24 inches.
- Restoration of property to a condition reasonably similar to its condition prior to Facility installation, or as initially agreed upon.
- Plant vegetation suitable for the location, native to the region, and which matches surrounding vegetation.

The owner of the leased property may request in writing for certain items to remain, e.g., access roads.

This decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to necessary stakeholders prior to decommissioning.

The decommissioning process will maximize the recycling, reuse, and salvage of applicable facility components, which are outlined in the opinion of probable construction costs. Based on the extent of decommissioning, prior to beginning construction activities, the developer will submit applicable demolition and construction plans and permit applications which will outline the schedule and extents of demolition. Decommissioning activities will not begin prior to issuance of approved permits by local regulatory agencies with appropriate jurisdiction.

## **Restoration of Property**

To adequately restore the site to its previous condition, documentation using pre-construction video and/or digital photography will be performed prior to construction activities. This information will be reviewed prior to preparation of decommissioning demolition documents and included in the submittal to Morgan County. Pre-construction documentation will also consist of detailed descriptions of existing vegetative and soil conditions as well as existing topography and drainage patterns.



At the time of decommissioning, the Project Company will restore the Solar Facility to its pre-construction condition. All waste and excess materials will be disposed of in accordance with municipal, provincial, and federal regulations. Waste that can be recycled under municipal programs will be recycled accordingly. Provided, however, the Project Company shall not be required to replace any structures that were removed to build the Solar Facility.

The restoration will consist of de-compaction of the topsoil by disking or tilling and re-vegetation of the property. Mass grading is not anticipated since the initial project will not alter topography significantly. At the end of the project the area will be seeded and fertilized with native vegetation as needed to return the site to as close as practicable to original or initially agreed-upon condition. Deciding factors will be influenced by Morgan County land use and comprehensive plans and regulations at such time in the future.

The developer will coordinate with Morgan County to monitor vegetation and drainage following restoration until permanent vegetation is established. Erosion and sediment control, re-seeding, soil stabilization, weed control and fertilization will be provided by the developer.

Upon completion of the site restoration, a final report of activities will be submitted to Morgan County documenting the process and results.

### **Time Period to Complete Decommissioning**

The Project Company will have 270 days from the date decommissioning commences to complete decommissioning. Provided, however, the Project Company may request an extension of an additional duration if decommissioning is delayed due to weather conditions or other items outside its control.

### **Party Responsible for Decommissioning**

The Project Company is responsible for this decommissioning, provided however that the Project Company may contract with a third-party to perform the decommissioning on its behalf. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the Facility as outlined in the Special Use Permit in the event the operator of the Facility does not fulfill this obligation.

### **Decommissioning Cost Estimate and Bonding**

An engineer's opinion of probable construction cost and analysis of material salvage value were prepared as part of this decommissioning plan. Every five (5) years during the life of the project, this opinion of probable construction cost will be updated and submitted to Morgan County. Exhibit A summarizes the probable costs and salvage values associated with decommissioning. Exhibit B summarizes probable costs associated with decommissioning exclusive of salvage values. Exhibit C summarizes probable costs associated with trucking panels to approved recycling facilities.

Morgan County Resolution No. 2022 BCC 017 requires Balanced Rock Power, LLC to provide a faithful performance bond as a financial guarantee for proper decommissioning. This bond is separate from, and in addition to, performance bonding submitted for permitting. Furthermore, Balanced Rock Power,

LLC will be required to submit detailed engineering plans at the time of decommissioning, and obtain construction permits as required by appropriate authorities.

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, current RSMMeans data for Fort Morgan was used to estimate labor, material, and equipment expenses.

Total probable cost of decommissioning in Year 5 is estimated to be **\$11,238,801.60** (see Detailed Decommissioning Estimate in Appendix A).

### **Resale/Salvage Value Estimate**

There is a robust secondary market for resale of solar PV panels worldwide and a network of facilities available for recycling panels. Solar PV panels are estimated to degrade less than 0.5% per year, meaning they're expected to operate at 90% of capacity after 20 years. Panel manufacturers will guarantee the performance for each individual module and replace defective modules per the terms of warranty. Panels can therefore be sold for a price higher than their scrap value.

In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the Project's life, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As panel efficiency and power production decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment. The solar facility's additional supporting components, such as inverters, transformers, racking and piles, can be dismantled and resold for scrap value. Inverters and transformers are comprised of salvageable materials such as copper, aluminum, and silver. Piles and other steel components can likewise be recovered and salvaged. Resale values at the end of Year 5 or equipment of significant value were calculated with straight-line depreciation after an instant depreciation of the original material cost.

A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition (\$0.10 to \$0.50 per watt). Future pricing of solar panels is difficult to predict currently, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels in Year 5 at \$0.18 per watt would yield approximately \$43,809,106.00 (see Estimated PV Panel Valuation in Appendix A). Increased costs of removal, for resale versus salvage, would be expected to preserve the integrity of the panels; however, the net revenue would still be substantially higher than the estimated salvage value.

The resale value of components such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a larger portion of the tracker is expected to stay at or above the value used in this report.

The price used to value the steel in this report is \$100.00 per ton. The price used to value copper in this report is \$2.68 per lb.

No salvage value was anticipated for the battery energy storage system components.

Total probable salvage value of decommissioning in Year 5 is estimated to be **\$27,618,210.65**.

Total probable cost of decommissioning (with salvage) is estimated to be **\$38,857,012.25**.

	<b>Total Price (incl. markups)</b>	<b>Total Price (incl. markups and salvage)</b>
<b>Subtotal:</b>	\$10,432,533.63	(\$36,069,422.83)
<b>Inflation (1.5%):</b>	\$806,267.97	(\$2,787,589.41)
<b>Total:</b>	\$11,238,801.60	(\$38,857,012.25)

*Table 1 – Decommissioning Costs – See Appendix A for further detail*



EXHIBIT A

Taylor Solar I  
Morgan County  
Detailed Decommissioning Estimate  
CCI: Fort Morgan  
Age at Decommissioning

5 YR  
250 MW  
Output

Item	Quantity	Unit	Notes	Labor		Material		Equipment		Salvage/Scrap Value	Total Price (incl. markups)	Total Price (incl. markups) (materials and salvage)
				Productivity (units/hr)	Labor (\$/hr)	Unit Labor (\$/unit)	Bare Material (\$/unit)	Unit Material (\$/unit)	Equipment Cost (\$)			
Mobilization	1	LS	5% of subtotal, excl. salvage									
Supervision	210	HR	10% of Total Hours, Construction Manager @ \$81.75/hr									
Temporary Facilities	1	LS	Assume 0.62% of subtotal, excl. salvage									
Safety	1	LS	Assume 0.42% of subtotal, excl. salvage									
Legal Expenses	1	LS	Assume 0.11% of subtotal, excl. salvage									
General Liability Insurance	1	LS	Assume 0.45% of subtotal, excl. salvage									
SOUPP - 2.0 GMA	1	LS	Assume 0.62% of subtotal, excl. salvage									
SOUPP - 2.0 GMA (Disturbed Area)	1,369	Ac	\$670/ac assumed (list E&S measures)									
Seeding	68	Ac	866 crew (1 equip operator @ \$59.7/hr, loader-backhoe @ \$55.16/month for 3 months), tesco erosion mix, 5% of rate	0.15	\$ 99.70	\$ 576.65	\$ 600.00	\$ 1,072.00	\$ 16,548.00	\$ 311.36	\$	\$
Tilling 6" topsoil/corrigating access road and rough grading existing soil	42	Ac	Tilling/moist: 856 crew (1 equip operator @ \$59.7/hr, loader-backhoe @ \$55.16/month for 3 months), tesco erosion mix, 5% of rate B11L crew (1 Construction laborer (C1ab) @ \$47.25/hr, 1 trd equip operator @ \$83.05/hr, 1 grader @ \$11,085/2 wks)	0.4	\$ 170.00	\$ 615.77			\$ 25,798.00	\$ 790.18	\$	\$
Remove and Recycle Charlink Fence, 6" High	45,101	LF	86 crew (2 C1ab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, loader-backhoe @ \$55.16/month for 6 months)	50	\$ 154.20	\$ 4.47			\$ 25,610.00	\$ 0.76	\$ 12,628.26	\$ 223,244.21
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$47.25/hr, 1 eqn, 1 demo operator, 1 crew cab for 3.5 wk @ \$27,750 total	0.007	\$ 443.70	\$ 91,837.03			\$ 22,760.00	\$ 29,269.73	\$ 24,227.35	\$ 921,136.76
Removal and Recycle AC Cables	376,640	LF	Trenching: B54 crew (1 equip operator @ \$59.7/hr, 1 chain trencher @ \$9,307/2wks for 13 weeks) Demo cable: 1 Electrician @ \$67.35/hr	725	\$ 127.05	\$ 0.25			\$ 60,456.50	\$ 0.21	\$ 50,469.76	\$ 174,723.38
Removal and Recycle DC Cables	3,820,974	LF	Trenching: B54 crew (3 equip operator @ \$59.7/hr, 3 chain trencher @ \$9,307/2wks for 24 weeks) Demo cable: 3 Electrician @ \$67.35/hr	3975	\$ 381.15	\$ 0.14			\$ 111,612.00	\$ 0.04	\$ 512,010.52	\$ 171,663.19
Backfill AC and DC trenches	1,875,980	LF	10R crew (1 equip operator @ \$65.05/hr, 1.5 C1ab @ \$47.25/hr, 1 FE loader @ \$7,867/2wks for 24 weeks) incl. 12x7x5' road cleco (B38 crew) (1 foreman @ \$49.25/hr, 2 C1ab @ \$47.25/hr, 2 equip operators @ \$59.7 & \$3.65/hr, 1 backhoe loader @ \$1108/wk, 1 hyd. hammer @ \$315/wk, 1 FE loader @ \$3.915/wk, 1 bucket @ \$350/week); 1 Electrician @ \$67.35/hr	1830	\$ 250.03	\$ 0.21			\$ 40,903.20	\$ 0.03	\$	\$ 442,465.07
Removed and Recycle Photovoltaic Modules	570,186	EA	9 C1ab @ \$47.25/hr each, 1 equip operator @ \$83.05/hr, trucking and offroad forlift @ \$7,75/4 weeks for 28 weeks, resell panels @ \$0.05/max. steel watt	540	\$ 976.60	\$ 2.63			\$ 1,001,675.00	\$ 2.27	\$ 76.78	\$ 40,974,396.65
Remove and Recycle Piles (10" W6x7 piles @ 25' OC assumed)	125,000	EA	2 C1ab @ \$47.25/hr each, 2 equip operator @ \$65.05/hr, 1 FE loader @ \$7,250/2wks for 20 weeks, 1 crew cab @ \$2,350/month for 6 months	120	\$ 220.60	\$ 2.97			\$ 126,490.00	\$ 1.31	\$ 0.35	\$ 497,600.00
Remove and Recycle Support Assemblies	19,290,450	LB	4 C1ab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, dump truck @ \$3,800/month for 9 months	14000	\$ 248.70	\$ 0.03			\$ 34,200.00	\$ 0.01	\$ 0.05	\$ 669,401.39
Removal and Hauling of BESS Batteries	1,920	EA	2 Electricians @ \$67.35/hr, 1 equip operator @ \$59.7/hr, 1 C1ab @ \$47.25/hr, 1 FE loader @ \$7,250/2wks for 8 weeks, 1 crew cab @ \$2,350/2wks for 24 weeks; Pucks to be hauled to recycling center	2	\$ 174.30	\$ 126.27			\$ 2,075,100.00	\$ 1,394.63	\$	\$ 2,000,124.45
Disassembly and Removal of BESS Shells	240	EA	86 crew (2 C1ab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, loader-backhoe @ \$1500/month each for 1.5 months)	1	\$ 154.20	\$ 223.41			\$ 487.50	\$ 2.62	\$	\$ 554,248.21
Contaminated Soils Testing	1	LS	\$2,000 allowance of 3rd party soil sample collection, analysis and reporting								\$	\$ 2,000.00
Reclamation Monitoring and Maintenance	1	LS	\$5,000 allowance								\$	\$ 5,000.00
<b>Notes:</b> 1. A size of similar size was used to derive potential quantities for erosion and sediment control (hauling from 36 MW to 250 MW). Quantities were determined by comparing "subMMV" quantities directly. 2. Labor productivity and unit rates were derived from RSMeans Civilian Heavy Construction, 2023 data. 3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan. 4. Material salvage values were based off of current US salvage exchange rates. 5. Equipment initial rates were determined from local rental facilities. 6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (4.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan. 7. For PV Module Removal/Recycle labor and equipment costs are compiled at present values, while salvage value is compiled at 20 year depreciated values. 8. Material salvage values were determined using the most prevalent salvageable metal in each component: Copper Wire @ \$3.13/LF, AC and DC Cable @ \$0.35/LB, and Steel @ \$0.35/LB. 9. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).												
											<b>Subtotal:</b>	\$ 10,432,533.63
											<b>Inflation (1.5%/year):</b>	\$ 906,667.97
											<b>Total:</b>	\$ 11,339,201.60
											<b>Total with Salvage:</b>	\$ 27,619,210.65

**Taelor Solar I  
Morgan County  
Decommissioning Estimate Pro Forma w/ Salvage**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

Item	Quantity	Unit	Unit Price	Total Salvage	Total Price (Incl. markups)	Total Price	
Mobilization	1	LS		\$ -	\$487,980.00	\$ (487,980.00)	
Supervision	210	HR	\$90.00	\$ -	\$18,900.00	\$ (18,900.00)	
Temporary Facilities	1	LS		\$ -	\$42,030.00	\$ (42,030.00)	
Safety	1	LS		\$ -	\$28,470.00	\$ (28,470.00)	
Legal Expenses	1	LS		\$ -	\$7,460.00	\$ (7,460.00)	
General Liability Insurance	1	LS		\$ -	\$30,510.00	\$ (30,510.00)	
Contractor's G&A	1	LS		\$ -	\$57,620.00	\$ (57,620.00)	
SWPPP, Erosion Control Measures (Disturbed Area)	1,369	Ac	\$670.00	\$ -	\$917,230.00	\$ (917,230.00)	
Seeding	68	Ac	\$1,960.01	\$ -	\$134,162.68	\$ (134,162.68)	
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	\$1,405.95	\$ -	\$58,979.60	\$ (58,979.60)	
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	\$5.23	\$ 12,628.28	\$235,872.49	\$ (223,244.21)	
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$121,136.76	\$ 24,227.35	\$121,136.76	\$ (96,909.41)	
Removal and Recycle AC Cables	376,640	LF	\$0.46	\$ 50,469.76	\$174,723.38	\$ (124,253.62)	
Removal and Recycle DC Cables	3,820,974	LF	\$0.18	\$ 512,010.52	\$683,673.65	\$ (171,663.13)	
Backfill AC and DC trenches	1,875,980	LF	\$0.24	\$ -	\$442,485.07	\$ (442,485.07)	
Remove and Recycle Inverters	87	EA	\$334.65	\$ 469,800.00	\$29,114.55	\$ 440,685.45	
Removed and Recycle Photovoltaic Modules	570,186	EA	\$4.90	\$ 43,768,298.05	\$2,793,911.40	\$ 40,974,386.65	
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed )	125,000	EA	\$3.98	\$ 700,000.00	\$497,500.00	\$ 202,500.00	
Remove and Recycle Support Assemblies	19,290,450	LB	\$0.04	\$ 964,522.50	\$689,401.39	\$ 275,121.11	
Removal and Hauling of BESS Batteries	1,920	EA	\$1,520.90	\$ -	\$2,920,124.45	\$ (2,920,124.45)	
Dissassembly and Removal of BESS Shells	240	EA	\$226.03	\$ -	\$54,248.21	\$ (54,248.21)	
Contaminated Soils Testing	1	LS		\$ -	\$2,000.00	\$ (2,000.00)	
Reclamation Monitoring and Maintenance	1	LS		\$ -	\$5,000.00	\$ (5,000.00)	
				<b>Subtotal:</b>	<b>\$ 46,501,956.46</b>	<b>\$ 10,432,533.63</b>	<b>\$ 36,069,422.83</b>
					<b>Inflation (1.5%/year):</b>	<b>\$ 2,787,589.41</b>	
					<b>Total:</b>	<b>\$ 38,857,012.25</b>	

**Notes:**

1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 250 MW). Quantities were determined by comparing "unit/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment rental rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.13/LF (AC and DC Cables) and Steel @0.28/LF of fence, @\$0.35/pile, and @\$0.05/LB.
9. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).



Taylor Solar I  
Morgan County  
Decommissioning Salvage/Resale Values

Table 1. Material Salvage Values

Line Item	Quantity	Unit	Unit	Unit Density (Lb/unit)	Weight (Lb)	Price/Lb	Unit Price	Total Price
Copper Wire	4197614	lf		0.05	209,881	\$	2.68 \$	\$ 562,480.28
Steel								
Piles	125000	EA		7	14,000,000	\$	0.35 \$	\$ 700,000.00
Racks	250	MW		77161.8	19,290,450	\$	3,858.09 \$	\$ 964,522.50
Fence	45101	LF		5.6	252,566	\$	0.28 \$	\$ 12,628.28

Table 2. Equipment Resale Values

Line Item	Quantity	Unit	Unit Price	Original Total Cost	Instant Depreciation	End of Life Salvage Value	Useful Life	Age of Component at Decommissioning	Resale Value
Modules	570186	EA	\$76.76	\$ 87,500,000.00	\$ 62,500,000.00	\$ 43,768,298.05	5	5	\$ 43,768,298.05
Inverters	87	EA	18000	\$ 1,566,000.00	\$ 783,000.00	\$ 156,600.00	10	5	\$ 469,800.00

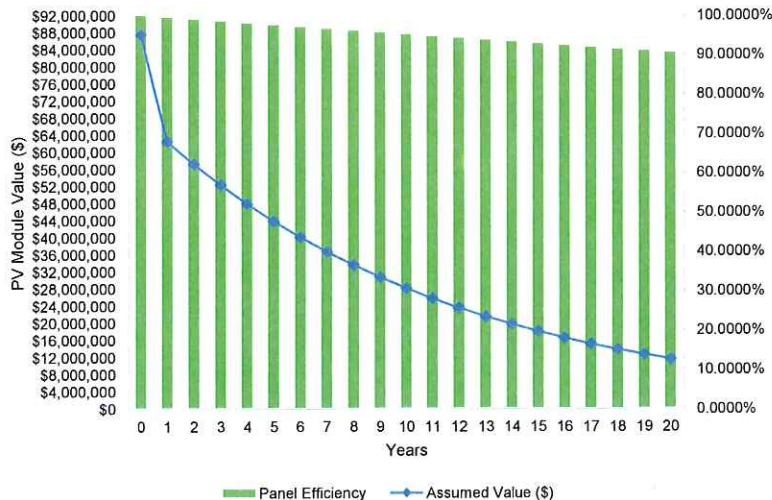
References: Site Work & Landscape Costs with RSMeans Data, 36th annual ed., 2017.  
RS Means Heavy Construction Cost Data, 29th Edition

**Taelor Solar I  
Morgan County  
Estimated PV Panel Valuation**

Project Size 250,000,000 W

Year	Panel Efficiency	Assumed Value (\$/W)	Assumed Value (\$)
0	100.0000%	\$0.3500	\$87,500,000
1	99.5000%	\$0.2500	\$62,500,000
2	99.0025%	\$0.2288	\$57,187,500
3	98.5075%	\$0.2093	\$52,326,563
4	98.0150%	\$0.1915	\$47,878,805
5	97.5249%	\$0.1752	\$43,809,106
6	97.0373%	\$0.1603	\$40,085,332
7	96.5521%	\$0.1467	\$36,678,079
8	96.0693%	\$0.1342	\$33,560,442
9	95.5890%	\$0.1228	\$30,707,805
10	95.1110%	\$0.1124	\$28,097,641
11	94.6355%	\$0.1028	\$25,709,342
12	94.1623%	\$0.0941	\$23,524,048
13	93.6915%	\$0.0861	\$21,524,504
14	93.2230%	\$0.0788	\$19,694,921
15	92.7569%	\$0.0721	\$18,020,853
16	92.2931%	\$0.0660	\$16,489,080
17	91.8316%	\$0.0604	\$15,087,508
18	91.3725%	\$0.0552	\$13,805,070
19	90.9156%	\$0.0505	\$12,631,639
20	90.4610%	\$0.0462	\$11,557,950
21	90.0087%	\$0.0423	\$10,575,524
22	89.5587%	\$0.0387	\$9,676,605
23	89.1109%	\$0.0354	\$8,854,093
24	88.6654%	\$0.0324	\$8,101,495
25	88.2220%	\$0.0297	\$7,412,868
26	87.7809%	\$0.0271	\$6,782,774
27	87.3420%	\$0.0248	\$6,206,239
28	86.9053%	\$0.0227	\$5,678,708
29	86.4708%	\$0.0208	\$5,196,018
30	86.0384%	\$0.0190	\$4,754,357
31	85.6082%	\$0.0174	\$4,350,236
32	85.1802%	\$0.0159	\$3,980,466
33	84.7543%	\$0.0146	\$3,642,127
34	84.3305%	\$0.0133	\$3,332,546
35	83.9089%	\$0.0122	\$3,049,279
36	83.4893%	\$0.0112	\$2,790,091
37	83.0719%	\$0.0102	\$2,552,933
38	82.6565%	\$0.0093	\$2,335,934
39	82.2432%	\$0.0085	\$2,137,379
40	81.8320%	\$0.0078	\$1,955,702
5	97.90%	\$ 0.18	\$ 43,768,298.05

**Figure 1 - PV Panel Valuation Graph**



*EXHIBIT B*



**Taelor Solar I  
Morgan County  
Decommissioning Estimate Pro Forma w/o Salvage**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

Item	Quantity	Unit	Unit Price	Total Price
Mobilization	1	LS		\$487,980
Supervision	210	HR	\$90.00	\$18,900
Temporary Facilities	1	LS		\$42,030
Safety	1	LS		\$28,470
Legal Expenses	1	LS		\$7,460
General Liability Insurance	1	LS		\$30,510
Contractor's G&A	1	LS		\$57,620
SWPPP, Erosion Control Measures (Disturbed Area)	1,369	Ac	\$670.00	\$917,230
Seeding	68	Ac	\$1,960.01	\$134,163
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	\$1,405.95	\$58,980
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	\$5.23	\$235,872
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$121,136.76	\$121,137
Removal and Recycle AC Cables	376,640	LF	\$0.46	\$174,723
Removal and Recycle DC Cables	3,820,974	LF	\$0.18	\$683,674
Backfill AC and DC trenches	1,875,980	LF	\$0.24	\$442,485
Remove and Recycle Inverters	87	EA	\$334.65	\$29,115
Removed and Recycle Photovoltaic Modules	570,186	EA	\$4.90	\$2,793,911
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed )	125,000	EA	\$3.98	\$497,500
Remove and Recycle Support Assemblies	19,290,450	LB	\$0.04	\$689,401
Removal and Hauling of BESS Batteries	1,920	EA	\$1,520.90	\$2,920,124
Dissassembly and Removal of BESS Shells	240	EA	\$226.03	\$54,248
Contaminated Soils Testing	1	LS		\$2,000
Reclamation Monitoring and Maintenance	1	LS		\$5,000

<b>Subtotal:</b>	<b>\$10,432,534</b>
<b>Inflation (1.5%/year):</b>	<b>\$806,268</b>
<b>Total:</b>	<b>\$11,238,802</b>

**Notes:**

1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 250 MW). Quantities were determined by comparing "unit/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment rental rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.13/LF (AC and DC Cables) and Steel @0.28/LF of fence, @\$0.35/pile, and @\$0.05/LB.
9. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).

*EXHIBIT C*

**Taelor Solar I  
Morgan County  
Panel Trucking Costs**

\$/mo/truck rental	\$	4,000
\$/mo/truck labor (FT+benefits)*	\$	5,000
\$/mo/truck maintenance	\$	500
\$/mo/truck insurance	\$	1,000
<b>Total \$/mo/truck cost</b>	<b>\$</b>	<b>10,500.00</b>

\$/gallon gas	\$	4.00
miles /gallon		8
Mileage (Fort Morgan, CO to Phoenix, AZ) roundtrip		898
<b>Total fuel cost per trip</b>	<b>\$</b>	<b>449.00</b>

Capacity in tons per trip		20
total number of panels		570,186
panel weight (tons)		17,106
Misc. Waste (tons)		20
<b>Total trips</b>		<b>857</b>

Loading/unloading hours per trip		1
road hours per trip		12.0
hours per day		10
days/month		21
trips per month per truck		16.2
<b>Total truck months</b>		<b>54</b>

Subtotal of Truck and Labor Cost	\$	567,000
Fuel Cost	\$	384,793
<b>Total Trucking Cost</b>	<b>\$</b>	<b>951,793</b>

\*Assumes truck labor only works half of the month at standard heavy truck operator rates



**Taelor Solar I  
Morgan County  
Battery Pack Trucking Costs**

\$/mo/truck rental	\$	4,000
\$/mo/truck labor (FT+benefits)*	\$	5,000
\$/mo/truck maintenance	\$	500
\$/mo/truck insurance	\$	1,000
<b>Total \$/mo/truck cost</b>	<b>\$</b>	<b>10,500.00</b>

\$/gallon gas	\$	4.00
miles /gallon		8
Mileage (Fort Morgan, CO to Phoenix, AZ) roundtrip		898
<b>Total fuel cost per trip</b>	<b>\$</b>	<b>449.00</b>

Capacity in tons per trip		20
total number of megapacks		1920
pack weight (tons)		38,400
Misc. Waste (tons)		20
<b>Total trips</b>		<b>1921</b>

Loading/unloading hours per trip		1
road hours per trip		10.0
hours per day		10
days/month		21
trips per month per truck		19.1
<b>Total truck months</b>		<b>101</b>

Subtotal of Truck and Labor Cost	\$	1,060,500
Fuel Cost	\$	862,529
<b>Total Trucking Cost</b>	<b>\$</b>	<b>1,923,029</b>

\*Assumes truck labor only works half of the month at standard heavy truck operator rates



## **Appendix 2. Geotechnical Report Certification**



# BALANCED ROCK

POWER

Ms. Nicole Hay  
Director, Planning and Zoning, Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Geotechnical Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(J), Balanced Rock Power hereby certifies that, prior to construction, Spencer Sellner, a professional engineer licensed in Colorado and associated with Westwood Engineering, will complete a geotechnical study that includes:

- (1) soils engineering and engineering geologic characteristics of the site based upon on-site sampling and testing;
- (2) foundation and tower systems (i.e., solar collector structures and facilities) design criteria for all proposed structures;
- (3) slope stability analysis; and
- (4) grading criteria for ground preparation, cuts and fills, and soil compaction.

The final geotechnical study report will be provided to the County upon request.

Sincerely,

DocuSigned by:  
*Dana Diller*  
AC2004D2B181493...

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC

Balanced Rock Power, LLC  
310 E. 100 S.  
Moab, Utah 84532



## Appendix 3. Maintenance Certification



# BALANCED ROCK

POWER

Ms. Nicole Hay  
Director, Planning and Zoning, Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Solar Panel Maintenance Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. The Project is proposed to utilize solar panels manufactured by Jinko Solar, although exact panel supplier will be selected during final design. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(M), Balanced Rock Power hereby certifies that the solar panels will be maintained and operated in accordance with manufacturer specifications, Owner Environmental Health and Safety Plans, and applicable Occupational Health and Safety Administration requirements to ensure the safety of site personnel and the public, and in a manner that reduces fire risks caused by vegetation.

Sincerely,

DocuSigned by:  
  
AC2004D2B181493...

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC



BALANCED ROCK  
POWER

## **Appendix 4. Erosion Control Certification and Preliminary Plan**





# BALANCED ROCK

POWER

Ms. Nicole Hay  
Director, Planning and Zoning, Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Water and/or Wind Erosion Control Plan Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(I), Balanced Rock Power hereby submits a Preliminary Erosion Control Plan and its 30% design for the Project, including a description of best management practices that will be utilized to prevent erosion and run-off during construction. For purposes of this application, the attached document constitutes a “30% Design Plan”. A final drainage and erosion control plan will be provided prior to commencement of Project construction.

Sincerely,

DocuSigned by:  
*Dana Diller*  
AC2004D2B181493...

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC

Encl.: 30% Design Plan, Preliminary Erosion Control Plan

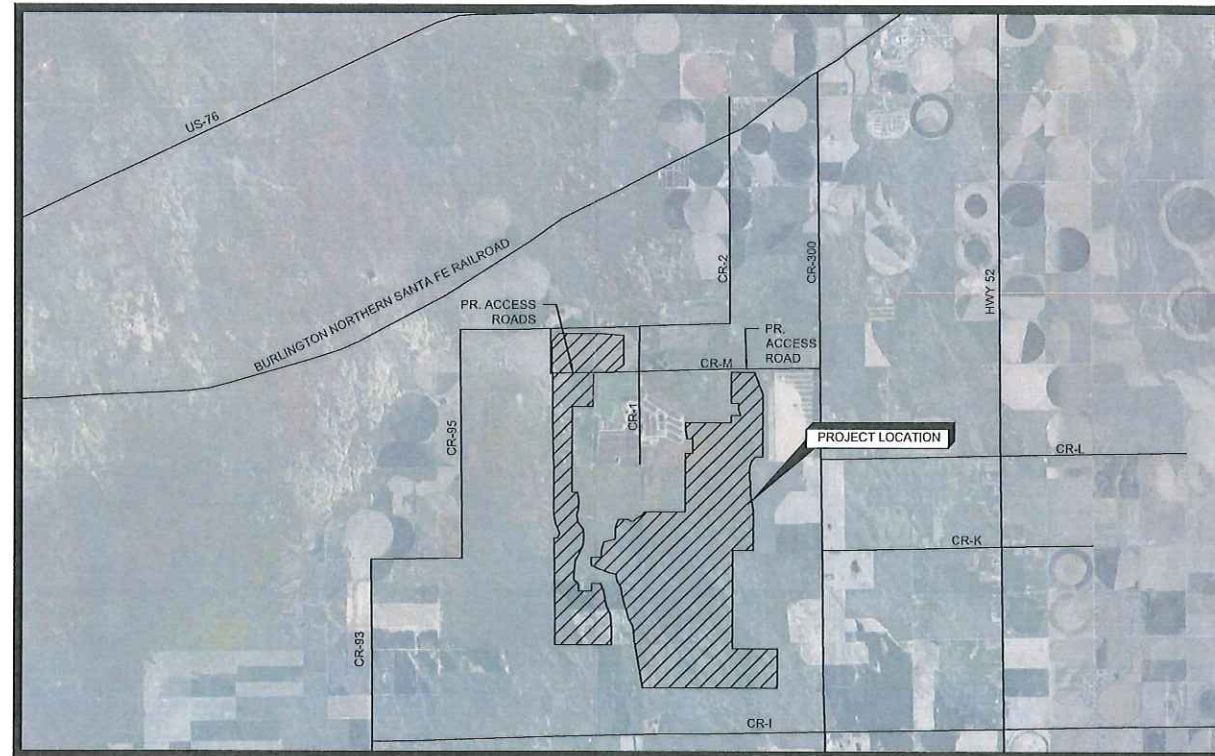
# PRELIMINARY EROSION CONTROL PLANS

## FOR

# TAEOR SOLAR PHASE 1

### LOCATED IN

## MORGAN COUNTY, COLORADO



#### SURVEY NOTE

COORDINATE SYSTEM: COLORADO NORTH ZONE  
 HORIZONTAL DATUM: NAD 83 (2011 ADJ)

#### FEMA FLOOD ZONE NOTE:

A PORTION OF THE PROPERTY LIES WITHIN TYPE A FLOOD ZONE (100 YEAR FLOOD HAZARD WITH NO DEFINED BASE FLOOD ELEVATION) PER FLOOD MAP PANELS 08087C0550D AND 08087C0575D (4/4/2018). FEMA ZONE A IS OUTSIDE THE BUILDABLE LIMITS OF THIS PROJECT.



#### PROJECT INFORMATION

PROJECT NAME: TAEOR SOLAR PHASE 1  
 SITE ADDRESS: MORGAN COUNTY, CO  
 TOTAL DEVELOPMENT AREA: 3,133 AC  
 EXISTING ZONING: AGRICULTURAL  
 PROPOSED USE: SOLAR COLLECTOR FACILITY, AGRICULTURAL ZONE

#### PROJECT TEAM

**OWNER**  
 BALANCED ROCK POWER  
 310 E 100 S  
 MOAB, UT 84532  
 CONTACT: LIAM NORRIS  
 PHONE: (480) 544-3919

**CIVIL ENGINEER**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 6200 SOUTH SYRACUSE WAY, SUITE 300  
 GREENWOOD VILLAGE, CO 80111  
 CONTACT: ERIK STROCK  
 PHONE: (303) 226-6805

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
EC0.0	COVER
EC0.1	GENERAL NOTES
EC1.0	OVERALL EROSION CONTROL PLAN
EC1.1	EROSION CONTROL PLAN
EC1.2	EROSION CONTROL PLAN
EC1.3	EROSION CONTROL PLAN
EC1.4	EROSION CONTROL PLAN
EC1.5	EROSION CONTROL PLAN
EC1.6	EROSION CONTROL PLAN
EC2.0	EROSION CONTROL DETAILS

<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>										
<p>KHA PROJECT 194500005</p> <p>DATE 07/26/2023</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY KLG</p> <p>DRAWN BY KLG</p> <p>CHECKED BY ERS</p>	<p>COVER</p>									
<p>TAEOR SOLAR PHASE 1 FACILITY MORGAN COUNTY, CO</p>										
<p>SHEET NUMBER EC0.0</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>REVISION 2</td> <td>07/26/2023</td> </tr> <tr> <td>1</td> <td>REVISION 1</td> <td>06/15/2023</td> </tr> </tbody> </table>	No.	REVISIONS	DATE	2	REVISION 2	07/26/2023	1	REVISION 1	06/15/2023
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1	REVISION 1	06/15/2023								



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## GENERAL EROSION CONTROL NOTES

1. BMPs ARE SHOWN SCHEMATICALLY HEREON; FOR PRECISE LOCATION REFER TO DETAILS OR CONSULT ENGINEER.
2. CONTRACTOR SHALL PROVIDE, MAINTAIN, AND INDICATE ON THIS PLAN
  - A. VEHICLE WASH AREA
  - B. CONTAINER AND MATERIALS STORAGE AREA
  - C. FUELING AREA
  - D. STOCKPILE LOCATIONS
  - E. SANITARY AREA
  - F. VEHICLE AND EQUIPMENT MAINTENANCE
  - G. OTHER APPROPRIATE BEST MANAGEMENT PRACTICES)
  - H. SECONDARY CONTAINMENT FOR POTENTIAL SPILLS
3. PRIOR TO WORK, SITE VEGETATION IS 65%.
4. THIS PLAN SHEET SHOULD BE UPDATED AS NEEDED BY THE CONTRACTOR TO PROPERLY ACCOMMODATE FIELD CONDITIONS DETERMINED ON SITE AND THROUGHOUT CONSTRUCTION ACTIVITIES.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, AND MAINTENANCE OF ALL SWMP CONTROLS.
6. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWMP OR NOT) DIRECTLY ON THIS SITE MAP.
7. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY EXISTING CONTOURS.
8. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE.
9. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE.
10. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWMP/SITE MAP TO INCLUDE BMP'S FOR ANY OFF-SITE MATERIAL WASTE, BORROW OR EQUIPMENT STORAGE AREAS.
11. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF NOI, NOT, POSTING OF SITE NOTICES, AND ANY ADDITIONAL INFORMATION OR SUBMITTALS REQUIRED BY COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, EPA, OR LOCAL JURISDICTION.
12. CONTRACTOR SHALL TEMPORARILY STABILIZE AREAS OF DISTURBANCE WITHIN 7 DAYS AFTER THE COMPLETION OF CONSTRUCTION ACTIVITIES IF AN AREA IS TO LIE DORMANT LONGER THAN 14 DAYS. TEMPORARY STABILIZATION MEASURES INCLUDE BUT ARE NOT LIMITED TO: EROSION CONTROL BLANKET, SILT FENCE, ADDITIONAL TEMPORARY SEEDING, AND/OR ADDITIONAL MEASURES AS APPROVED BY THE ENGINEER.
13. CONTRACTOR SHALL MONITOR LOCAL WEATHER FORECASTS AND HAVE ENHANCED BMP MEASURES INSTALLED PRIOR TO ANY QUALIFYING STORM EVENT.
14. WHERE SILT FENCE AND EARTH DIKE ARE INSTALLED ADJACENT TO ONE ANOTHER, SILT FENCE SHALL OVERLAP EARTH DIKE A MINIMUM OF 10 FEET.
15. CONTRACTOR SHALL HAVE ADDITIONAL BMP'S STOCKPILED ON SITE IN PREPARATION FOR POTENTIAL STORM EVENTS. CONTRACTOR SHALL MONITOR WEATHER PATTERNS AND ENSURE SITE IS PROPERLY STABILIZED WITH APPROPRIATE BMP MEASURES PRIOR TO ANY STORM EVENT.
16. CONTRACTOR SHALL PRESERVE VEGETATION OUTSIDE OF THE LIMITS OF DISTURBANCE AND SHALL ALLOW VEGETATION WITHIN DISTURBED AREAS TO GROW BACK POST-CONSTRUCTION.

SHEET NUMBER  
EC0.1

TAEOR SOLAR  
PHASE 1  
FACILITY  
IN COUNTY, CO

GENERAL NOTES

KHA PROJECT	194500005
DATE	07/26/2023
SCALE	AS SHOWN
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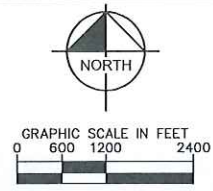
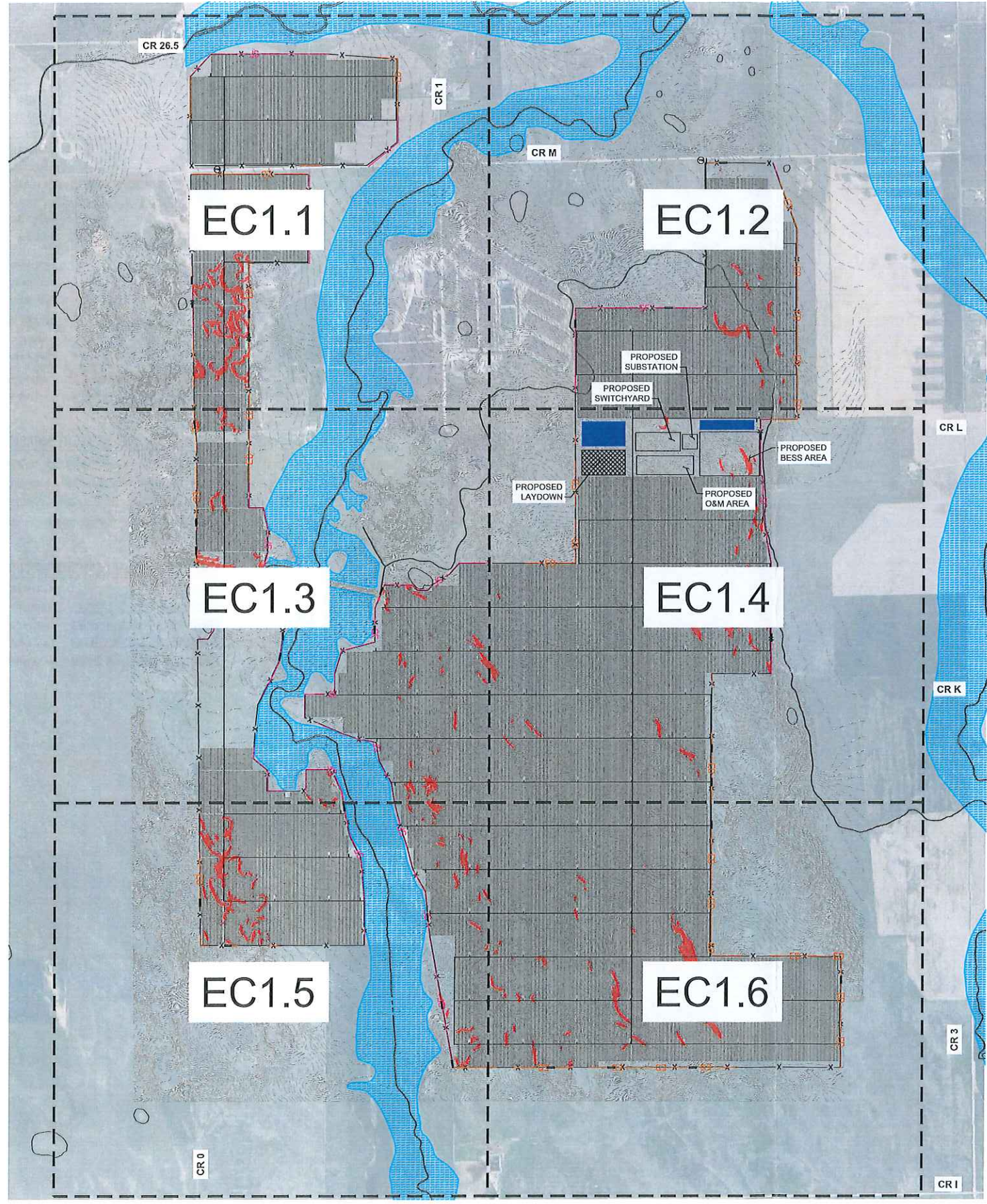
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 (303) 228-7300  
 WWW.KIMLEY-HORN.COM



No.	2	REVISION 2	07/26/2023
	1	REVISION 1	06/16/2023
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**LEGEND**

XXXX	EXISTING GRADE CONTOUR
X - X	PROPOSED SECURITY FENCE
▬▬▬▬	PROPOSED ACCESS ROAD
▨▨▨▨	MATERIALS LAYDOWN AREA
▬▬▬▬	PROPOSED ARRAY BLOCK OUTLINE
▨▨▨▨ (VTC)	PROPOSED VEHICLE TRACKING CONTROL
---	EXISTING WATER FEATURE
SF	SILT FENCE
ED	EARTH DIKE
▬▬▬▬	ROCK OUTLET
→	DIRECTION OF STORMWATER FLOW
▬▬▬▬	ZONE A FEMA FLOODPLAIN
▬▬▬▬	PR. INTERNAL EROSION CONTROL AREAS
▬▬▬▬	PR. PERMANENT DETENTION POND

No.	REVISIONS	DATE
2	REVISION 2	07/31/2023
1	REVISION 1	06/16/2023



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07/31/2023	
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KLG	
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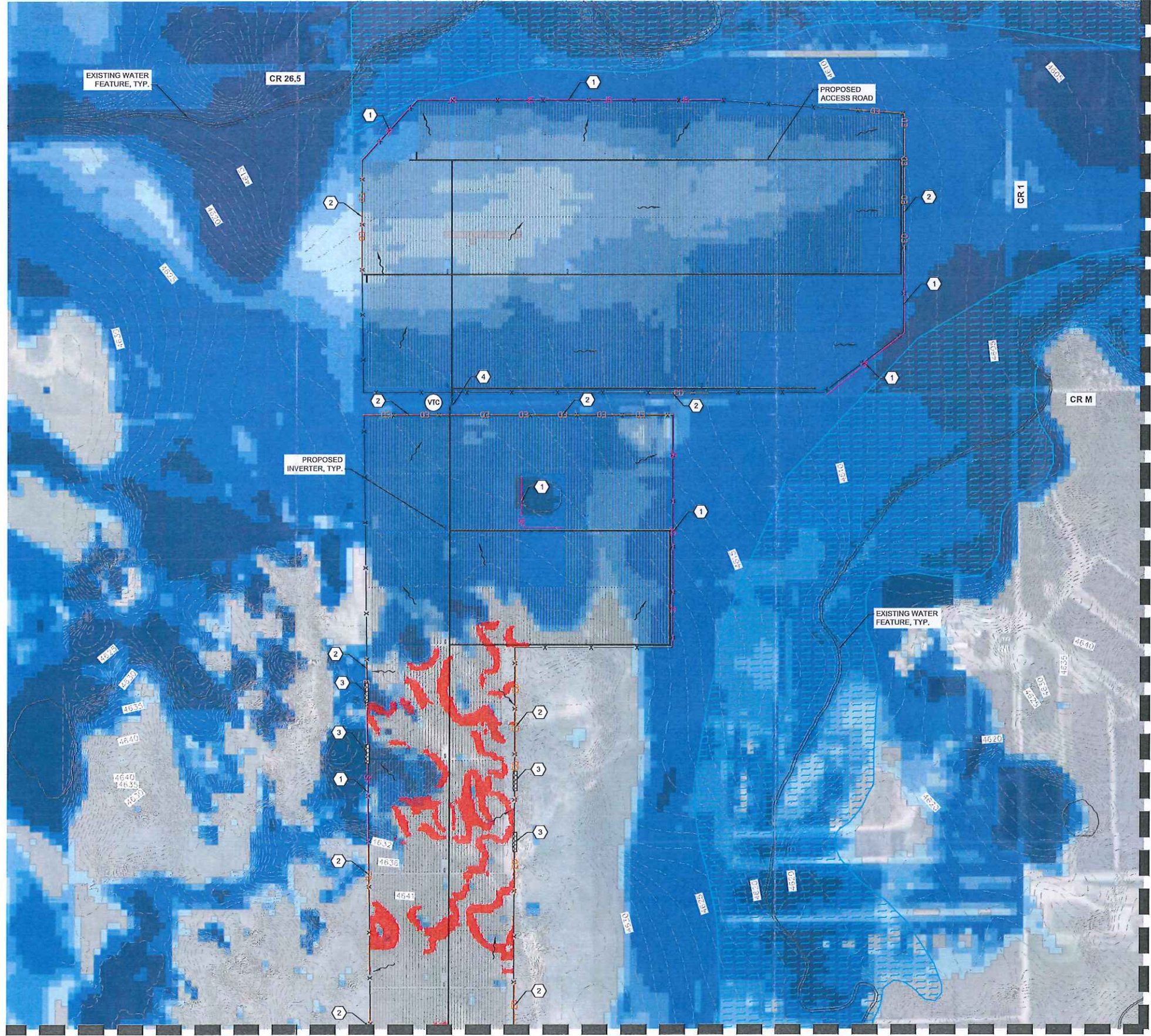
OVERALL EROSION  
 CONTROL PLAN

TAEOR SOLAR  
 PHASE 1  
 FACILITY  
 MORGAN COUNTY, CO

SHEET NUMBER  
 EC1.0

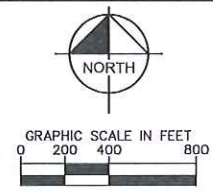


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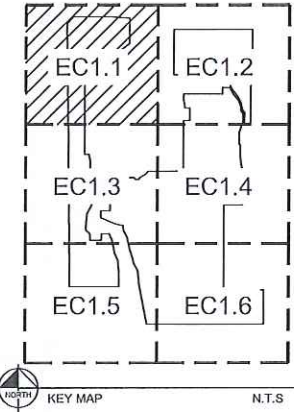
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- LEGEND**
- XXXXX EXISTING GRADE CONTOUR
  - X-X- PROPOSED SECURITY FENCE
  - PROPOSED ACCESS ROAD
  - XXXXX MATERIALS LAYDOWN AREA
  - PROPOSED ARRAY BLOCK OUTLINE
  - (VTC) PROPOSED VEHICLE TRACKING CONTROL
  - EXISTING WATER FEATURE
  - SF SILT FENCE
  - ED ED EARTH DIKE
  - ROCK OUTLET
  - ~> DIRECTION OF STORMWATER FLOW
  - Zone A FEMA FLOODPLAIN
  - PR INTERNAL EROSION CONTROL AREAS
  - PR PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- 1 INSTALL SILT FENCE, SEE DETAIL 1, SHEET EC2.0
  - 2 INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
  - 3 INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
  - 4 CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

- PROVIDED FLOOD DEPTH AND SCOUR (FT)**
- FLOOD DEPTH (0.50 - 1.00)
  - FLOOD DEPTH (1.00 - 1.50)
  - FLOOD DEPTH (1.50 - 2.00)
  - FLOOD DEPTH (2.01 - 4.00)
  - FLOOD DEPTH (4.01+)



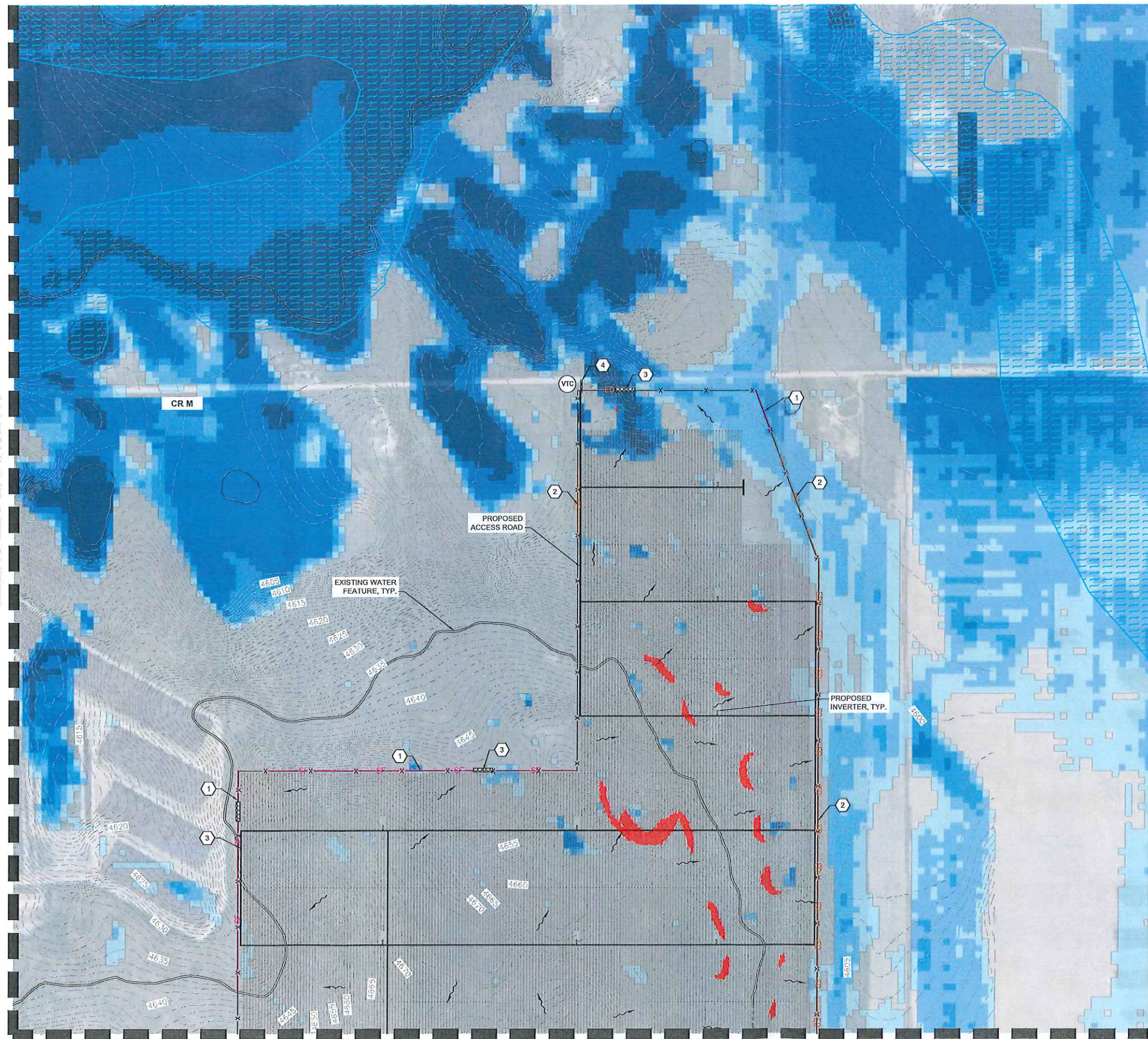
<b>BALANCED ROCK POWER</b>	
<b>Kimley-Horn</b>	
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6000 SOUTH STRAUSS WAY, SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 WWW.KIMLEY-HORN.COM	
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION	
KHA PROJECT 194500005 DATE 07/31/2023 SCALE AS SHOWN DESIGNED BY KLG DRAWN BY MCL CHECKED BY ERS	EROSION CONTROL PLAN
TAEOR SOLAR PHASE 1 FACILITY WYOMING COUNTY, CO	
SHEET NUMBER EC1.1	
	REVISION 2 07/31/2023 REVISION 1 06/16/2023 REVISION 1 No. REVISION DATE



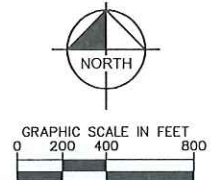


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MATCHLINE SEE SHEET  
 EC1.1



MATCHLINE SEE SHEET  
 EC1.4



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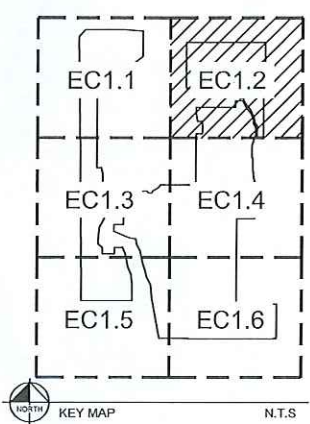
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- X - X - PROPOSED SECURITY FENCE
- ===== PROPOSED ACCESS ROAD
- XXXXXX MATERIALS LAYDOWN AREA
- PROPOSED ARRAY BLOCK OUTLINE
- XXXXXX (VTC) PROPOSED VEHICLE TRACKING CONTROL
- EXISTING WATER FEATURE
- SF - SILT FENCE
- ED - ED - EARTH DIKE
- ROCK OUTLET
- DIRECTION OF STORMWATER FLOW
- ZONE A FEMA FLOODPLAIN
- PR. INTERNAL EROSION CONTROL AREAS
- PR. PERMANENT DETENTION POND

**EROSION CONTROL NOTES**

- ① INSTALL SILT FENCE, SEE DETAIL 1, SHEET EC2.0
- ② INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
- ③ INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
- ④ CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

**PROVIDED FLOOD DEPTH AND SCOUR (FT)**

- Lightest blue swatch: FLOOD DEPTH (0.50 - 1.00)
- Light blue swatch: FLOOD DEPTH (1.00 - 1.50)
- Medium blue swatch: FLOOD DEPTH (1.50 - 2.00)
- Dark blue swatch: FLOOD DEPTH (2.01 - 4.00)
- Very dark blue swatch: FLOOD DEPTH (4.01+)



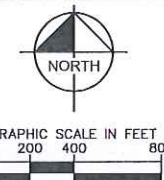
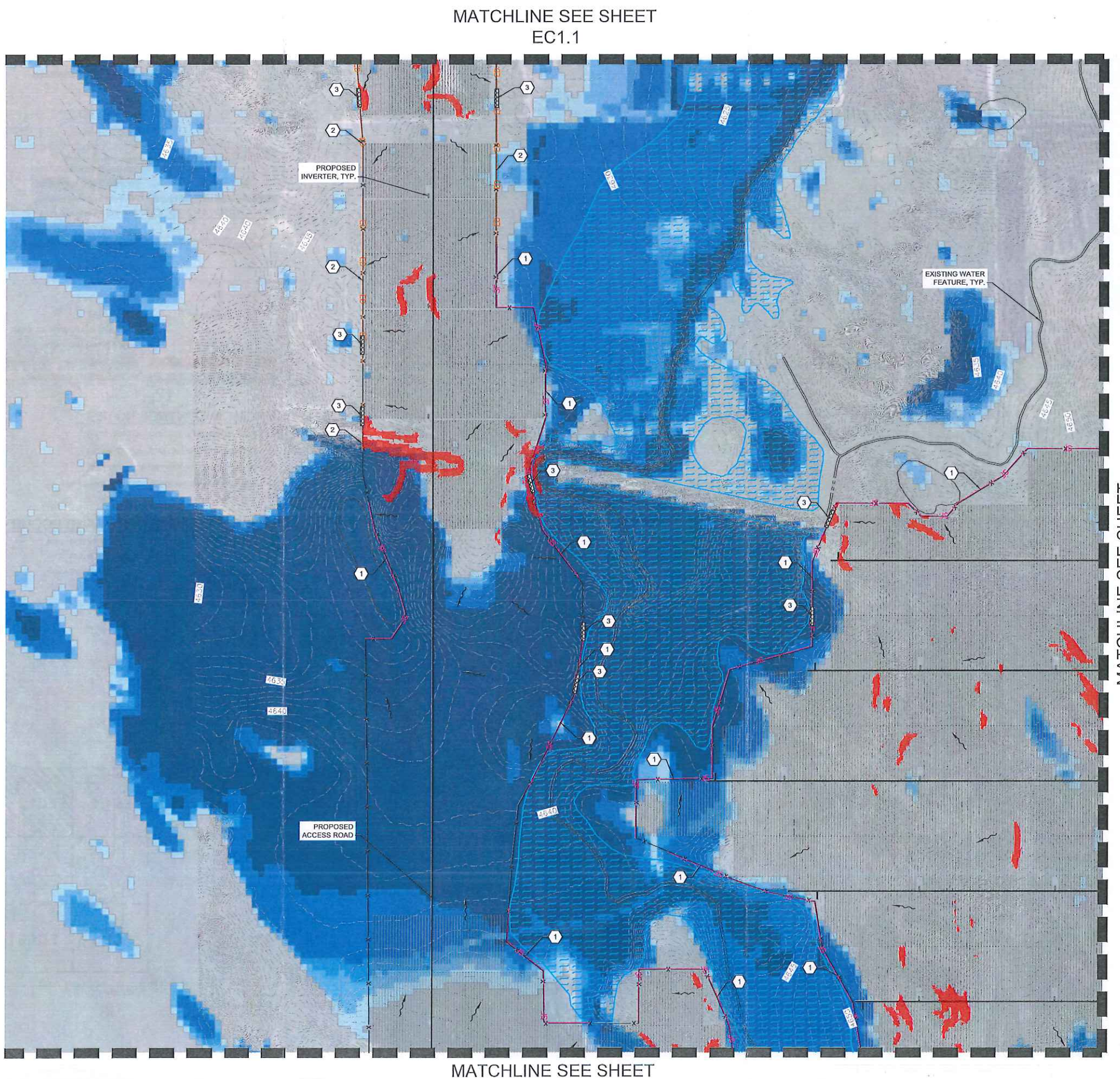
KEY MAP N.T.S.

<b>BALANCED ROCK POWER</b>	
<b>Kimley-Horn</b>	
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6003 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300 WWW.KIMLEY-HORN.COM	
<b>TAELOR SOLAR          PHASE 1          FACILITY</b> MORGAN COUNTY, CO	<b>EROSION CONTROL          PLAN</b>
KHA PROJECT 194500005 DATE 07/31/2023 SCALE AS SHOWN DESIGNED BY KLG DRAWN BY MCL CHECKED BY ERS	PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION
SHEET NUMBER <b>EC1.2</b>	REVISION 2 07/31/2023 REVISION 1 06/16/2023 No. REVISIONS DATE





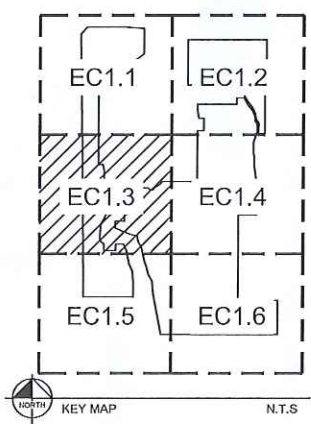
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- LEGEND**
- XXXX --- EXISTING GRADE CONTOUR
  - X-X- PROPOSED SECURITY FENCE
  - PROPOSED ACCESS ROAD
  - XXXXX MATERIALS LAYDOWN AREA
  - PROPOSED ARRAY BLOCK OUTLINE
  - XXXXX (VTC) PROPOSED VEHICLE TRACKING CONTROL
  - EXISTING WATER FEATURE
  - SF- SILT FENCE
  - ED- ED- EARTH DIKE
  - ROCK OUTLET
  - DIRECTION OF STORMWATER FLOW
  - ZONE A FEMA FLOODPLAIN
  - PR, INTERNAL EROSION CONTROL AREAS
  - PR, PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- 1 INSTALL SILT FENCE, SEE DETAIL 1, SHEET EC2.0
  - 2 INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
  - 3 INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
  - 4 CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

- PROVIDED FLOOD DEPTH AND SCOUR (FT)**
- FLOOD DEPTH (0.50 - 1.00)
  - FLOOD DEPTH (1.00 - 1.50)
  - FLOOD DEPTH (1.50 - 2.00)
  - FLOOD DEPTH (2.01 - 4.00)
  - FLOOD DEPTH (4.01+)



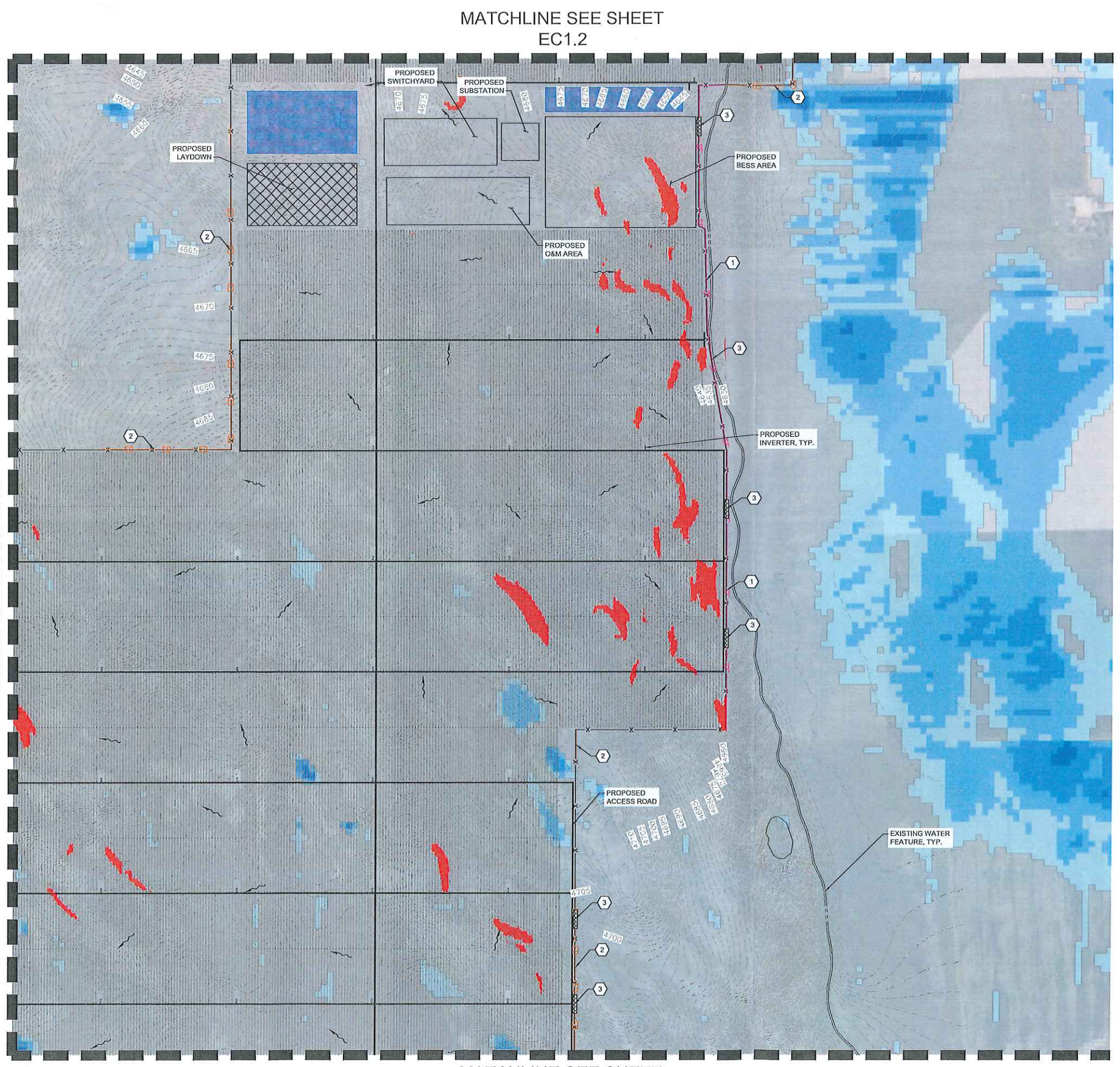
<b>BALANCED ROCK POWER</b>													
<b>Kimley-Horn</b>													
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6000 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE COLORADO 80111 (303) 228-2300 WWW.KIMLEY-HORN.COM													
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KHA PROJECT	19450005												
DATE	07/31/2023												
SCALE AS SHOWN	KLG												
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DRAWN BY	ERS												
CHECKED BY	ERS												
<b>EROSION CONTROL PLAN</b>													
<b>TAEOR SOLAR PHASE 1 FACILITY</b>													
MCNAN COUNTY, CO													
SHEET NUMBER <b>EC1.3</b>	REVISION 2 07/31/2023 REVISION 1 06/16/2023 No. REV. DATE												





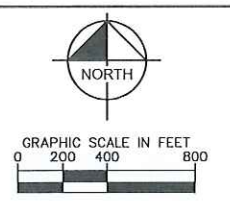
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MATCHLINE SEE SHEET  
 EC1.3



MATCHLINE SEE SHEET  
EC1.2

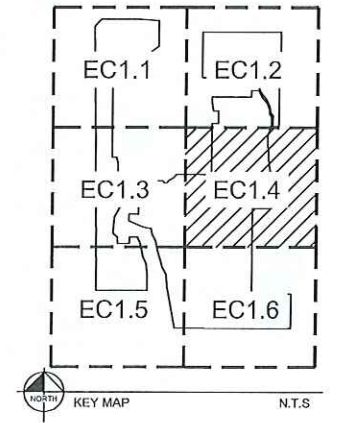
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- LEGEND**
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  - PROPOSED ACCESS ROAD
  - XXXXXX MATERIALS LAYDOWN AREA
  - PROPOSED ARRAY BLOCK OUTLINE
  - (VTC) ----- PROPOSED VEHICLE TRACKING CONTROL
  - EXISTING WATER FEATURE
  - SF - SILT FENCE
  - ED - ED - EARTH DIKE
  - ROCK OUTLET
  - DIRECTION OF STORMWATER FLOW
  - ZONE A FEMA FLOODPLAIN
  - PR. INTERNAL EROSION CONTROL AREAS
  - PR. PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
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  - 4 CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

- PROVIDED FLOOD DEPTH AND SCOUR (FT)**
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  - FLOOD DEPTH (1.50 - 2.00)
  - FLOOD DEPTH (2.01 - 4.00)
  - FLOOD DEPTH (4.01+)

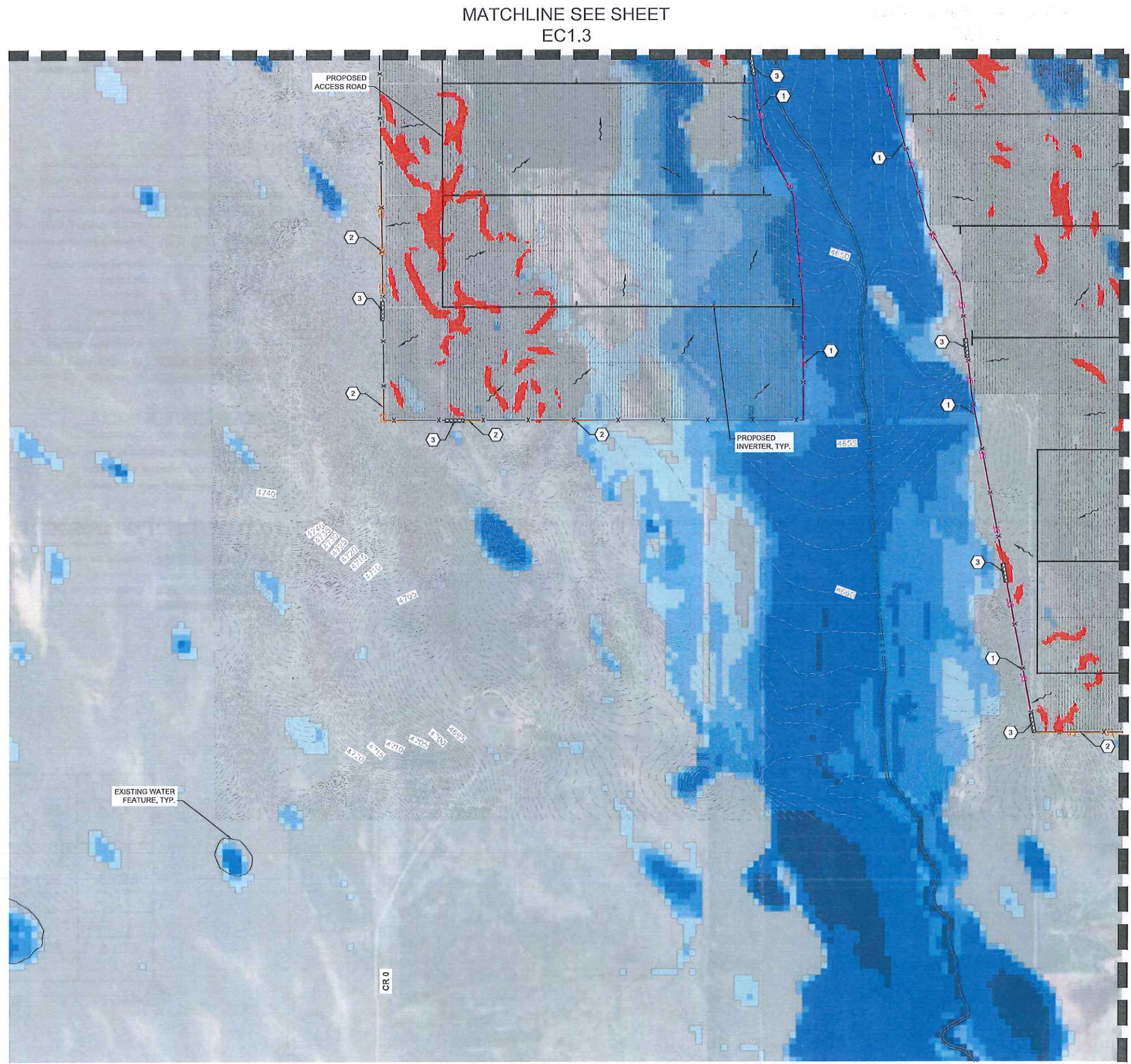


<b>BALANCED ROCK POWER</b>	
<b>Kimley-Horn</b>	
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PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION	
KHA PROJECT 194500005 DATE 07/31/2023 SCALE AS SHOWN DESIGNED BY DRANK BY CHECKED BY	KLG MCL ERS
<b>EROSION CONTROL PLAN</b>	
<b>TAEOR SOLAR PHASE 1 FACILITY</b> MORGAN COUNTY, CO	
SHEET NUMBER <b>EC1.4</b>	
REVISION 2 REVISION 1 REVISIONS	07/31/2023 06/16/2023 DATE



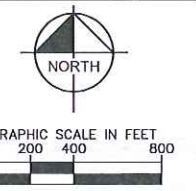


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EC1.3

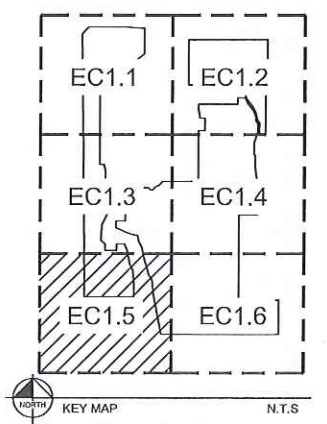
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- LEGEND**
- XXXX EXISTING GRADE CONTOUR
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  - PROPOSED ACCESS ROAD
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  - DIRECTION OF STORMWATER FLOW
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  - PR INTERNAL EROSION CONTROL AREAS
  - PR PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
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  - 2 INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
  - 3 INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
  - 4 CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

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- FLOOD DEPTH (0.50 - 1.00)
  - FLOOD DEPTH (1.00 - 1.50)
  - FLOOD DEPTH (1.50 - 2.00)
  - FLOOD DEPTH (2.01 - 4.00)
  - FLOOD DEPTH (4.01+)



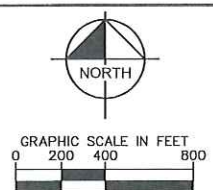
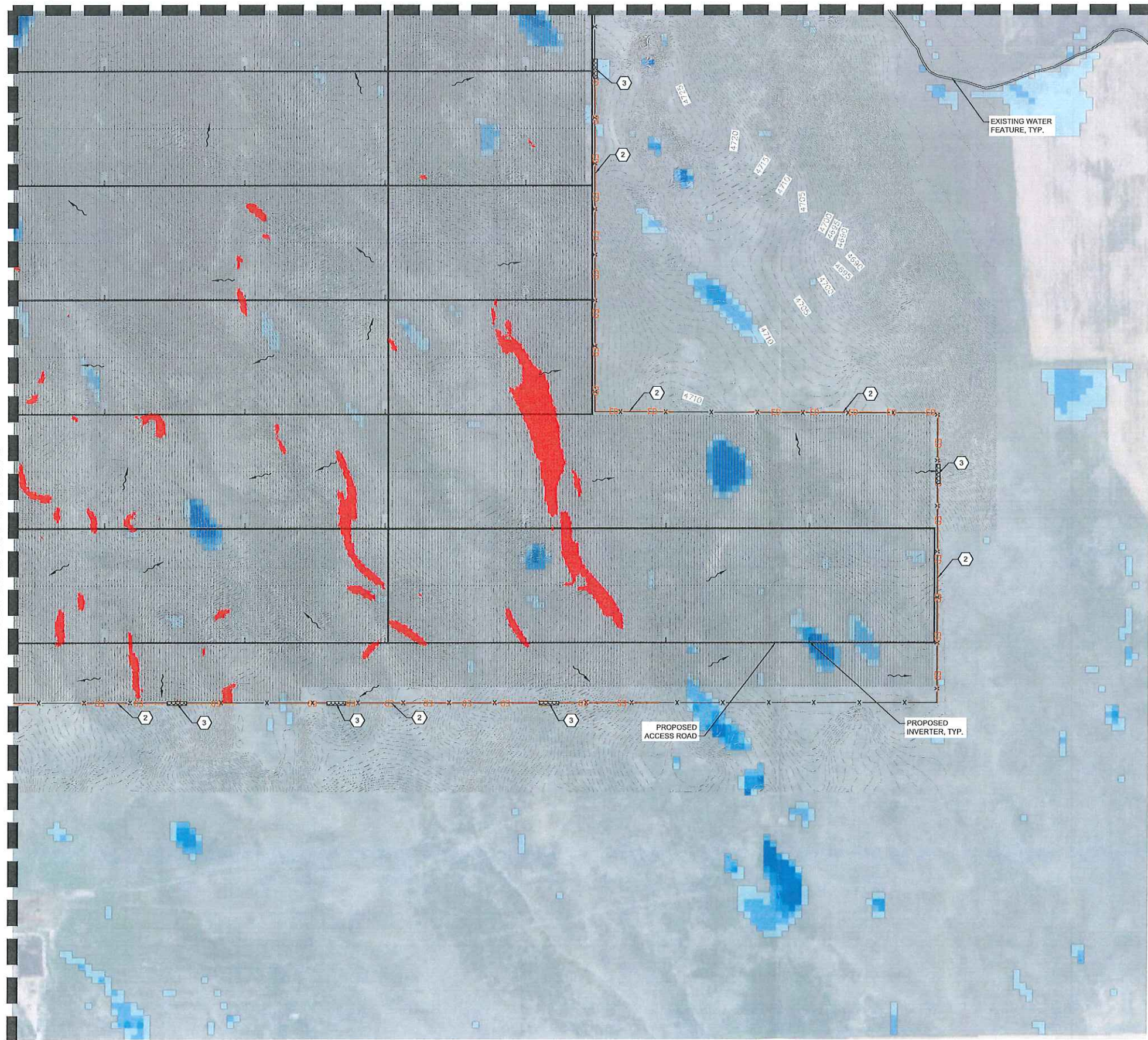
<b>BALANCED ROCK POWER</b>	
<b>Kimley-Horn</b>	
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PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION	KHA PROJECT 194500005 DATE 07/31/2023 SCALE AS SHOWN DESIGNED BY KLG DRAWN BY MCL CHECKED BY ERS
EROSION CONTROL PLAN	
TAEOR SOLAR PHASE 1 FACILITY MCAN COUNTY, CO	
SHEET NUMBER EC1.5	
REVISION 2 07/31/2023	REVISION 1 06/16/2023
No.	DATE



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EC1.4

MATCHLINE SEE SHEET  
EC1.5



**LEGEND**

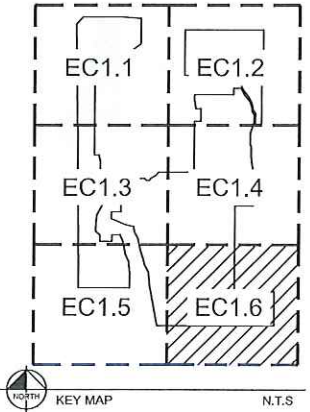
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- XXXXXXXXXX MATERIALS LAYDOWN AREA
- PROPOSED ARRAY BLOCK OUTLINE
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- Zone A FEMA FLOODPLAIN
- PR. INTERNAL EROSION CONTROL AREAS
- PR. PERMANENT DETENTION POND

**EROSION CONTROL NOTES**

- 1 INSTALL SILT FENCE, SEE DETAIL 1, SHEET EC2.0
- 2 INSTALL EARTH DIKE, SEE DETAIL 2, SHEET EC2.0
- 3 INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
- 4 CONSTRUCTION ENTRANCE, SEE DETAIL 6, SHEET EC2.0

**PROVIDED FLOOD DEPTH AND SCOUR (FT)**

- FLOOD DEPTH (0.50 - 1.00)
- FLOOD DEPTH (1.00 - 1.50)
- FLOOD DEPTH (1.50 - 2.00)
- FLOOD DEPTH (2.01 - 4.00)
- FLOOD DEPTH (4.01+)



No.	REVISIONS	DATE
2	REVISION 2	07/31/2023
1	REVISION 1	06/16/2023



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KHA PROJECT	194500005
DATE	07/31/2023
SCALE	AS SHOWN
DESIGNED BY	KLK
DRAWN BY	MCL
CHECKED BY	ERS

EROSION CONTROL  
 PLAN

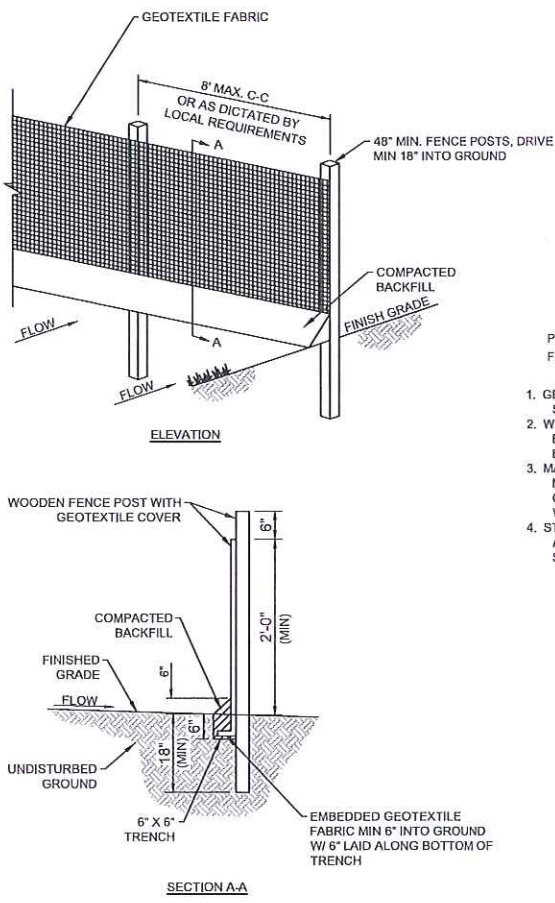
TAEOR SOLAR  
 PHASE 1  
 FACILITY  
 MORGAN COUNTY, CO

SHEET NUMBER  
EC1.6





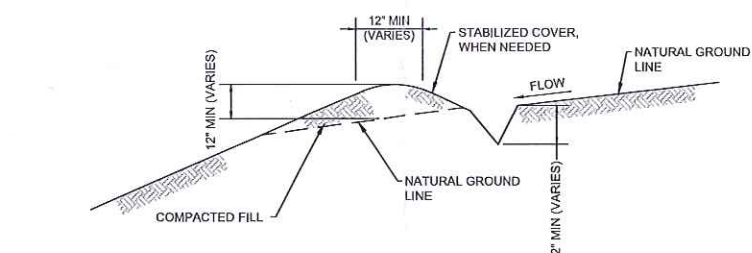
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- POSTS: WOODEN  
FENCE: GEOTEXTILE FABRIC
1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.
  2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  4. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.

1 SILT FENCE DETAIL

SCALE: NTS

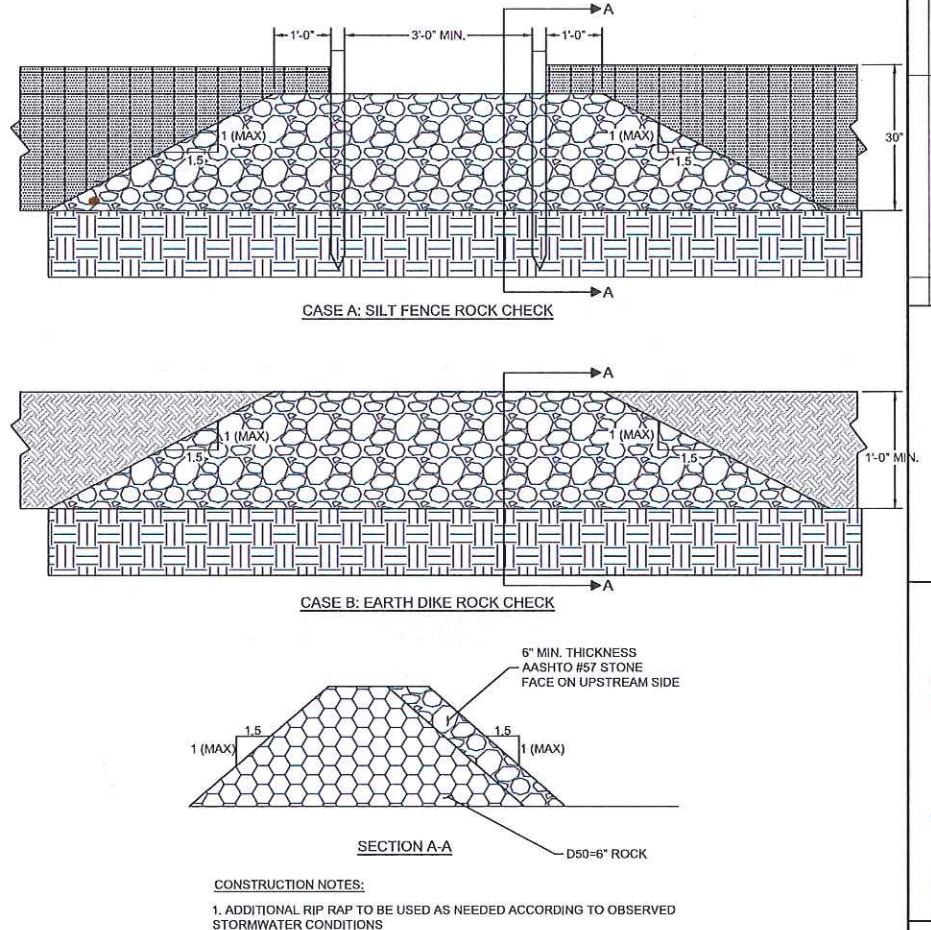


- CONSTRUCTION NOTES:**
1. BERMS SHOULD BE PLACED PARALLEL WITH CONTOURS TO EFFECTIVELY DETAIN WATER AND SETTLE OUT SEDIMENT.
  2. IF BERMS ARE NOT PLACED PARALLEL WITH CONTOURS, EROSION ALONG BERM OR AT OUTLET MAY OCCUR.
  3. IF EROSION OCCURS, CONTOUR SHALL STABILIZE BY INSTALLING A RIP RAP DISSIPATOR AT POINTS OF EROSION AND SHALL RESTORE GRADE TO ORIGINAL CONDITION UPON STABILIZATION AND COMPLETION OF THE WORK.
  4. BERM SHALL BE COMPACTED TO 90% MINIMUM DENSITY.

- CONSTRUCTION NOTES:**
1. ADDITIONAL RIP RAP TO BE USED AS NEEDED ACCORDING TO OBSERVED STORMWATER CONDITIONS

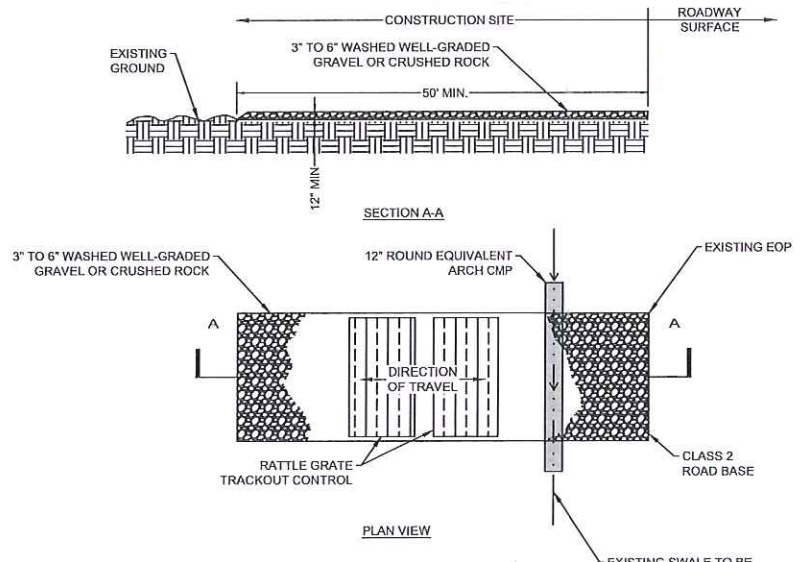
2 TEMPORARY EROSION CONTROL EARTH DIKE DETAIL

SCALE: NTS



3 ROCK OUTLET DETAIL

SCALE: NTS



- NOTES:**
1. CONSTRUCTION EXIT PAD SHALL BE CONSTRUCTED OF 3" TO 6" WASHED, WELL-GRADED GRAVEL OR CRUSHED ROCK. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12 INCHES.
  2. LENGTH OF CONSTRUCTION EXIT PAD SHALL BE A MINIMUM OF 50 FT. WIDTH SHALL BE A MIN. OF 24 FT OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
  3. THE CONSTRUCTION EXIT PAD SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN NOTE 1.
  4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 CONSTRUCTION ENTRANCE DETAIL

SCALE: NTS

**Extended Detention Basin (EDB) T-5**

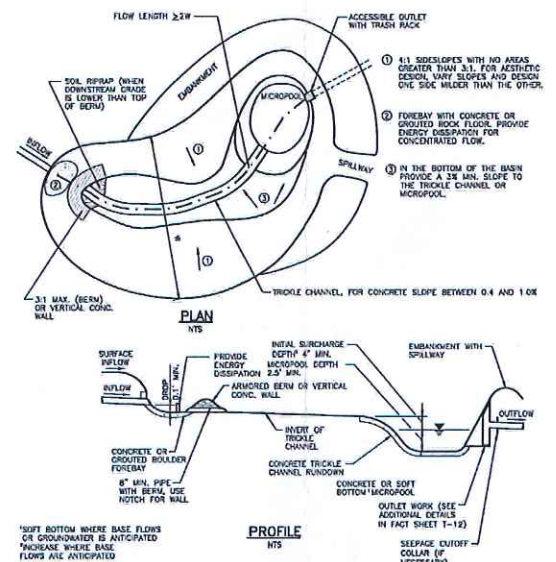


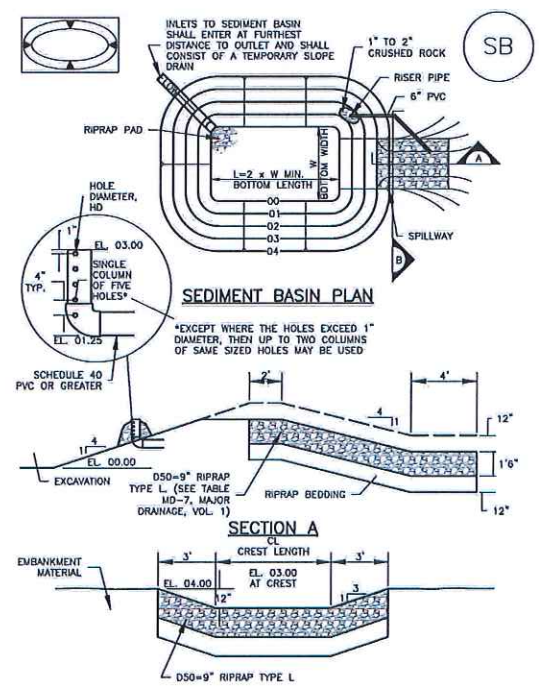
Figure EDB-3. Extended Detention Basin (EDB) Plan and Profile

Additional Details are provided in BMP Fact Sheet T-12. This includes outlet structure details including orifice plates and trash racks.

5 MHFD EXTENDED DETENTION BASIN DETAIL

SCALE: NTS

**Sediment Basin (SB) SC-7**



6 MHFD TEMPORARY SEDIMENT BASIN DETAIL

SCALE: NTS

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GREENWOOD VILLAGE, CO 80111  
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KHA PROJECT	194500005
DATE	07/26/2023
SCALE AS SHOWN	KLG
DESIGNED BY	KLG
DRAWN BY	KLG
CHECKED BY	ERS

EROSION CONTROL DETAILS

TAEOR SOLAR PHASE 1 FACILITY  
DENVER COUNTY, CO

REVISION	2	07/26/2023	DATE
REVISION	1	06/16/2023	DATE
No.	1	R	



## **Appendix 5. Current Title Commitments**



**ALTA Commitment  
SCHEDULE A**

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issued By:  
Stewart Title Guaranty Company  
P.O. Box 2029, Houston, TX 77252

Commitment Number: 22000330597-02

Revision Number: 2

Agreement Number: TBD ]

1. Commitment Date: March 13, 2023, at 8:00 a.m.
  
2. Policy to be issued:
  - a. 2021 ALTA® Owner's Policy  
  
Proposed Insured: To Be Determined  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: To Be Determined
  
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
  
4. The Title is, at the Commitment Date, vested in:  
  
[L&R Rumsey Land, LLC](#)
  
5. The Land is described as follows:  
  
**SEE ATTACHED SCHEDULE A - EXHIBIT A**

**SCHEDULE A - EXHIBIT A**

**Parcel 1:**

**Parcel ID No.: 1297-040-00-003**

Section 4: W1/2W1/2 and W1/2E1/2W1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 2:**

**Parcel ID No.: 1297-050-00-003**

Section 5: SE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 3:**

**Parcel ID No.: 1297-070-00-002**

Lot 3, NE1/4SW1/4, N1/2SE1/4 (also known as N1/2S1/2) of Section 7, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 4:**

**Parcel ID No.: 1297-070-00-003**

Section 7: N1/2 and S1/2S1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 5:**

**Parcel ID No.: 1297-080-00-002**

Section 8: S1/2 and the NE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 6:**

**Parcel ID No.: 1297-090-00-002**

Section 9: W1/2W1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 7:**

**Parcel ID No.: 1297-180-00-001**

Section 18: All, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 8:**

**Parcel ID No.: 1297-170-00-001**

Section 17: All, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 9:**

**Parcel ID No.: 1297-200-00-003**

Section 20: N1/2NE1/4, SW1/4NE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 10:**



**Parcel ID No.: 1297-210-00-004**

Section 21: SW1/4NW1/4 & NW1/4SW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 11:**

**Parcel ID No.: 1297-210-00-003**

Section 21: NW1/4NW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 12:**

**Parcel ID No.: 1297-210-00-005**

Section 21: E1/2W1/2, SW1/4SW1/4, and SE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

EXCEPT parcel in the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M. described as follows: A parcel of land 200 feet north and south by 600 feet east and west, the sides of which are parallel to the East and South sides of the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M., and described as commencing at a point 30 feet West and 30 feet North of the SE corner of the SE1/4 of said Section 21, thence North 200 feet; thence West 600 feet; thence South 200 feet; thence East 600 feet to the point of beginning..

**Parcel 13:**

**Parcel ID No.: 1297-280-00-002**

Section 28: W1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 14**

**Parcel ID No.: 129707000001**

The South Half of the North Half of Section 7, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 15**

**Parcel ID No.: 129720000001**

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 16**

**Parcel ID No.: 129720000003**

The North Half of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 20, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 17**

**Parcel ID No.: 129721000003**

The Northwest Quarter of the Northwest Quarter of Section 21, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

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## SCHEDULE B – I

### Requirements

File No.: 22000330597-02

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

With regard to L&R Rumsey Land, LLC The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
  - b. Operating Agreement, and any amendment thereof;
  - c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
  - d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
  - e. Evidence of payment of franchise taxes due, where applicable.
8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or in otherwise ascertaining further details of the transaction.

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B – II

#### Exceptions

File No.: 22000330597-02

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

#### Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.
9. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
10. Water rights, claims or title to water.

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 **stewart**  
TITLE



**Special Exceptions:**

11. Taxes for 2022 in the amount of \$170.40 are not paid.  
Parcel ID No.: 1297-040-00-003 (Parcel 1)

Taxes for 2022 in the amount of \$113.60 are not paid.  
Parcel ID No.: 1297-050-00-003(Parcel 2)

Taxes for 2022 in the amount of \$111.32 are not paid.  
Parcel ID No.: 1297-070-00-002 (Parcel 3)

Taxes for 2022 in the amount of \$112.08 are not paid.  
Parcel ID No.: 1297-070-00-003 (Parcel 4)

Taxes for 2022 in the amount of \$341.56 are not paid.  
Parcel ID No.: 1297-080-00-002 (Parcel 5)

Taxes for 2022 in the amount of \$113.60 are not paid.  
Parcel ID No.: 1297-090-00-002 (Parcel 6)

Taxes for 2022 in the amount of \$1,171.56 are not paid.  
Parcel ID No.: 1297-180-00-001 (Parcel 7)

Taxes for 2022 in the amount of \$455.12 are not paid.  
Parcel ID No.: 1297-170-00-001 (Parcel 8)

Taxes for 2022 in the amount of \$84.80 are not paid.  
Parcel ID No.: 1297-200-00-003 (Parcel 9)

Taxes for 2022 in the amount of \$56.80 are not paid.  
Parcel ID No.: 1297-210-00-004 (Parcel 10)

Taxes for 2022 in the amount of \$28.04 are not paid.  
Parcel ID No.: 1297-210-00-003(Parcel 11)

Taxes for 2022 in the amount of \$250.68 are not paid.  
Parcel ID No.: 1297-210-00-005 (Parcel 12)

Taxes for 2022 in the amount of \$112.84 are not paid.  
Parcel ID No.: 1297-280-00-002 (Parcel 13)

Taxes for 2022 in the amount of \$111.32 are not paid.  
Parcel ID No.: 129707000001 (Parcel 14)

Taxes for 2022 in the amount of \$56.80 are not paid.  
Parcel ID No.: 129720000001 (Parcel 15)

Taxes for 2022 in the amount of \$84.80 are not paid.  
Parcel ID No.: 129720000003 (Parcel 16)

Taxes for 2022 in the amount of \$28.04 are not paid.  
Parcel ID No.: 129721000003 (Parcel 17)

12. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district
13. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded March 5, 1891 as [Reception No. 9662](#) in Public Records of Morgan County, Colorado. (Parcel 7)
14. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded August 30, 1909 as [Reception No. 76790](#) in Public Records of Morgan County, Colorado, reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States. (Parcel 7)
15. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 13, 1918 as [Reception No. 644216](#) in Public Records of Morgan County, Colorado. (Parcel 2)
16. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 7, 1919 as [Reception No. 657654](#) in Public Records of Morgan County, Colorado. (Parcel 13)
17. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 17, 1919 as [Reception No. 687163](#) in Public Records of Morgan County, Colorado. (Parcel 6)
18. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 24, 1919 as [Reception No. 690009](#) in Public Records of Morgan County, Colorado. (Parcel 7)
19. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 13, 1919 as [Reception No. 718838](#) in Public Records of Morgan County, Colorado. (Parcel 11)
20. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 22, 1920 as [Reception No. 23546](#) in Public Records of Morgan County, Colorado. (Parcel 4)
21. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 18, 1922 as [Reception No. 862900](#) in Public Records of Morgan County, Colorado. (Parcel 8)
22. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 26, 1924 as [Reception No. 934626](#) in Public Records of Morgan County, Colorado. (Parcel 10)



23. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#) in Public Records of Morgan County, Colorado. (Parcel 9)
24. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 23, 1932 as [Reception No. 213712](#) in Public Records of Morgan County, Colorado. (Parcel 2)
25. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 2, 1932 as [Reception No. 217497](#) in Public Records of Morgan County, Colorado. (Parcel 3)
26. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 17, 1940 as [Reception No. 282997](#) in Public Records of Morgan County, Colorado. (Parcel 7)
27. Contract and Grant of Easement by and between William Epple, Jr., and Berenice E. Epple, and The United States of America dated August 12, 1949, and recorded August 25, 1949 as [Reception No. 339322](#) in Public Records of Morgan County, Colorado. (Parcel 12)
28. Reservation of mineral interest in favor of Federal Farm Mortgage Corporation as contained in Corporation Special Warranty Deed dated October 22, 1951, and recorded November 5, 1951 as [Reception No. 373146](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

29. Reservation of mineral interest in favor of Dale Henson as contained in Warranty Deed dated February 4, 1952, and recorded February 8, 1952 as [Reception No. 375609](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

30. Reservation of mineral interest in favor of Ernest Rosener as contained in Warranty Deed dated June 7, 1952, and recorded July 2, 1952 as [Reception No. 379629](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

31. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960, and recorded September 29, 1960 as [Reception No. 472684](#) in Public Records of Morgan County, Colorado. (Parcel 11)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

32. Oil and Gas Lease by and between Evelyn M. Campbell and M.E. Thrash dated February 20, 1966 and recorded March 5, 1968 as [Reception No. 547497](#), in Public Records of Morgan County, Colorado. (Parcel 10)



33. Oil and Gas Lease by and between William Epple, Jr. and Bernice E. Epple, his wife and Robert D. St. John dated January 31, 1968 and recorded February 27, 1967 as [Reception No. 547361](#), in Public Records of Morgan County, Colorado. (Parcel 9)
  34. Oil and Gas Lease by and between William Epple, Jr., also known as Wm. Epple, Jr., and Bernice E. Epple, also known as Berenice E. Epple and Berneice Epple, husband and wife and Sundance Oil Company dated November 5, 1970, and recorded November 23, 1970 as [Reception No. 562516](#) in Public Records of Morgan County, Colorado. (Parcel 4)
  35. Oil and Gas Lease by and between Warren R. Barney and Elinor L. Barney, his wife; Burton R. Bancroft and Sue Bancroft, his wife; Helen Jensen, a widow, heir of John P Jensen, deceased; Helen Jensen as Trustee and Sundance Oil Company dated November 5, 1970, and recorded April 30, 1971 as [Reception No. 565248](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  36. Reservation of mineral interest in favor of William Epple, Jr. and Berenice Epple, also Known as Bernice E. Epple, and Berneice Epple as contained in Warranty Deed dated April 1, 1976, and recorded April 30, 1976 as [Reception No. 603039](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
- Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
37. Oil and Gas Lease by and between Evelyn M. Campbell and her husband, Harry E. Campbell and Energy Minerals Corporation dated April 29, 1977 and recorded May 13, 1977 as [Reception No. 612796](#) in Public Records of Morgan County, Colorado. (Parcel 10)
  38. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620320](#) in Public Records of Morgan County, Colorado. (Parcel 9)
  39. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620321](#) in Public Records of Morgan County, Colorado. (Parcel 10 & 12)
  40. Memorandum of Gas Storage Lease Agreement by and between Smits Farms, Inc. and Western Slope Gas Company, a Colorado corporation dated December 20, 1979 and recorded January 8, 1979 as [Reception No. 638682](#) in Public Records of Morgan County, Colorado. (Parcel 4)
  41. Oil and Gas Lease by and between Warren R. Barney aka Warren Barney and Elinor L. Barney, husband and wife and Rocky Mountain Oilfinders, Inc. dated April 8, 1981, and recorded June 1, 1981 as [Reception No. 652058](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  42. Oil and Gas Lease by and between Helen K. Jensen, a widow and Rocky Mountain Oilfinders, Inc. dated May 4, 1981, and recorded June 1, 1981 as [Reception No. 652056](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  43. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 1, 1981 and recorded December 23, 1981 as [Reception No. 657989](#) in Public Records of Morgan County, Colorado. (Parcel 9)
  44. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 8, 1981 and recorded December 23, 1981 as [Reception No. 657991](#) in Public Records of Morgan County, Colorado. (Parcel 4)



45. Oil and Gas Lease by and between Warren R. Barney and Nancy Barney, husband and wife and Fina Oil and Chemical Company, dated June 1, 1990, and recorded August 6, 1990 as [Reception No. 720606](#) in Public Records of Morgan County, Colorado. (Parcel 3)
46. Oil and Gas Lease by and between Helen K. Jensen, a widow, an heir and sole devisee of the estate of John P. Jensen, deceased and Fina Oil and Chemical Company, dated June 20, 1990, and recorded September 17, 1990 as [Reception No. 721164](#) in Public Records of Morgan County, Colorado. (Parcel 3)
47. Reservation of mineral interest in favor of Smits Farms, Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004, and recorded April 8, 2004 as [Reception No. 816892](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
48. Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
49. Memorandum of Gas Storage Lease Agreement by and between Lyle L. Rumsey Limited Partnership and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded March 4, 2011 as [Reception No. 867291](#) in Public Records of Morgan County, Colorado. (Parcel 10,12)
50. Paid-Up Oil and Gas Lease by and between Ora Ruth Jensen Special Needs Trust, represented herein by Kay J. Maser, as trustee and Chesapeake Exploration, LLC, dated May 28, 2011, and recorded September 19, 2011 as [Reception No. 871149](#) in Public Records of Morgan County, Colorado. (Parcel 3)
51. Paid-Up Oil and Gas Lease by and between Albert T. Candy, husband of Lucille L. Candy, dealing herein with his separate property and Chesapeake Exploration, LLC, dated September 12, 2011, and recorded October 20, 2011 as [Reception No. 871829](#) in Public Records of Morgan County, Colorado. (Parcel 3)
52. Memorandum of Development Agreement by and between Chesapeake Exploration, L.L.C, an Oklahoma limited liability company, and OOGC America, Inc., a Delaware corporation dated August 1, 2011, and recorded March 16, 2012 as [Reception No. 874591](#) in Public Records of Morgan County, Colorado. (Parcel 5, 8)
53. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Martin Smits, and M & J Smits LLC, a Colorado limited liability company and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880499](#) in Public Records of Morgan County, Colorado. (Parcel 12)
54. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Ann Smits Dingeman and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880500](#) in Public Records of Morgan County, Colorado. (Parcel 12)
55. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between William Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880501](#) in Public Records of Morgan County, Colorado. (Parcel 12)
56. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between David Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880502](#) in Public Records of Morgan County, Colorado. (Parcel 12)
57. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Leonard Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880503](#) in Public Records of Morgan County, Colorado. (Parcel 12)



58. Reservation of mineral interest in favor of Barney Building & Land Company, L.L.C. as contained in General Warranty Deed dated February 16, 2017, and recorded February 23, 2017 as [Reception No.904202](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

59. Reservation of mineral interest in favor of Lyle L. Rumsey Limited Partnership, a Colorado limited partnership as contained in Special Warranty Deed dated April 13, 2017, and recorded April 17, 2017 as [Reception No.905040](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

60. Memorandum of Option Agreement by and between L&R Rumsey Land, LLC, a Colorado limited liability company and Balanced Rock Power Development, LLC, a Delaware limited liability company, dated June 6, 2022, and recorded June 8, 2022 as [Reception No. 941087](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)

Note: Assignment and Assumption Agreement dated January 31, 2023, recorded January 31, 2023 as [Reception No. 944812](#), of Public Records of Morgan County, Colorado.

61. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

62. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 1, 1926 as [Reception No. 159705](#), Public Records, Morgan County, Colorado. (Parcel 14)

63. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States [Patent No. 934626](#). (Parcel 15)

64. Reservation of mineral interest in favor of Katie Shook as contained in Quit Claim Deed dated September 29, 1942 and recorded October 5, 1942 as [Reception No. 299978](#), Public Records, Morgan County, Colorado. (Parcel 14)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

65. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960 and recorded September 29, 1960 as [Reception No. 472684](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

66. Easement in favor of Public Service Company of Colorado, a Colorado corporation dated April 17, 1963, recorded as [Reception No. 503169](#), Public Records, Morgan County, Colorado. (Parcel 14)

67. Oil and Gas Lease by and between Evelyn M. Campbell, as Grantor and M. E. Thrash, as Grantee dated February 20, 1968, recorded March 5, 1968 as [Reception No. 547497](#), Public Records, Morgan County, Colorado. (Parcel



15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

68. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Energy Minerals Corporation, as Grantee dated October 18, 1977, recorded March 11, 1978 as [Reception No. 620321](#), Public Records, Morgan County, Colorado. (Parcel 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

69. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Powers Energy Corporation, as Grantee dated November 1, 1981, recorded December 23, 1981 as [Reception No. 657989](#), Public Records, Morgan County, Colorado. (Parcel 16)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

70. Right of Way Easement (Post Construction) in favor of Western Slope Gas Company, a Colorado corporation dated April 16, 1981, recorded April 23, 1981 as [Reception No. 650921](#), Public Records, Morgan County, Colorado. (Parcel 14)

71. Reservation of mineral interest in favor of Smits Farms Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004 and recorded April 8, 2004 as [Reception No. 816892](#), Public Records, Morgan County, Colorado. (Parcel 15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

**ALTA Commitment  
SCHEDULE A**

**[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issued By:  
Stewart Title Guaranty Company  
P.O. Box 2029, Houston, TX 77252

Commitment Number: 22000330597-01

Revision Number:

Agreement Number:]

1. Commitment Date: March 9, 2023, at 8:00 a.m.
  
2. Policy to be issued:
  - a. 2021 ALTA® Owner's Policy  
  
Proposed Insured: Taelor Solar 1, LLC, a Delaware limited liability company  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: To Be Determined
  
3. The estate or interest in the Land at the Commitment Date is:  
  
A Leasehold Estate, as to Parcels A – K and M - P, and an Easement, as to Parcel L
  
4. The Fee Simple Title is, at the Commitment Date, vested in:  
  
Magnum Feedyard Co. LLC, a Colorado limited liability company
  
5. The Land is described as follows:  
  
**SEE ATTACHED SCHEDULE A - EXHIBIT A**



## SCHEDULE A - EXHIBIT A

A leasehold estate as created by that certain Solar Energy Option to Lease and Lease Agreement executed by Magnum Feedyard Co. LLC, a Colorado limited liability company, Landowner, and Balanced Rock Power Development, LLC, a Delaware limited liability company, Lessee, dated October 20, 2021, recorded December 1, 2021 as [Reception No. 4781022](#) in Public Records of Weld County, Colorado and December 2, 2021 as [Reception No. 937106](#) in Public Records of Morgan County, Colorado, as assigned to Taelor Solar 1, LLC, a Delaware limited liability company, in Assignment and Assumption Agreement, dated January 31, 2003, recorded \_\_\_\_\_ as Reception No. \_\_\_\_\_ in Public Records of Weld County, Colorado and January 31, 2023 as [Reception No. 944813](#), in Public Records of Morgan County, Colorado, as to Parcels A-K and M-O, described as follows:

### **Parcel A:**

**Parcel ID No.: 129903000006 (West ½) and 129903000005 (East ½)**

All of Section 3, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

### **Parcel B:**

**Parcel ID No.: 129911000006**

The S ½ and the SW ¼ of the NW ¼ of Section 11, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado;

EXCEPT those parcels conveyed by Deeds recorded July 8, 1971 at [Reception No. 1571167](#) and recorded October 9, 1995 at [Reception No. 2458725](#), Weld County Records.

### **Parcel C:**

**Parcel ID No.: 129914000012**

The NW ¼ of the NW ¼ of Section 14, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

### **Parcel D:**

**Parcel ID No.: 122132000006**

The S ½ of the SE ¼ and the SE ¼ of the SW ¼ of Section 32, Township 3 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

### **Parcel E:**

**Parcel ID No.: 122133000002**

All of Section 33, Township 3 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado;  
EXCEPT that portion located within the right of way of the Chicago, Burlington & Quincy Railroad Company.

### **Parcel F:**

**Parcel ID No.: 122134000004 (All EXCEPT NW ¼ of SE ¼) and 122134000003 (NW ¼ of SE ¼)**

All of Section 34, Township 3 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado;  
EXCEPT that portion located within the right of way of the Chicago, Burlington & Quincy Railroad Company.

### **Parcel G:**

**Parcel ID No.: 129910200006 (West ½) and 129910100005 (East ½)**

All of Section 10, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado;

EXCEPTING therefrom the following described tract of land:

Commencing at the Southeast corner of said Section 10, from which the Southwest corner of said Section 10 bears North 89°49'12" West;  
Thence North 89°49'12" West, 1401.13 feet along the South line of said Section 10 to the True Point of Beginning;  
Thence North 01°09'23" East, 789.16 feet;  
Thence North 14°23'09" West, 711.74 feet;  
Thence North 09°52'13" East, 966.99 feet;  
Thence North 03°41'55" West, 205.97 feet;  
Thence South 66°34'44" West, 1409.00 feet;  
Thence North 68°58'09" West, 2760.75 feet to the West line of said Section 10;  
Thence South 00°18'15" West, 3055.14 feet along the West line of said Section 10 to the Southwest corner of said Section 10;  
Thence South 89°49'12" East, 3894.35 feet along the South line of said Section 10 to the True Point of Beginning.

**Parcel H:**

**Parcel ID No.: 129915100002 (Portion except NE ¼ of NE ¼) and 129915000009 (NE ¼ of NE ¼)**

A tract of land located in the N ½ of the NE ¼ of Section 15, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado, described as follows:

Beginning at the Northeast corner of said Section 15, from which the Northwest corner of said Section 15 bears North 89°49'12" West;  
Thence North 89°49'12" West, 1401.13 feet along the North line of said Section 15;  
Thence South 01°04'35" West, 1312.84 feet to the South line of the N ½ of the NE ¼ of said Section 15;  
Thence North 89°59'56" East, 1429.06 feet along the South line of the N ½ of the NE ¼ of said Section 15 to the Southeast corner of the N ½ of the NE ¼ of said Section 15;  
Thence North 00°08'37" West, 1308.24 feet along the East line of the N ½ of the NE ¼ of said Section 15 to the Northeast corner of said Section 15 and the True Point of Beginning.

**Parcel I:**

**Parcel ID No.: 129902000001**

All of Section 2, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

**Parcel J:**

**Parcel ID No.: 122135000003 (SW ¼ & NW ¼ of SE ¼) and 122135000004 (E ½ of SE ¼ & SW ¼ of SE ¼)**

The S 1/2 of Section 35, Township 3 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado.

**Parcel K:**

**Parcel ID No.: 129901000006**

All of Section 1, Township 2 North, Range 61 West of the 6th P.M., County of Weld, State of Colorado;

EXCEPTING therefrom the portion conveyed by Deed recorded May 21, 1948 in [Book 1227 Page 439](#) which is more particularly described as follows:

Commencing at a point on the West boundary of said Section 1 at a point 600 feet South of the NW corner of said Section 1;  
Thence South along the West line of said Section 1 at a distance of 2340 feet to a point 300 feet South of the NW



corner of the SW ¼ of said Section 1;  
Thence East along a line parallel to the South boundary of said Section 1, a distance of 130 feet; Thence North along a line parallel to the West line of said Section 1, a distance of 2340 feet;  
Thence West along a line parallel to the North line of said Section 1, a distance of 130 feet, more or less, to the Point of Beginning.

**Parcel L:**

Those easement rights as created and described in Easement Agreement recorded May 21, 2021 at [Reception No. 4717695](#), Public Records, Weld County, Colorado.

**Parcel M:**

**Parcel ID No.: 1297-060-00-001**

All of Section 6, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel N:**

**Parcel ID No.: 1223-310-00-004**

Lots 3 and 4, E ½ SW ¼ and the SE ¼ (also known as the S ½) of Section 31, Township 3 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel O:**

**Parcel ID No.: 1297-070-00-004**

N ½ N ½ of Section 7, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel P:**

**Parcel ID No.: 1297-050-00-004**

Lots 3 and 4 (aka N1/2NW1/4) and the S1/2NW1/4 of Section 5, Township 2 North, Range 60 West of the 6th P.M., County of Morgan, State of Colorado; AND the SW1/4 of Section 5, Township 2 North, Range 60 West of the 6th P.M., EXCEPT the North 1100 feet of the West 1000 feet of the SW1/4 of Section 5, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

\*\*\* Legal description subject to change upon receipt of an ALTA Survey \*\*\*

## SCHEDULE B – I

### Requirements

File No.: 22000330597-01

All the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractor, sub-contractors, labor, and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency, and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

#### AND

With regard to Taelor Solar 1, LLC, a Delaware limited liability company, The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
- b. Operating Agreement, and any amendment thereof;
- c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
- d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
- e. Evidence of payment of franchise taxes due, where applicable.

#### AND

With regard to Magnum Feedyard Co. LLC, a Colorado limited liability company, The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
- b. Operating Agreement, and any amendment thereof;
- c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
- d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
- e. Evidence of payment of franchise taxes due, where applicable.



8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

9. Furnish for recordation the appropriate documentation to create the Leasehold Estate to be insured herein. If a Memorandum of Lease is to be recorded, the memorandum should contain the names of the parties as set forth below, a description of the demised premises, the commencement and termination dates of the lease, and words of the actual demise.
  - a. Record the Assignment and Assumption Agreement of the Solar Energy Option to Lease and Lease Agreement recorded December 1, 2021 as [Reception No. 4781022](#) in the Public Records of Weld County, Colorado (currently it is only recorded in Morgan County).
  - b. Record proper documentation to evidence the exercise of the Option to lease the Property under the Agreement.
10. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created as to Balanced Rock Power Development, LLC, a Delaware limited liability company.
11. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Magnum Feedyard Co. LLC, a Colorado limited liability company

12. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or in otherwise ascertaining further details of the transaction.

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B – II

#### Exceptions

File No.: 22000330597-01

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

#### Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material, or equipment, heretofore or hereafter furnished, imposed by law, and not recorded in the Public Records
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.
8. Unpatented mining claims, reservations, or exceptions in patents or in acts authorizing the issuance thereof.
9. Water rights, claims or title to water.
10. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.



**Special Exceptions:**

11. All taxes and assessments for 2022 now due and payable, but not yet delinquent, and subsequent years.
12. Terms, conditions, provisions, agreements, and obligations contained in the Transcript of Proceedings of Board of County Commissioners of Weld County, Colorado as set forth below:

Recording Date:           October 14, 1889  
Recording No.:           [Book 86 Page 273](#)  
Affects Parcels A – K)

13. Reservations contained in the Patent:

From:                    The United States of America  
To:                       James C. Adams  
Recording Date:         July 13, 1908  
Recording No.:         [Book 132 Page 204](#)  
(Affects Parcels I and J)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

14. Reservations contained in the Patent:

From:                    The United States of America  
To:                       Helen A. Hilsher  
Recording Date:         June 11, 1913  
Recording No.:         [Book 385 Page 5](#)  
(Affects Parcel K)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

15. Reservations contained in the Patent:

From:                    The United States of America  
To:                       Martha J. Porter  
Recording Date:         May 13, 1914  
Recording No.:         [Book 385 Page 59](#)  
(Affects Parcels I and J)

Which among other things recites as follows:

Reserving coal and the right to prospect for, mine and remove the same.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

17. Reservations contained in the Patent:

From: The United State of America  
To: William Edward Schleicher  
Recording Date: June 25, 1914  
Recording No.: [Book 131 Page 458](#)  
(Affects Parcels B and G)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

18. Reservations contained in the Patent:

From: The United States of America  
To: Jakob Epple  
Recording Date: June 25, 1914  
Recording No.: [Book 333 Page 76](#)  
(Affects Parcel H)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

19. Reservations contained in the Patent:

From: The United States of America  
To: Edward Condon  
Recording Date: July 1, 1914  
Recording No.: [Book 396 Page 228](#)  
(Affects Parcel I)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

20. Reservations contained in the Patent:

From: The United States of America  
To: Leo Conrad Wachtel  
Recording Date: November 9, 1914  
Recording No.: [Book 396 Page 380](#)  
(Affects Parcel G)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.



21. Terms, conditions, provisions, agreements, and obligations contained in the Road Viewer's Report as set forth below:

Recording Date: August 21, 1916  
Recording No.: [Book 73 Page 209](#)  
(Affects Parcel N)

22. Reservations contained in the Patent:

From: The United States of America  
To: Martha J. Porter  
Recording Date: April 14, 1915  
Recording No.: [Book 417 Page 109](#)  
(Affects Parcels I and J)

Which among other things recites as follows:

Reserving all coal and the right to prospect for, mine and remove the same.

23. Reservations contained in the Patent:

From: The United States of America  
To: Mary Ely  
Recording Date: May 2, 1916  
Recording No.: [Book 418 Page 416](#)  
(Affects Parcels A, G and I)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

24. Reservations contained in the Patent:

From: The United States of America  
To: Edward P. McCracken  
Recording Date: October 23, 1916  
Recording No.: [Book 418 Page 575](#)  
(Affects Parcel K)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

25. Reservations contained in the Patent:

From: The United States of America  
To: Mary A. Classon  
Recording Date: March 15, 1917  
Recording No.: [Book 461 Page 156](#)  
(Affects Parcel E)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

26. Reservations contained in the Patent:

From: The United States of America  
To: Mary A. Classon  
Recording Date: March 24, 1917  
Recording No.: [Book 461 Page 166](#)  
(Affects Parcel E)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

27. Reservations contained in the Patent:

From: The United States of America  
To: William M. Rice  
Recording Date: November 19, 1917  
Recording No.: [Book 461 Page 393](#)  
(Affects Parcel D)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

28. Reservations contained in the Patent:

From: The United States of America  
To: Maud Lamon Coulter  
Recording Date: April 4, 1919  
Recording No.: [Book 507 Page 269](#)  
(Affects Parcels F and J)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

29. Reservations contained in the Patent:

From: The United States of America  
To: Leland T. James  
Recording Date: January 19, 1920  
Recording No.: [Book 507 Page 502](#)  
(Affects Parcels A and F)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

30. Reservations contained in the Patent:

From: The United States of America



To: Jesse H. Osborn  
Recording Date: May 31, 1921  
Recording No.: [Book 595 Page 330](#)  
(Affects Parcel B)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

31. Reservations contained in the Patent:

From: The United States of America  
To: Jose P. Adams  
Recording Date: November 14, 1921  
Recording No.: [Book 595 Page 406](#)  
(Affects Parcel K)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

32. Reservations contained in the Patent:

From: The United States of America  
To: May Morse  
Recording Date: June 28, 1922  
Recording No.: [Book 176 Page 336](#) – in Morgan County  
(Affects Parcel N)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

33. Reservations contained in the Patent:

From: The United States of America  
To: Harriet E. Palmer  
Recording Date: July 7, 1922  
Recording No.: [Book 677 Page 5](#)  
(Affects Parcel I)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

34. Reservations contained in the Patent:

From: The United States of America  
To: Maud Lamon Coulter  
Recording Date: August 12, 1922  
Recording No.: [Book 677 Page 12](#)  
(Affects Parcel F)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

35. Reservations contained in the Patent:

From: The United States of America  
To: Maud Lamon Coulter  
Recording Date: April 11, 1923  
Recording No.: [Book 668 Page 18](#)  
(Affects Parcels A, F and J)

Which among other things recites as follows:

Reservation of coal and other minerals and the right to prospect for, mine and remove the same.

36. Reservations contained in the Patent:

From: The United States of America  
To: Wilbert W. Leise  
Recording Date: August 9, 1923  
Recording No.: [Book 668 Page 45](#)  
(Affects Parcel B)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

37. Reservations contained in the Patent:

From: The United States of America  
To: Elmer E. Morse  
Recording Date: January 6, 1925  
Recording No.: [Book 176 Page 370](#) – in Morgan County  
(Affects Parcel N)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

38. Reservations contained in the Patent:

From: The United States of America  
To: Leland F. James  
Recording Date: May 14, 1925  
Recording No.: [Book 668 Page 169](#)  
(Affects Parcels A and F)

Which among other things recites as follows:

Reserving coal and other minerals and the right to prospect for, mine and remove the same.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.



39. Reservations contained in the Patent:

From: The United States of America  
To: Martha J. Weise  
Recording Date: May 1, 1926  
Recording No.: [Book 176 Page 203](#) – in Morgan County  
(Affects Parcel O)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

40. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: January 13, 1931  
Recording No.: [Book 906 Page 393](#)  
(Affects Parcel B)

41. Reservations contained in the Patent:

From: The United States of America  
To: Arley Meek  
Recording Date: January 19, 1940  
Recording No.: [Book 1056 Page 59](#)  
(Affects Parcel B)

Which among other things recites as follows:

Reserving coal and other minerals and the right to prospect for, mine and remove the same.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

42. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Corporation Special Warranty Deed as set forth below:

Recording Date: March 11, 1940  
Recording No.: [Book 382 Page 214](#)  
(Affects Parcel N)

43. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Quit Claim Deed as set forth below:

Recording Date: October 5, 1942  
Recording No.: [Book 396 Page 270](#)  
(Affects Parcel O)

44. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Mineral Deed as set forth below:

Recording Date: October 10, 1945  
Recording No.: [Book 1162 Page 470](#)

And  
Recording Date: November 19, 1945  
Recording No.: [Book 1165 Page 210](#)  
(Affects Parcel K)

45. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: November 24, 1945  
Recording No.: [Book 1165 Page 546](#)  
(Affects Parcel K)

46. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: June 15, 1948  
Recording No.: [Book 1229 Page 182](#)  
(Affects Parcel G)

47. Reservations contained in the Patent:

From: State of Colorado  
To: Forrest S. Alkire and Herbert B. Alkire  
Recording Date: October 29, 1952  
Recording No.: [Book 508 Page 108](#)  
(Affects Parcel M)

Which among other things recites as follows:

"Reserving, however, to the State of Colorado all rights to any and all minerals, ores and metals of every kind and character and all coal, asphaltum, oil and other like substances in or under said land and right of ingress and egress for the purpose of mining, together with enough of the surface of same as may be necessary for the proper and convenient working of such minerals and substances."

48. Reservations contained in the Patent:

From: The United States of America  
To: Henry Edward Epple and Mabel Epple Weigle  
Recording Date: June 8, 1954  
Recording No.: [Book 1392 Page 579](#)  
(Affects Parcel F)

Which among other things recites as follows:

All oil and gas and the right to prospect for, mine and remove the same.

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

49. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Service Company of Colorado  
Purpose: Electric Transmission Lines and Fixtures  
Recording Date: May 6, 1963



Recording No.: [Book 671 Page 408](#)  
(Affects Parcel O)

50. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Service Company of Colorado  
Purpose: Utility Easement  
Recording Date: May 20, 1963  
Recording No.: [Book 1647 Page 126](#)  
(Affects Parcel G)

51. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: August 20, 1965  
Recording No.: [Book 691 Page 461](#)  
(Affects Parcel N)

52. Any taxes or assessments by reason of the inclusion of the Land in the North Kiowa – Bijou Ground Water Management District:

Recording Date: April 28, 1967  
Recording No.: [Book 701 Page 195](#)

Amended Order:  
Recording Date: May 29, 1967  
Recording No.: [Book 701 Page 881](#)  
(Affects Parcels M, N and O)

53. Reservations contained in the Patent:

From: The United States of America  
To: Walter B. Cronkhite  
Recording Date: January 19, 1971  
Recording No.: [Reception No. 1560777](#)  
(Affects Parcel G)

Which among other things recites as follows:

A right of way thereon for ditches or reservoirs constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

54. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: February 2, 1971  
Recording No.: [Reception No. 1561479](#)  
(Affects Parcels A, B, D, E, F and G,)

55. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: May 28, 1971  
Recording No.: [Reception No. 1568672](#)  
(Affects Parcel B)

56. Terms, conditions, provisions, agreements, and obligations contained in the Quit Claim Deed as set forth below:

Recording Date: June 4, 1971  
Recording No.: [Reception No. 1569052](#)  
(Affects Parcel B)

57. The effect of Notice of County Zoning Resolution:

Recording Date: July 20, 1972  
Recording No.: [Book 730 Page 810](#)  
(Affects Parcel M, N and O)

58. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: May 23, 1973  
Recording No.: [Book 737 Page 194](#)  
(Affects Parcel O)

59. Terms, conditions, provisions, agreements, and obligations contained in the Resolution as set forth below:

Recording Date: May 23, 1973  
Recording No.: [Book 737 Page 206](#)  
(Affects Parcel M)

60. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: April 30, 1976  
Recording No.: [Book 760 Page 573](#)  
(Affects Parcel O)

61. Any taxes or assessments by reason of the inclusion of the Land in the Morgan Soil Conservation District:

Recording Date: January 20, 1977  
Recording No.: [Book 768 Page 384](#)  
(Affects Parcel O)

62. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: May 9, 1979  
Recording No.: [Book 792 Page 611](#)  
(Affects Parcel N)

63. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: August 22, 1980  
Recording No.: [Reception No. 1833816](#)



(Affects Parcel K)

64. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: July 21, 1983  
Recording No.: [Book 845 Page 424](#)  
(Affects Parcel O)

65. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: May 4, 1984  
Recording No.: [Book 855 Page 341](#)  
And  
Recording No.: [Book 855 Page 342](#)  
(Affects Parcel O)

66. Any taxes or assessments by reason of the inclusion of the Land in the Eastern Weld Pest Control District:

Recording Date: July 23, 1985  
Recording No.: [Reception No. 2017987](#)  
(Affects Parcels A, B, D, E, F, G and H)

67. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: September 19, 1985  
Recording No.: [Reception No. 2025450](#)  
(Affects Parcels C and H)

68. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: October 28, 1985  
Recording No.: [Book 873 Page 310](#)  
(Affects Parcel O)

69. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: October 2, 1987  
Recording No.: [Book 895 Page 814](#)  
(Affects Parcel N)

70. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: November 20, 1987  
Lessor: Kirk W. Howell and Dorothy E. Howell  
Lessee: Energy Minerals Corporation  
Recording Date: February 9, 1988  
Recording No.: [Reception No. 2130449](#)  
(Affects Parcel J)

71. Terms, conditions, provisions, agreements, and obligations contained in the Quit Claim Deed as set forth below:

Recording Date: April 29, 1988  
Recording No.: [Book 902 Page 450](#)  
And  
Recording No.: [Book 902 Page 451](#)  
And  
Recording No.: [Book 902 Page 452](#)

Quit Claim Deed (Correction):

Recording Date: June 3, 1988  
Recording No.: [Book 903 Page 636](#)  
And  
Recording No.: [Book 903 Page 637](#)  
And  
Recording No.: [Book 903 Page 638](#)  
(Affects Parcel O)

72. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: August 9, 1988  
Recording No.: [Book 905 Page 462](#)  
(Affects Parcel O)

73. Any taxes or assessments by reason of the inclusion of the Land in the Southeast Weld Fire Protection District:

Recording Date: August 10, 1989  
Recording No.: [Reception No. 2187899](#)  
(Affects Parcels A – K)

74. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Quitclaim Deed as set forth below:

Recording Date: November 23, 1992  
Recording No.: [Book 949 Page 193](#)  
(Affects Parcel O)

75. Terms, conditions, provisions, agreements, and obligations contained in the Resolution 93 BCC 70 as set forth below:

Recording Date: December 15, 1993  
Recording No.: [Book 962 Page 513](#)  
(Affects Parcel N)

76. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: May 7, 1996  
Recording No.: [Book 994 Page 163](#)  
(Affects Parcel O)

77. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as



set forth below:

Recording Date: November 5, 1997  
Recording No.: [Reception No. 2577777](#)  
And  
Recording No.: [Reception No. 2577778](#)  
(Affects Parcel J)

78. Any taxes or assessments by reason of the inclusion of the Land in the Morgan County Quality Water District:

Recording Date: December 10, 1999  
Recording No.: [Book 1063 Page 702](#)  
(Affects Parcel M)

79. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: January 14, 2000  
Lessor: Alkire, Inc., a Colorado corporation  
Lessee: Bison Energy Corporation  
Recording Date: July 5, 2000  
Recording No.: [Reception No. 2778678](#)  
(Affects Parcel K)

80. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: February 22, 2000  
Lessor: Peggy Marilyn Miller  
Lessee: Bison Energy Corporation  
Recording Date: July 5, 2000  
Recording No.: [Reception No. 2778682](#)  
(Affects Parcel K)

81. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: April 11, 2000  
Lessor: Lamar C. Puett, Inc., a Colorado corporation  
Lessee: Bison Energy Corporation  
Recording Date: July 5, 2000  
Recording No.: [Reception No. 2778694](#)  
(Affects Parcel K)

82. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: June 27, 2000  
Lessor: Robert S. Calvert, Jr. a.k.a. Robert S. Calvert and Robert Calvert  
Lessee: Bison Energy Corporation  
Recording Date: July 5, 2000  
Recording No.: [Reception No. 2778701](#)  
(Affects Parcels A – H)

83. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein:

Dated: February 8, 2000  
Lessor: Kirk W. Howell and Dorothy E. Howell Trust B  
Lessee: Bison Energy Corporation  
Recording Date: July 5, 2000  
Recording No.: [Reception No. 2778680](#)  
(Affects Parcels I and J)

84. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: March 1, 2001  
Recording No.: [Reception No. 2829222](#)  
(Affects Parcels B, D, I and J)

85. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: December 5, 2002  
Recording No.: [Reception No. 3011938](#)  
(Affects Parcel K)

86. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Warranty Deed as set forth below:

Recording Date: April 8, 2004  
Recording No.: [Book 1175 Page 891](#)  
(Affects Parcel O)

87. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: February 7, 2006  
Recording No.: [Book 1235 Page 248](#)  
(Affects Parcel O)

88. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Quitclaim Deed & Assignment as set forth below:

Recording Date: February 12, 2007  
Recording No.: [Reception No. 840764](#)  
(Affects Parcel O)

89. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Wiggins Telephone Association, a Colorado Co-Operative  
Purpose: Communication Services  
Recording Date: January 29, 2009  
Recording No.: [Reception No. 3602088](#)  
(Affects Parcels B and H)

90. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:



Granted to: Wiggins Telephone Association, a Colorado Co-operative  
Purpose: Communication Services  
Recording Date: January 29, 2009  
Recording No.: [Reception No. 3602092](#)  
(Affects Parcels I and J)

91. An unrecorded lease with certain terms, covenants, conditions, and provisions set forth therein as disclosed by the document

Entitled: Lease Agreement  
Lessor: Robert S. Calvert a/k/a Robert S. Calvert, Jr., and Patricia A. Calvert  
Lessee: Wiggins Telephone Association  
Recording Date: January 29, 2009  
Recording No.: [Reception No. 3602093](#)

Quitclaim and Assignment of Wiggins Telephone Association Lease Agreement and Rights Relates to Morgan County Rural Electric Association:

Recording Date: December 17, 2019  
Recording No.: [Reception No. 4550933](#)  
(Affects Parcel B)

92. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: December 2, 2010  
Lessor: Robert Calvert  
Lessee: Chesapeake Exploration, L.L.C.  
Recording Date: December 17, 2010  
Recording No.: [Reception No. 3739857](#)  
(Affects Parcels A, B, C, D, E, F and G)

93. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: April 15, 2011  
Lessor: Glenn Neal and Janette Neal  
Lessee: Chesapeake Exploration, L.L.C.  
Recording Date: May 4, 2011  
Recording No.: [Reception No. 3766285](#)  
(Affects Parcel C)

94. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: June 9, 2011  
Lessor: Alkire Family Limited Liability Limited Partnership  
Lessee: Chesapeake Exploration, LLC  
Recording Date: August 2, 2011  
Recording No.: [Reception No. 3783787](#)  
(Affects Parcel K)

95. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Special Warranty Deed

as set forth below:

Recording Date: January 2, 2013  
Recording No.: [Reception No. 3899612](#)  
(Affects Parcels A – H)

96. Terms, conditions, provisions, agreements, and obligations contained in the Easement Deed by Court Order in Settlement of Landowner Action as set forth below:

Recording Date: March 15, 2013  
Recording No.: [Reception No. 3917346](#)  
(Affects Parcels E and F)

97. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: May 22, 2013  
Recording No.: [Reception No. 3934292](#)  
(Affects Parcel J)

98. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: March 20, 2015  
Recording No.: [Reception No. 4091971](#)  
(Affects Parcels D, E, F and J)

99. Terms, conditions, provisions, agreements, and obligations contained in the Mineral Deed as set forth below:

Recording Date: August 26, 2015  
Recording No.: [Reception No. 4136870](#)  
And  
Recording Date: November 20, 2015  
Recording No.: [Reception No. 4159792](#)  
And  
Recording Date: April 21, 2016  
Recording No.: [Reception No. 4197459](#)  
And  
Recording No.: [Reception No. 4197460](#)  
And  
Recording Date: November 17, 2016  
Recording No.: [Reception No. 4254412](#)  
And  
Recording Date: November 28, 2016  
Recording No.: [Reception No. 4256758](#)

Confirmation and Quit Claim of Interest:  
Recording Date: March 22, 2018  
Recording No.: [Reception No. 4385059](#)  
(Affects Parcel K)

100. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.



Dated: January 10, 2017  
Lessor: Penelope Bryant  
Lessee: Jack Rabbit Creek Resources, LLC, a Colorado limited liability company  
Recording Date: February 22, 2017  
Recording No.: [Reception No. 4280409](#)  
(Affects Parcel B)

101. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Special Warranty Deed as set forth below:

Recording Date: April 17, 2017  
Recording No.: [Reception No. 905040](#)  
(Affects Parcel O)

102. An oil and gas lease for the term therein provided with certain covenants, conditions, and provisions, together with easements, if any, as set forth therein.

Dated: January 16, 2017  
Lessor: Wm. A. Ferguson a/k/a/ William A. Ferguson  
Lessee: Jack Rabbit Creek Resources, LLC, a Colorado limited liability company  
Recording Date: May 16, 2017  
Recording No.: [Reception No. 4302676](#)  
(Affects Parcel G)

103. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed of Distribution as set forth below:

Recording Date: August 31, 2017  
Recording No.: [Reception No. 4332100](#)

Correction Personal Representative's Deed of Distribution:  
Recording Date: June 24, 2021  
Recording No.: [Reception No. 4729143](#)  
(Affects Parcels A – K)

104. Terms, conditions, provisions, agreements, and obligations contained in the Mineral and Royalty Deed as set forth below:

Recording Date: March 1, 2019  
Recording No.: [Reception No. 4470471](#)  
(Affects Parcel K)

105. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Special Warranty Deed as set forth below:

Recording Date: May 21, 2019  
Recording No.: [Reception No. 4490707](#)  
(Affects Parcels A – H)

106. Terms, conditions, provisions, agreements, and obligations contained in the Resolution No. 2019 BCC 17 as set forth below:

Recording Date: July 23, 2019

Recording No.: [Reception No. 919685](#)  
(Affects Parcel M)

107. Terms, conditions, provisions, agreements, and obligations contained in the Resolution No. 2019 BCC 28 as set forth below:

Recording Date: November 13, 2019  
Recording No.: [Reception No. 921788](#)  
(Affects Parcel M)

108. Terms, conditions, provisions, agreements, and obligations contained in the Personal Representative's Deed of Distribution as set forth below:

Recording Date: December 17, 2019  
Recording No.: [Reception No. 4550931](#)

Correction Personal Representative's Deed of Distribution:

Recording Date: June 24, 2021  
Recording No.: [Reception No. 4729144](#)  
(Affects Parcel C)

109. Terms, conditions, provisions, agreements, reservations, and obligations contained in the Personal Representative's Deed as set forth below:

Recording Date: December 17, 2019  
Recording No.: [Reception No. 4550932](#)  
(Affects Parcel C)

110. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Purpose: Access Easement  
Recording Date: May 21, 2021  
Recording No.: [Reception No. 4717695](#)  
(Affects Parcel G)

111. The effect of that certain Land Survey Plat:

Recording Date: June 2, 2021  
Recording No.: [Reception No. 4720988](#)  
(Affects Parcels A – K)

112. Terms, conditions, provisions, agreements, and obligations contained in the Special Warranty Deed for Minerals as set forth below:

Recording Date: July 27, 2021  
Recording No.: [Reception No. 4739393](#)  
(affects Parcel J)

113. A financing statement as follows:

Debtor: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Secured Party: Diversified Financial Services, LLC



Recording Date: September 17, 2019  
Recording No.: [Reception No. 920725](#)  
(Affects Parcels M, N and O)

114. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$6,500,000.00  
Dated: November 14, 2019  
Trustor/Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Trustee: Morgan  
Beneficiary: American AgCredit, PCA  
Recording Date: December 4, 2019  
Recording No.: [Reception No. 922178](#)

Subordination Agreement:

Recording Date: June 16, 2021  
Recording No.: [Reception No. 933516](#)  
(Affects Parcel M, N, O and P)

115. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$6,000,000.00  
Dated: June 8, 2021  
Trustor/Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Trustee: Weld  
Beneficiary: American AgCredit, FLCA  
Recording Date: June 14, 2021  
Recording No.: [Reception No. 4725743](#)  
(Affects Parcels A – K)

116. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$6,000,000.00  
Dated: June 8, 2021  
Trustor/Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Trustee: Morgan  
Beneficiary: American AgCredit, FLCA  
Recording Date: June 15, 2021  
Recording No.: [Reception No. 933487](#)  
(Affects Parcel M, N and P)

117. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$6,000,000.00  
Dated: June 8, 2021  
Trustor/Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Trustee: Weld  
Beneficiary: American AgCredit, PCA  
Recording Date: June 16, 2021  
Recording No.: [Reception No. 4726302](#)  
(Affects Parcel A – K)

118. A recorded lease with certain terms, covenants, conditions, and provisions set forth therein as disclosed by the

document:

Entitled: Memorandum of Solar Energy Option to Lease and Lease Agreement  
Lessor: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Lessee: Balanced Rock Power Development, LLC, a Delaware limited liability company  
Recording Date: December 1, 2021  
Recording No.: [Reception No. 4781022](#) – Weld County, Colorado

Entitled: Memorandum of Solar Energy Option to Lease and Lease Agreement  
Lessor: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Lessee: Balanced Rock Power Development, LLC, a Delaware limited liability company  
Recording Date: December 2, 2021  
Recording No.: [Reception No. 937106](#) – Morgan County, Colorado

Entitled: Assignment and Assumption Agreement  
Assignor: Balanced Rock Power Development, LLC, a Delaware limited liability company  
Assignee: Taelor Solar 1, LLC, a Delaware limited liability company  
Recording Date: January 31, 2023  
Recording No.: [Reception No. 944813](#)  
(Affects All Parcels)

119. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Entitled: Option Agreement for Easement ("Option Agreement")  
Dated: July 6, 2022  
Grantor: Magnum Feedyard Co. LLC, a Colorado limited liability company  
Company: Public Service Company of Colorado, a Colorado corporation  
Recording Date: July 7, 2022  
Recording No.: [Reception No. 4840448](#)  
(Affects All Parcels)

120. Notwithstanding the Covered Risks as set forth in the policy, the Company does not insure against loss or damage by reason of a lack of a right of access to and from the Land.  
(Affects Parcels D – F)

121. The effect of any failure to comply with the terms, covenants, conditions, and provisions of the lease described or referred to in Schedule A.

122. Reservations contained in the Patent:

From: The United State of America  
To: Peter E. Paulson  
Recording Date: March 13, 1931  
Recording No.: [Reception No. 204490](#)  
(Affects Parcel P)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

123. Reservations contained in the Patent:

From: The United State of America



To: Charles Haigh  
Recording Date: August 3, 1914  
Recording No.: [Reception No. 54945](#)  
(Affects Parcel P)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

124. Reservation of mineral interest in favor of Rhea Teppert, a/k/a Rhea Oberhelman, a/ka/ Rhea Oberhelman Teppert as contained in Warranty deed dated October 15, 1982 and recorded October 18, 1982 as [Reception No. 665709](#), Public Records, Morgan County, Colorado. (Affects Parcel P)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

125. Mining Lease by and between Linnea Fortin, a widow; Mabel Henriksen, a widow; Ellen DeSpain and Benjamin DeSpain, wife and husband, as Grantor and Roy G. Miller, as Grantee dated January 26, 1977 and recorded March 29, 1977 as [Reception No. 611549](#), Public Records, Morgan County, Colorado. (Affects Parcel P)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

126. Oil and Gas Lease by and between Kenneth Fortin, Robert Fortin, Joan Oswald and Robert Oswald, as Grantor and Rocky Mountain Oilfinders Inc., as Grantee dated April 8, 1981 and recorded June 15, 1981 as [Reception No. 652478](#), Public Records, Morgan County, Colorado. (Affects Parcel P)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

127. Resolution No. 2019 BCC 28, a Resolution Authorizing the Partial Closure of County Road 1 dated November 12, 2019, recorded November 13, 2019 as [Reception No. 921788](#), Public Records, Morgan County, Colorado. (Affects Parcel P)



## Appendix 6. Property Owners Within 1320', Mineral Ownership, and Notification Form

Property Owners Within 1320' of the Taelor Solar Project

Parcel ID Number(s)	Name	Address	City, State, Zip
122331000002	AGUAYO ARMANDO CONCEPCION	0531 CO RD M.5	WIGGINS, CO 80654
122332000012	BECKER GARY D DAVID C	1641 CO RD M	WIGGINS, CO 80654
122332000007	BEECHER MARY ANN ET AL	4231 TABLE MOUNTAIN PL	FORT COLLINS, CO 80526
122332002002	BEERY PAUL SARAH FAMILY TRUST	9342 PIERCE ST	WESTMINSTER, CO 80021
122331000007	BOWLING MATTIE S	885 CO RD M.5	WIGGINS, CO 80654
129721000002	CLEMMER WILLIAM U	c/o MCGILL, MINNIE, 7740 BANGOR AVE	HESPERIA, CA 92345
129913000010, 129912000005, 129728000900, 129733000900, 129732000900	COLORADO STATE OF	1127 SHERMAN ST	DENVER, CO 80203
129730000001, 129719000001	ERKER ESTATES LLC	1244 CO RD H	WIGGINS, CO 80654
129732000002	ERKER JAMES JENNIFER	5750 CO RD 1	WIGGINS, CO 80654
129731000002, 129728000001, 129732000004	ERKER LAND LLC	1664 CO RD H	WIGGINS, CO 80654
129732000001	ERKER LEON A DEBRA J	1664 CO RD H	WIGGINS, CO 80654
129709000004	EWERTZ FARMS LLC	4311 CO RD G	WIGGINS, CO 80654
129704000001	EWERTZ LEROY ELLEN	4134 HWY 52	WIGGINS, CO 80654
122331000003	FETTERS EDWARD L ET AL	P O BOX 262	POTTER, NE 69156
122331000001, 122332000005	GABEL CATTLE LLC	P O BOX 717	GALETON, CO 80622
129730000003	HOLMES CHARLES L L E	00398 CO RD I	WIGGINS, CO 80654
129704000004, 129705000005	LECHUGA JOSE R RENE	339 WILLOW DR	LOCHBUIE, CO 80603
129722000003, 129733000001, 129727000002	LONGVIEW FARMS LLC	5143 CO RD 3	WIGGINS, CO 80654
122332000008	MAYER SETH ROBERT	1150 CO RD M.5	WIGGINS, CO 80654
129731000001	MENDIAS JULIANA	6589 CO RD 1	WIGGINS, CO 80654
129709000003	PRELLBERG DONNA RAE MARK J	4700 W KITTY HAWK	CHANDLER, AZ 85226
129727000700	PUBLIC SERVICE COMPANY OF COLORADO	P O BOX 1979	DENVER, CO 80201-1979





BALANCED ROCK  
POWER

129924000009, 129719000002	ROTH DONALD G	4916 KANAWHA LN	EVANS, CO 80634
129704000002	SAWALL ARTHUR BERNICE	2432 CO RD M	WIGGINS, CO 80654
129732000006	SCHROEDER JAKE JAYLEEN	1244 CO RD H	WIGGINS, CO 80654
129721000001, 129716000001	SCHWINDT FLORENCE I ET AL	4920 HWY 34	WHEATLAND, WY 82201
129722000002	SIMONDS HOLLY ELAINE	5240 W 9TH ST	GREELEY, CO 80634
122333000004	STEFFEN JUSTIN VIRGINIA	2547 CO RD M	WIGGINS, CO 80654
122333000002	TAPEY MARK A PENNEY M	2715 CO RD M	WIGGINS, CO 80654
122333000003	VAUGHN MICHAEL	12650 TUCSON ST	HENDERSON, CO 80640
122333000009	WILSON DONALD F LISA ANN	12494 CO RD 2	WIGGINS, CO 80654

TWN	RGE	SEC	TRACT	LEGAL DESC. OR SUB, BLK, LOT (INCLUDE LOT ACREAGE)	MINERAL INTEREST (Decimal not %)	GROSS ACRES	NET ACRES	CURRENT MIN. OWNER LAST NAME OR COMPANY NAME (SEPARATE BY LINE BREAK)	CURRENT MIN. OWNER FIRST NAME	ADDRESS	CITY	ST	ZIP	LEASED (Y/N)
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.1875	160.62	30.11625	Estate of Mary Ann Meng, deceased		PO Box 426	Windsor	CO	80550	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.03125	160.62	5.019375	Henson	Joann	Unknown				N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.125	160.62	20.0775	Henson	Mary A	Unknown				N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.25	160.62	40.155	Kirk W Rosener and Eddy J Rogers, Jr, as Trustees of the Maurice Rosener Testamentary Trust		3 Birnam Wood	San Antonio	TX	78248	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.0833333333	160.62	13.385	Blackhurst	Suzanne	PO Box 334	Estes Park	CO	80517	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.0833333333	160.62	13.385	Rosener	Gregory N	170 Boyd Lane	Estes Park	CO	80517	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.0833333333	160.62	13.385	Pillar	Cynthia Beth	917 4th Avenue	Longmont	CO	80501	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.03125	160.62	5.019375	McQueen	Raylene	Unknown				N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.03125	160.62	5.019375	Henson	Robert	Unknown				N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.0625	160.62	10.03875	Rosener	Stanley I	3 Birnam Wood	San Antonio	TX	78248	N
2N	60W	4	1	Lot 4 (40.62), SWNW, W2SW	0.03125	160.62	5.019375	Baumgartner	Susan	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.1875	80.36	15.0675	Estate of Carl Rosener, deceased		Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.03125	80.36	2.51125	Henson	Joann	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.125	80.36	10.045	Henson	Mary A	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.25	80.36	20.09	Estate of Maurice Rosener, deceased		3 Birnam Wood	San Antonio	TX	78248	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.0833333333	80.36	6.696666667	Blackhurst	Suzanne	PO Box 334	Estes Park	CO	80517	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.0833333333	80.36	6.696666667	Rosener	Gregory N	170 Boyd Lane	Estes Park	CO	80517	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.0833333333	80.36	6.696666667	Pillar	Cynthia Beth	917 4th Avenue	Longmont	CO	80501	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.03125	80.36	2.51125	McQueen	Raylene	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.03125	80.36	2.51125	Henson	Robert	Unknown				N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.0625	80.36	5.0225	Rosener	Stanley I	3 Birnam Wood	San Antonio	TX	78248	N
2N	60W	4	2	W2 of Lot 3 (40.72), W2SENW, W2E2SW	0.03125	80.36	2.51125	Baumgartner	Susan	Unknown				N
2N	60W	5	1	IN2SE	0.5	80	40	EPL Oil and Gas, Ltd.		16436 Road 19	Fort Morgan	CO	80701	N
2N	60W	5	1	IN2SE	0.1135	80	9.08	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654	N
2N	60W	5	1	IN2SE	0.1135	80	9.08	Smits	David L.	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	5	1	IN2SE	0.1135	80	9.08	Smits		17053 Florence View Drive	Montverde	FL	34756	N
2N	60W	5	1	IN2SE	0.1135	80	9.08	Smits		14009 CR 44	Platteville	CO	80657	N
2N	60W	5	1	IN2SE	0.046	80	3.68	Dingeman	Ann Smits	4207 W, 29th Street	Greeley	CO	80634	N
2N	60W	5	2	S2SE	0.25	80	20	EPL Oil and Gas, Ltd.		16436 Road 19	Fort Morgan	CO	80701	N
2N	60W	5	2	S2SE	0.5	80	40	The Federal Land Bank of Wichita		P.O. Box 2940	Wichita	KS	67201	N
2N	60W	5	2	S2SE	0.05675	80	4.54	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654	N
2N	60W	5	2	S2SE	0.05675	80	4.54	Smits	David L.	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	5	2	S2SE	0.05675	80	4.54	Smits		17053 Florence View Drive	Montverde	FL	34756	N
2N	60W	5	2	S2SE	0.05675	80	4.54	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	5	2	S2SE	0.023	80	1.84	Dingeman	Ann Smits	4207 W, 29th Street	Greeley	CO	80634	N
2N	60W	6	1	Lots 1, (40.54), 2 (40.39), 3 (40.23), 4 (34.73), 5 (34.99), 6 (35.31), 7 (35.64), S/2NE/4, 1/4SE/4NW/4, E/2SW/4, SE/4 ada ALL	1	621.83	621.83	State of Colorado, acting through the State Board of Land Commissioners		1127 Sherman Street Suite 300	Denver	CO	80203	Y



2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.2	155.97	31.194	Estate of Louis M. Shook, Deceased				628 Birch	Newcastle	WY	82701 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.4	155.97	62.388	Shook and Lavina B. Shook, a widow	Robert C.			P. O. Box 51227	Casper	WY	82605-11N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.1	155.97	15.597	Chiles Shook	Shirley S.			P. O. Box 371	Moorcroft	WY	82721 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.1	155.97	15.597	Trustees of the Kenneth H. Shook Living Trust, dated June 19, 2006	Kenneth H.			3800 Hidden Valley Drive	Gillette	WY	82718 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.1	155.97	15.597	Wiggins, fka Susan Mae Shipper Cole	Susan M.			515 N. Wichita	Electra	TX	76360 N
2N	60W	7	1	Lot 1 (35.97), N/2NE/4, NE/4NW/4 ada N/2N/2	0.1	155.97	15.597	Trustees under the Beth A. Cole Living Trust dated March 15, 2022 fbo Beth A. Cole and her heirs	Beth A. Randall E.			P. O. Box 89	Douglas	WY	82633 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.2	156.3	31.26	Estate of Louis M. Shook, Deceased				628 Birch	Newcastle	WY	82701 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.4	156.3	62.52	Shook and Lavina B. Shook, a widow	Robert C.			P. O. Box 51227	Casper	WY	82605-11N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.1	156.3	15.63	Chiles Shook	Shirley S.			P. O. Box 371	Moorcroft	WY	82721 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.1	156.3	15.63	Trustee of the Kenneth H. Shook Living Trust, dated June 19, 2006	Kenneth H.			3800 Hidden Valley Drive	Gillette	WY	82718 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.1	156.3	15.63	Wiggins, fka Susan Mae Shipper Cole	Susan M.			515 N. Wichita	Electra	TX	76360 N
2N	60W	7	2	Lot 2 (36.30), S/2NE/4, SE/4NW/4 ada S/2N/2	0.1	156.3	15.63	Trustees under the Beth A. Cole Living Trust dated March 15, 2022 fbo Beth A. Cole and her heirs	Beth A. Randall E.			P. O. Box 89	Douglas	WY	82633 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.5	156.97	78.485	EPL Oil and Gas LTD.				16466 County Road 19	Fort Morgan	CO	80701 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.046	156.97	7.22062	Dingeman	Ann Smits			4207 29th Street	Greeley	CO	80634 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.1135	156.97	17.816095	Smits	Leonard			14009 State Highway 256	Platteville	CO	80651 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.1135	156.97	17.816095	Smits	David			11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.1135	156.97	17.816095	M & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008				402 Sally Street	Wiggins	CO	80654 N
2N	60W	7	3	Lot 4 (36.97), SE/4SW/4, S/2SE/4 ada S/2S/2	0.1135	156.97	17.816095	Smits Revocable Trust under date of February 15, 2008				5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	8	1	NE/4	0.5	160	80	The Federal Land Bank of Wichita				245 N. Waco Ave.	Wichita	KS	87202 N
2N	60W	8	1	NE/4	0.25	160	40	EPL Oil & Gas Ltd.				16436 CR 19	Fort Morgan	CO	80701 N
2N	60W	8	1	NE/4	0.05675	160	9.08	M & J Smits, L.L.C.				4207 - 402 Sally St.	Wiggins	CO	80654 N
2N	60W	8	1	NE/4	0.05675	160	9.08	Smits	David			15570 CR 20	Fort Morgan	CO	80701 N





2N	60W	18	1	lots 1(37.17), 2(37.24), 3(37.30), 4(37.37), E2W2, W2	0.046	629.08	28.93768	Dingeman	Ann Smits	4207 W. 29th Street	Greeley	CO	80634	N
2N	60W	20	1	W2	0.5	320	160	The Federal Land Bank of Wichita	Ann Smits	245 N. Waco Ave.	Wichita	KS	87202	N
2N	60W	20	1	W2	0.125	320	40	EPL Oil & Gas Ltd.	Ann Smits	16436 CR 19	Fort Morgan	CO	80701	N
2N	60W	20	1	W2	0.125	320	40	Harsiman	Seth	N/A	N/A	N/A	N/A	N
2N	60W	20	1	W2	0.125	320	40	Lamar C. Puett, Inc.	Seth	N/A	Fort Morgan	CO	80701	N
2N	60W	20	1	W2	0.028375	320	9.08	M & J Smits, L.L.C.	David	4207 - 402 Sally St.	Wiggins	CO	80654	N
2N	60W	20	1	W2	0.028375	320	9.08	Smits	David	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	20	1	W2	0.028375	320	9.08	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008	David	17053 Florence View Dr.	Montverde	FL	34756	N
2N	60W	20	1	W2	0.028375	320	9.08	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	20	1	W2	0.0115	320	3.68	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634	N
2N	60W	20	2	N2NE, SWNE	0.75	120	90	Legate	Clark	Box 582	Ardmore	OK	N/A	N
2N	60W	20	2	N2NE, SWNE	0.125	120	15	EPL Oil & Gas Ltd.	Ann Smits	4207 - 402 Sally St.	Fort Morgan	CO	80701	N
2N	60W	20	2	N2NE, SWNE	0.028375	120	3.405	M & J Smits, L.L.C.	David	4207 - 402 Sally St.	Wiggins	CO	80654	N
2N	60W	20	2	N2NE, SWNE	0.028375	120	3.405	Smits	David	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	20	2	N2NE, SWNE	0.028375	120	3.405	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008	Leonard	17053 Florence View Dr.	Montverde	FL	34756	N
2N	60W	20	2	N2NE, SWNE	0.028375	120	3.405	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	20	2	N2NE, SWNE	0.0115	120	1.38	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634	N
2N	60W	20	3	S2SE, SESE	0.5	120	60	EPL Oil & Gas Ltd.	Ann Smits	4207 - 402 Sally St.	Fort Morgan	CO	80701	N
2N	60W	20	3	S2SE, SESE	0.1135	120	13.62	M & J Smits, L.L.C.	David	4207 - 402 Sally St.	Wiggins	CO	80654	N
2N	60W	20	3	S2SE, SESE	0.1135	120	13.62	Smits	David	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	20	3	S2SE, SESE	0.1135	120	13.62	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008	Leonard	17053 Florence View Dr.	Montverde	FL	34756	N
2N	60W	20	3	S2SE, SESE	0.1135	120	13.62	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	20	3	S2SE, SESE	0.046	120	5.52	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634	N
2N	60W	20	4	SENE, NESE	0.227	80	18.16	M & J Smits, L.L.C.	Ann Smits	4207 - 402 Sally St.	Wiggins	CO	80654	N
2N	60W	20	4	SENE, NESE	0.227	80	18.16	Smits	David	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	20	4	SENE, NESE	0.227	80	18.16	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008	Leonard	17053 Florence View Dr.	Montverde	FL	34756	N
2N	60W	20	4	SENE, NESE	0.227	80	18.16	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	20	4	SENE, NESE	0.092	80	7.36	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634	N
2N	60W	21	1	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 1600' Tract in SE/4	0.5	357.2451791	178.6225896	EPL Oil and Gas LTD.	Ann Smits	16466 County Road 19	Fort Morgan	CO	80701	N
2N	60W	21	1	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 1600' Tract in SE/4	0.046	357.2451791	16.43327824	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634	N

2N	60W	21	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 1600' Tract in SE/4	0.1135	357.2451791	40.54732783	Smits	Leonard	14009 State Highway 256 11570 County Road 20	Platteville	CO	80651 N
2N	60W	21	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 1600' Tract in SE/4	0.1135	357.2451791	40.54732783	Smits	David	11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	21	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 1600' Tract in SE/4	0.1135	357.2451791	40.54732783	M & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		402 Sally Street	Wiggins	CO	80654 N
2N	60W	21	SE/4, E/2W/2, SW/4SW/4, excepting 200' X 1600' Tract in SE/4	0.1135	357.2451791	40.54732783			5304 Pebble Beach Blvd. 16466 County Road 19	Winter Haven	FL	33884 N
2N	60W	21	2200' X 600' Tract in SE/4	0.5	2.7548209	1.37741045	EPL Oil and Gas LTD.		4207 29th Street	Fort Morgan	CO	80701 N
2N	60W	21	2200' X 600' Tract in SE/4	0.046	2.7548209	0.126721761	Dingeman	Ann Smits	14009 State	Greeley	CO	80634 N
2N	60W	21	2200' X 600' Tract in SE/4	0.1135	2.7548209	0.312672172	Smits	Leonard	Highway 256	Platteville	CO	80651 N
2N	60W	21	2200' X 600' Tract in SE/4	0.1135	2.7548209	0.312672172	Smits	David	11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	21	2200' X 600' Tract in SE/4	0.1135	2.7548209	0.312672172	M & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		402 Sally Street	Wiggins	CO	80654 N
2N	60W	21	2200' X 600' Tract in SE/4	0.1135	2.7548209	0.312672172			5304 Pebble Beach Blvd. 16466 County Road 19	Winter Haven	FL	33884 N
2N	60W	21	3 NW/4NW/4	0.125	40	5	EPL Oil and Gas LTD.		4207 29th Street	Fort Morgan	CO	80701 N
2N	60W	21	3 NW/4NW/4	0.0115	40	0.46	Dingeman	Ann Smits	14009 State	Greeley	CO	80634 N
2N	60W	21	3 NW/4NW/4	0.028375	40	1.135	Smits	Leonard	Highway 256	Platteville	CO	80651 N
2N	60W	21	3 NW/4NW/4	0.028375	40	1.135	Smits	David	11570 County Road 20	Fort Morgan	CO	80701 N
2N	60W	21	3 NW/4NW/4	0.028375	40	1.135	M & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		402 Sally Street	Wiggins	CO	80654 N
2N	60W	21	3 NW/4NW/4	0.028375	40	1.135			5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	21	3 NW/4NW/4	0.75	40	30	c/o Clark Legate Estate of Orange McNeal, deceased,		Box 582	Ardmore	OK	67202 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.092	80	7.36	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.227	80	18.16	Smits	Leonard	14009 State	Platteville	CO	80651 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.227	80	18.16	Smits	David	Highway 256	Fort Morgan	CO	80701 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.227	80	18.16	M & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		402 Sally Street	Wiggins	CO	80654 N
2N	60W	21	4 SW/4NW/4, NW/4SW/4	0.227	80	18.16			5304 Pebble Beach Blvd.	Winter Haven	FL	33884 N
2N	60W	28	1 W/2W/2	0.5	160	80	EPL Oil and Gas, Ltd.		16436 Road 19	Fort Morgan	CO	80701 N
2N	60W	28	1 W/2W/2	0.1135	160	18.16	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654 N
2N	60W	28	1 W/2W/2	0.1135	160	18.16	Smits	David L.	15570 CR 20	Fort Morgan	CO	80701 N
2N	60W	28	1 W/2W/2	0.1135	160	18.16	The William D. Smits and Cheryl Marie Smits Revocable Trust dated 2/15/2008		17053 Florence View Drive	Montverde	FL	34756 N
2N	60W	28	1 W/2W/2	0.1135	160	18.16	Smits	Leonard	14009 CR 44	Platteville	CO	80657 N

2N	60W	28	1	W/ZW/2		0.046	160	7.36	Dingeman	Ann Smits	4207 W. 29th Street	Greeley	CO	80634	N
2N	60W	29	1	All		0.5	640	320	EPL Oil and Gas, Ltd.		16436 Road 19	Fort Morgan	CO	80701	N
2N	60W	29	1	All		0.1135	640	72.64	M & J Smits, LLC		402 Sally Street	Wiggins	CO	80654	N
2N	60W	29	1	All		0.1135	640	72.64	Smits	David L.	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	29	1	All		0.1135	640	72.64	The William D. Smits and Cheryl Marie Smits Revocable Trust dated 2/15/2008		17053 Florence View Drive	Montverde	FL	34756	N
2N	60W	29	1	All		0.1135	640	72.64	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	29	1	All		0.046	640	29.44	Dingeman	Ann Smits	4207 W. 29th Street	Greeley	CO	80634	N
3N	60W	31	1	N2NE		1	80	80	D & V Minerals, LLC		14111 County Road 2	Wiggins	CO	80654	N
3N	60W	31	2	SWNE, except that portion conveyed at Reception No. 778874.		1	35	35	Aguayo	Armando and Concepcion	7060 Leyden Street	Commerce City	CO	80022	N
3N	60W	31	3	All that portion of the SWNE conveyed at Reception No. 778874.		1	5	5	Coar	Jolene K. Baumgartner	747 County Road M.5	Wiggins	CO	80654	N
3N	60W	31	4	SENE, except that portion conveyed at Reception No. 780684.		1	35	35	Bowling	Mattie S.	885 County Road M.5	Wiggins	CO	80654	N
3N	60W	31	5	All that portion of the SENE conveyed at Reception No. 780684.		1	5	5	Werner	Laurie M. and Ronald L.	753 County Road M.5	Wiggins	CO	80654	N
3N	60W	31	1	Lots 3 (34.69) & 4 (34.56), E/2SW/4, SE/4 (ADA S/2)		0.375	309.25	115.96875	Trossen, fka Lois Ann Bohlander aka Lois Ann Bertogli and Mary Leah Wathen aka Leah Wathen	Lois Ann Wathen	6945 E. Main St. Apt. 4368	Mesa	AZ	85207	N
3N	60W	31	1	Lots 3 (34.69) & 4 (34.56), E/2SW/4, SE/4 (ADA S/2)		0.375	309.25	115.96875	Wiedeman	Shari F.	3401 Lancaster Drive	Fort Collins	CO	80525	N
3N	60W	31	1	Lots 3 (34.69) & 4 (34.56), E/2SW/4, SE/4 (ADA S/2)		0	309.25	0	Thorburn	Terri	3401 Lancaster Drive	Fort Collins	CO	80525	N
3N	60W	31	1	Lots 3 (34.69) & 4 (34.56), E/2SW/4, SE/4 (ADA S/2)		0.25	309.25	77.3125	U. S. AgBank, FCB fka Farm Credit Bank of Wichita, fka Federal Land Bank of		245 N. Waco St.	Wichita	KS	67202	N
2N	60W	7	1	Lot 3 (36.64), NESW, N2SE		0.2500000	156.6400000	39.1600000	Magnum Feedyard Co., LLC	Warren Gregory	P.O. Box 126	Wiggins	CO	80654	N
2N	60W	7	1	Lot 3 (36.64), NESW, N2SE		0.3750000	156.6400000	58.7400000	Barney		704 West 25th Street	Kearney	NE	68845	N
2N	60W	7	1	Lot 3 (36.64), NESW, N2SE		0.3750000	156.6400000	58.7400000	Richey	Jennifer Jane	3245 S. 126th Avenue	Omaha	NE	68144	N





**BALANCED ROCK**  
POWER

June 16<sup>th</sup>, 2023

«AddressBlock»

«Salutation»:

I write to you on behalf of Balanced Rock Power (BRP) to give notice of a solar project and battery energy storage system that our firm is actively permitting with the Morgan County Planning and Zoning Department. As you may be aware, your land is located near to existing and newly proposed electric transmission circuits owned or under development by Xcel Energy. Additionally, you may also be aware that Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve this mandate by providing its customers with energy generated from 100 percent clean energy resources by 2050. BRP has offered the output of this facility to Xcel Energy to help meet the State's growing need for renewable energy. The facility is named the Taelor Solar Project. You are receiving this notice because we identified a homestead on your property within a 2-mile radius of the Taelor Solar Project boundary and we wish to be proactive in starting a dialogue to address questions and comments.

To give you background on BRP, we are a small, regionally focused, renewable energy development company based in Moab, UT with a pipeline of over 7,500 MW of solar and battery storage projects throughout the western United States. BRP's founding partners have delivered over 9500 MW of projects to the US renewable market. Our team brings decades of collective experience in renewable energy development. We have included a one-pager that describes more about our company and founders and provides a visual overview of our project portfolio. Furthermore, our company culture, based on the four value pillars of honesty, respect, fun, and diversity ensure that our project stakeholders and landowners can rely on us for a development process that is honest, upfront, and respectful.

As your homestead falls within a 2-mile radius of the Taelor Solar Project's real estate footprint, you are likely to receive a notice from the Morgan County Planning and Zoning Department 10 days prior to the Taelor Solar Project going before a hearing with the Morgan County Commissioners. My colleagues and I would appreciate the opportunity to respond to any questions or comments you may have before, during or after the hearing. I am based in Denver, CO, at Balanced Rock Power's regional Colorado office. Please don't hesitate to reach out to me via email at the address below if you would like to discuss the Project further or to meet in person. Additionally, we have a website for all project information at [www.taelorsolarproject.com](http://www.taelorsolarproject.com). Thank you!

Sincerely,

Matt Mooney  
Vice President of Development  
taelorsolar@balancedrockpower.com  
310 E 100 S  
Moab, UT 84532



July 13, 2023

«AddressBlock»

*Sent via Certified Mail*

Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, Balanced Rock Power is notifying you that a Special Use Permit application has been submitted to the Morgan County Planning and Zoning Department for the Taelor Solar Project, located in Sections 4-9, 17, 18, 20, and 21 of Township 2 North Range 60 West and Section 31 of Township 3 North Range 60 West of the 6th P.M., Morgan County, Colorado.

The application will be heard by the Morgan County Planning Commission in a public hearing on August 14<sup>th</sup>, 2023 at 7:00 PM in the Assembly Room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

For more information on the Taelor Solar Project, please visit our project website at [www.taelorsolarproject.com](http://www.taelorsolarproject.com), which includes additional contact information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dana Diller".

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013089  
Assessed To

Parcel 129705000003  
RUMSEY, L&R LAND LLC  
1131 CO RD J  
WIGGINS, CO 80654

Legal Description  
S: 05 T: 2 R: 60 SE1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$113.60	\$0.00	\$0.00	(\$113.60)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$29.23	GRAZING LAND	\$5,690	\$1,500
ROAD AND BRIDGE FUND	7.5000000	\$11.25	Total	\$5,690	\$1,500
SOCIAL SERVICES FUND	2.0000000	\$3.00			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.50			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.68			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.87			
RE 50-J WIGGINS BOND	14.6950000	\$22.04			
Taxes Billed 2022	75.7300000	\$113.60			

\*\*\*\*\*TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK\*\*\*\*\*

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER  
231 Ensign St, PO Box 593, Fort Morgan, CO 80701  
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us  
Website: morgancounty.colorado.gov



# Morgan County Treasurer

## Statement of Taxes Due

Account Number R012879  
Assessed To

Parcel 129707000002  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

Legal Description  
S: 07 T: 2 R: 60 N1/2S1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$111.32	\$0.00	\$0.00	(\$111.32)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$28.65	GRAZING LAND	\$5,550	\$1,470
ROAD AND BRIDGE FUND	7.5000000	\$11.02			
SOCIAL SERVICES FUND	2.0000000	\$2.94	Total	\$5,550	\$1,470
WIGGINS RURAL FIRE DIST	7.0000000	\$10.29			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.66			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.13			
RE 50-J WIGGINS BOND	14.6950000	\$21.60			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$111.32</b>			

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Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013356  
Assessed To

Parcel 129704000003  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

Legal Description	Situs Address				
S: 04 T: 2 R: 60 W1/2W1/2 & W1/2E1/2W1/2					
Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$170.40	\$0.00	\$0.00	(\$170.40)	\$0.00
<b>Total Tax Charge</b>					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$43.84	GRAZING LAND	\$8,470	\$2,240
ROAD AND BRIDGE FUND	7.5000000	\$16.88	FARM/RANCH WASTE LAND	\$20	\$10
SOCIAL SERVICES FUND	2.0000000	\$4.50			
WIGGINS RURAL FIRE DIST	7.0000000	\$15.75	Total	\$8,490	\$2,250
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.05			
WIGGINS PEST CONTROL	0.4510000	\$1.01			
RE 50-J WIGGINS GENERAL	24.5780000	\$55.30			
RE 50-J WIGGINS BOND	14.6950000	\$33.07			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$170.40</b>			

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Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013095  
Assessed To

Parcel 129720000003  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

**Legal Description**

Situs Address

S: 20 T: 2 R: 60 N1/2NE1/4 & SW1/4NE1/4

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$84.80	\$0.00	\$0.00	(\$84.80)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$21.81	GRAZING LAND	\$4,200	\$1,110
ROAD AND BRIDGE FUND	7.5000000	\$8.40	FARM/RANCH	\$20	\$10
SOCIAL SERVICES FUND	2.0000000	\$2.24	WASTE LAND		
WIGGINS RURAL FIRE DIST	7.0000000	\$7.84	Total	\$4,220	\$1,120
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.51			
RE 50-J WIGGINS GENERAL	24.5780000	\$27.52			
RE 50-J WIGGINS BOND	14.6950000	\$16.45			
Taxes Billed 2022	75.7300000	\$84.80			

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Website: morgancounty.colorado.gov



# Morgan County Treasurer

## Statement of Taxes Due

Account Number R012899  
Assessed To

Parcel 129720000001  
RUMSEY, L&R LAND LLC  
1131 CO RD I  
WIGGINS, CO 80654

**Legal Description**

Situs Address

S: 20 T: 2 R: 60 SE1/4NE1/4 & NE1/4SE1/4

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$56.80	\$0.00	\$0.00	(\$56.80)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$14.61	GRAZING LAND	\$2,850	\$750
ROAD AND BRIDGE FUND	7.5000000	\$5.63	Total	\$2,850	\$750
SOCIAL SERVICES FUND	2.0000000	\$1.50			
WIGGINS RURAL FIRE DIST	7.0000000	\$5.25			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.02			
WIGGINS PEST CONTROL	0.4510000	\$0.34			
RE 50-J WIGGINS GENERAL	24.5780000	\$18.43			
RE 50-J WIGGINS BOND	14.6950000	\$11.02			
Taxes Billed 2022	75.7300000	\$56.80			

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Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013096  
Assessed To

Parcel 129720000002  
RUMSEY, L&R LAND LLC  
1131 CO RD I  
WIGGINS, CO 80654

**Legal Description**

S: 20 T: 2 R: 60 W1/2, W1/2SE1/4 & SE1/4SE1/4

**Situs Address**

01131 CO RD I

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$2,485.44	\$0.00	\$0.00	(\$2,485.44)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$639.43	GRAZING LAND	\$15,580	\$4,110
ROAD AND BRIDGE FUND	7.5000000	\$246.15	FARM/RANCH	\$20	\$10
SOCIAL SERVICES FUND	2.0000000	\$65.64	WASTE LAND		
WIGGINS RURAL FIRE DIST	7.0000000	\$229.74	FARM/RANCH	\$243,410	\$16,920
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.75	RESIDENCE		
WIGGINS PEST CONTROL	0.4510000	\$14.80	FARM/RANCH	\$44,630	\$11,780
RE 50-J WIGGINS GENERAL	24.5780000	\$806.64	SUPPORT IMPS		
RE 50-J WIGGINS BOND	14.6950000	\$482.29	Total	\$303,640	\$32,820
Taxes Billed 2022		75.7300000	\$2,485.44		

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Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013088  
Assessed To

Parcel 129721000005  
RUMSEY, L&R LAND LLC  
1131 CO RD I  
WIGGINS, CO 80654

**Legal Description**

**Situs Address**

S: 21 T: 2 R: 60 E1/2W1/2, SW1/4SW1/4 & SE1/4 EX B789 P911

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$250.68	\$0.00	\$0.00	(\$250.68)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$64.49	GRAZING LAND	\$12,500	\$3,300
ROAD AND BRIDGE FUND	7.5000000	\$24.83	FARM/RANCH	\$50	\$10
SOCIAL SERVICES FUND	2.0000000	\$6.62	WASTE LAND		
WIGGINS RURAL FIRE DIST	7.0000000	\$23.17	Total	\$12,550	\$3,310
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.08			
WIGGINS PEST CONTROL	0.4510000	\$1.49			
RE 50-J WIGGINS GENERAL	24.5780000	\$81.36			
RE 50-J WIGGINS BOND	14.6950000	\$48.64			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$250.68</b>			

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Website: morgancounty.colorado.gov



# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013357  
Assessed To

Parcel 129721000003  
RUMSEY, L&R LAND LLC  
1131 CO RD I  
WIGGINS, CO 80654

**Legal Description**

**Situs Address**

S: 21 T: 2 R: 60 NW1/4NW1/4

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$28.04	\$0.00	\$0.00	(\$28.04)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$7.21	GRAZING LAND	\$1,420	\$370
ROAD AND BRIDGE FUND	7.5000000	\$2.78	Total	\$1,420	\$370
SOCIAL SERVICES FUND	2.0000000	\$0.74			
WIGGINS RURAL FIRE DIST	7.0000000	\$2.59			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.01			
WIGGINS PEST CONTROL	0.4510000	\$0.17			
RE 50-J WIGGINS GENERAL	24.5780000	\$9.10			
RE 50-J WIGGINS BOND	14.6950000	\$5.44			
Taxes Billed 2022	75.7300000	\$28.04			

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Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R012900  
Assessed To

Parcel 129721000004  
RUMSEY, L&R LAND LLC  
1131 CO RD I  
WIGGINS, CO 80654

<b>Legal Description</b>	<b>Situs Address</b>
S: 21 T: 2 R: 60 SW1/4NW1/4 & NW1/4SW1/4 EX B399 P438	

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$56.80	\$0.00	\$0.00	(\$56.80)	\$0.00
<b>Total Tax Charge</b>					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$14.61	GRAZING LAND	\$2,850	\$750
ROAD AND BRIDGE FUND	7.5000000	\$5.63	Total	\$2,850	\$750
SOCIAL SERVICES FUND	2.0000000	\$1.50			
WIGGINS RURAL FIRE DIST	7.0000000	\$5.25			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.02			
WIGGINS PEST CONTROL	0.4510000	\$0.34			
RE 50-J WIGGINS GENERAL	24.5780000	\$18.43			
RE 50-J WIGGINS BOND	14.6950000	\$11.02			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$56.80</b>			

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Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013093  
Assessed To

Parcel 129717000001  
RUMSEY, L&R LAND LLC  
1131 CO RD I  
WIGGINS, CO 80654

Legal Description  
S: 17 T: 2 R: 60 ALL

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$455.12	\$0.00	\$0.00	(\$455.12)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$117.09	GRAZING LAND	\$22,770	\$6,010
ROAD AND BRIDGE FUND	7.5000000	\$45.07	Total	\$22,770	\$6,010
SOCIAL SERVICES FUND	2.0000000	\$12.02			
WIGGINS RURAL FIRE DIST	7.0000000	\$42.07			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.14			
WIGGINS PEST CONTROL	0.4510000	\$2.71			
RE 50-J WIGGINS GENERAL	24.5780000	\$147.71			
RE 50-J WIGGINS BOND	14.6950000	\$88.31			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$455.12</b>			

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Website: [morgancounty.colorado.gov](http://morgancounty.colorado.gov)



# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013092  
Assessed To

Parcel 129709000002  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

**Legal Description**  
S: 09 T: 2 R: 60 W1/2W1/2

**Situs Address**

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$113.60	\$0.00	\$0.00	(\$113.60)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$29.23	GRAZING LAND	\$5,690	\$1,500
ROAD AND BRIDGE FUND	7.5000000	\$11.25	Total	\$5,690	\$1,500
SOCIAL SERVICES FUND	2.0000000	\$3.00			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.50			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.68			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.87			
RE 50-J WIGGINS BOND	14.6950000	\$22.04			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$113.60</b>			

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ROBERT A SAGEL, MORGAN COUNTY TREASURER  
231 Ensign St, PO Box 593, Fort Morgan, CO 80701  
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us  
Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013094  
Assessed To

Parcel 129718000001  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

Legal Description  
S: 18 T: 2 R: 60 ALL

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$1,171.56	\$0.00	\$0.00	(\$1,171.56)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$301.40	DRY FARM LAND	\$45,200	\$11,930
ROAD AND BRIDGE FUND	7.5000000	\$116.03	GRAZING LAND	\$13,410	\$3,540
SOCIAL SERVICES FUND	2.0000000	\$30.94	Total	\$58,610	\$15,470
WIGGINS RURAL FIRE DIST	7.0000000	\$108.29			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.36			
WIGGINS PEST CONTROL	0.4510000	\$6.98			
RE 50-J WIGGINS GENERAL	24.5780000	\$380.23			
RE 50-J WIGGINS BOND	14.6950000	\$227.33			
Taxes Billed 2022	75.7300000	\$1,171.56			

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Website: [morgancounty.colorado.gov](http://morgancounty.colorado.gov)

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R015378  
Assessed To

Parcel 129707000003  
RUMSEY, L&R LAND LLC  
1131 CO RD I  
WIGGINS, CO 80654

Legal Description  
S: 07 T: 2 R: 60 S1/2S1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$112.08	\$0.00	\$0.00	(\$112.08)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$28.83	GRAZING LAND	\$5,590	\$1,480
ROAD AND BRIDGE FUND	7.5000000	\$11.10	Total	\$5,590	\$1,480
SOCIAL SERVICES FUND	2.0000000	\$2.96			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.36			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.67			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.38			
RE 50-J WIGGINS BOND	14.6950000	\$21.75			
Taxes Billed 2022	75.7300000	\$112.08			

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Website: morgancounty.colorado.gov



# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013090  
Assessed To

Parcel 129707000001  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

Legal Description  
S: 07 T: 2 R: 60 S1/2N1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$111.32	\$0.00	\$0.00	(\$111.32)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$28.65	GRAZING LAND	\$5,550	\$1,470
ROAD AND BRIDGE FUND	7.5000000	\$11.02	Total	\$5,550	\$1,470
SOCIAL SERVICES FUND	2.0000000	\$2.94			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.29			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.66			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.13			
RE 50-J WIGGINS BOND	14.6950000	\$21.60			
Taxes Billed 2022	75.7300000	\$111.32			

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Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us  
Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013091  
Assessed To

Parcel 129708000002  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

Legal Description  
S: 08 T: 2 R: 60 S1/2 & NE1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$341.56	\$0.00	\$0.00	(\$341.56)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$87.88	GRAZING LAND	\$17,080	\$4,510
ROAD AND BRIDGE FUND	7.5000000	\$33.83	Total	\$17,080	\$4,510
SOCIAL SERVICES FUND	2.0000000	\$9.02			
WIGGINS RURAL FIRE DIST	7.0000000	\$31.57			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.10			
WIGGINS PEST CONTROL	0.4510000	\$2.03			
RE 50-J WIGGINS GENERAL	24.5780000	\$110.85			
RE 50-J WIGGINS BOND	14.6950000	\$66.28			
Taxes Billed 2022	75.7300000	\$341.56			

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Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013164  
Assessed To

Parcel 129706000001  
MAGNUM FEEDYARD CO LLC  
P O BOX 126  
WIGGINS, CO 80654

Legal Description  
S: 06 T: 2 R: 60 ALL

Situs Address  
11665 CO RD 1,11649 CO RD 1

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$37,529.84	\$0.00	\$0.00	(\$37,529.84)	\$0.00
Total Tax Charge					\$0.00
<b>Special Assessment: N KIOWA BIJOU WELL ASMT</b>					
2022	\$120.00	\$0.00	\$0.00	(\$120.00)	\$0.00
Total Special Assessment: N KIOWA BIJOU WELL ASMT					\$0.00
<b>GRAND TOTAL</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

N KIOWA BIJOU WELL ASMT \$120.00

Tax Billed at 2022 Rates for Tax Area 123 - 123 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$9,551.34	SPRINKLER	\$127,750	\$33,730
ROAD AND BRIDGE FUND	7.5000000	\$3,676.80	IRRIGATED LAND		
SOCIAL SERVICES FUND	2.0000000	\$980.48	DRY FARM LAND	\$8,770	\$2,320
WIGGINS RURAL FIRE DIST	7.0000000	\$3,431.68	GRAZING LAND	\$4,080	\$1,080
MORGAN CO QUALITY WATER	0.8240000	\$403.96	FARM/RANCH	\$30	\$10
N KIOWA BIJOU MGMT DIST	0.0230000	\$11.28	WASTE LAND		
WIGGINS PEST CONTROL	0.4510000	\$221.10	ALL OTHER AG -	\$234,000	\$67,860
RE 50-J WIGGINS GENERAL	24.5780000	\$12,049.12	LAND		
RE 50-J WIGGINS BOND	14.6950000	\$7,204.08	FARM/RANCH	\$217,180	\$15,090
Taxes Billed 2022	76.5540000	\$37,529.84	RESIDENCE		
			ALL OTHER AG -	\$1,276,380	\$370,150
			IMPS		
			Total	\$1,868,190	\$490,240

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Website: morgancounty.colorado.gov



# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013165  
Assessed To

Parcel 122331000004  
MAGNUM FEEDYARD CO LLC  
P O BOX 126  
WIGGINS, CO 80654

Legal Description  
S: 31 T: 3 R: 60 S1/2

Situs Address  
12293 CO RD 1, 12331 CO RD 1

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$4,705.12	\$0.00	\$0.00	(\$4,705.12)	\$0.00
Total Tax Charge					\$0.00
<b>Special Assessment: N KIOWA BIJOU WELL ASMT</b>					
2022	\$60.00	\$0.00	\$0.00	(\$60.00)	\$0.00
Total Special Assessment: N KIOWA BIJOU WELL ASMT					\$0.00
<b>GRAND TOTAL</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$1,210.48	SPRINKLER	\$156,500	\$41,320
ROAD AND BRIDGE FUND	7.5000000	\$465.98	IRRIGATED LAND		
SOCIAL SERVICES FUND	2.0000000	\$124.26	DRY FARM LAND	\$8,700	\$2,300
WIGGINS RURAL FIRE DIST	7.0000000	\$434.91	FARM/RANCH	\$100	\$30
N KIOWA BIJOU MGMT DIST	0.0230000	\$1.43	WASTE LAND		
WIGGINS PEST CONTROL	0.4510000	\$28.02	FARM/RANCH	\$221,540	\$15,400
RE 50-J WIGGINS GENERAL	24.5780000	\$1,527.04	RESIDENCE		
RE 50-J WIGGINS BOND	14.6950000	\$913.00	FARM/RANCH	\$11,680	\$3,080
			SUPPORT IMPS		
Taxes Billed 2022	75.7300000	\$4,705.12	Total	\$398,520	\$62,130
<b>N KIOWA BIJOU WELL ASMT</b>					<b>\$60.00</b>

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Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us  
Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R020893  
Assessed To

Parcel 129707000004  
MAGNUM FEEDYARD CO LLC  
P O BOX 126  
WIGGINS, CO 80654

Legal Description  
S: 07 T: 2 R: 60 N1/2N1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$111.32	\$0.00	\$0.00	(\$111.32)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$28.65	GRAZING LAND	\$5,550	\$1,470
ROAD AND BRIDGE FUND	7.5000000	\$11.02	Total	\$5,550	\$1,470
SOCIAL SERVICES FUND	2.0000000	\$2.94			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.29			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.66			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.13			
RE 50-J WIGGINS BOND	14.6950000	\$21.60			
Taxes Billed 2022	75.7300000	\$111.32			

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Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013359  
Assessed To

Parcel 129705000004  
MAGNUM FEEDYARD CO LLC  
P O BOX 126  
WIGGINS, CO 80654

**Legal Description**

S: 05 T: 2 R: 60 LTS 3 & 4 (AKA N1/2NW1/4), S1/2NW1/4 & SW1/4

**Situs Address**

11344 CO RD 1

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$22,247.20	\$0.00	\$0.00	(\$22,247.20)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 103 - 103 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$5,723.52	GRAZING LAND	\$6,970	\$1,840
ROAD AND BRIDGE FUND	7.5000000	\$2,203.27	FARM/RANCH	\$20	\$10
SOCIAL SERVICES FUND	2.0000000	\$587.54	WASTE LAND		
WIGGINS RURAL FIRE DIST	7.0000000	\$2,056.39	ALL OTHER AG -	\$219,600	\$63,680
N KIOWA BIJOU MGMT DIST	0.0230000	\$6.76	LAND		
WIGGINS PEST CONTROL	0.4510000	\$132.49	ALL OTHER AG -	\$787,020	\$228,240
RE 50-J WIGGINS GENERAL	24.5780000	\$7,220.28	IMPS		
RE 50-J WIGGINS BOND	14.6950000	\$4,316.95	Total	\$1,013,610	\$293,770
<b>Taxes Billed 2022</b>		<b>75.7300000</b>			
		<b>\$22,247.20</b>			

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Website: morgancounty.colorado.gov



## Appendix 8. Proof of Well Access

Water for the Taelor Project will be sourced from the Magnum Feedyard, LLC Ranch. As a part of the Option to Lease Agreement with Magnum Feedyard, the following language ensures that water for construction and operations will be purchased from and served by the Landowner.

10.3. **Water for Project; Cooperation and Reimbursement of Costs.** During the Term, Landowner shall make agricultural water available to Lessee to the extent available to Landowner and in an amount not greater than one thousand (1,000) acre feet at a price of [REDACTED] dollars per acre foot in accordance with the Water Supply Agreement to be negotiated in good faith and entered into by the Parties. Lessee will not attempt to obtain any water rights on the Property and will have no right to drill for water on the Property without Landowner's prior written consent.



BALANCED ROCK  
POWER

## **Appendix 9. Interconnection Certification**



# BALANCED ROCK

POWER

Ms. Nicole Hay  
Director, Planning and Zoning  
Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Interconnection Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(D), Balanced Rock Power hereby certifies that it intends to enter into an interconnection agreement with Public Service Company of Colorado (Xcel Energy) in connection with the Project. The Project is proposed to interconnect at a new switching station along Xcel Energy’s Fort Lupton to Pawnee 230kV transmission line, which runs through the Project area. Final details concerning the point of interconnection and the interconnection facilities are subject to negotiations with Xcel Energy. Additionally, Balanced Rock Power hereby certifies that it intends to enter into a crossing agreement with Xcel Energy to accommodate the Project’s electrical lines crossing Xcel Energy’s transmission line. Final details concerning the crossing agreement are subject to negotiations with Xcel Energy.

Sincerely,

DocuSigned by:  
  
AC2004D2B181493...

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC



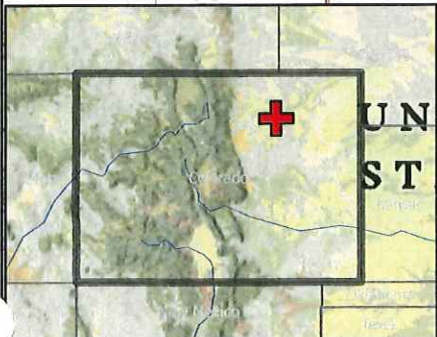
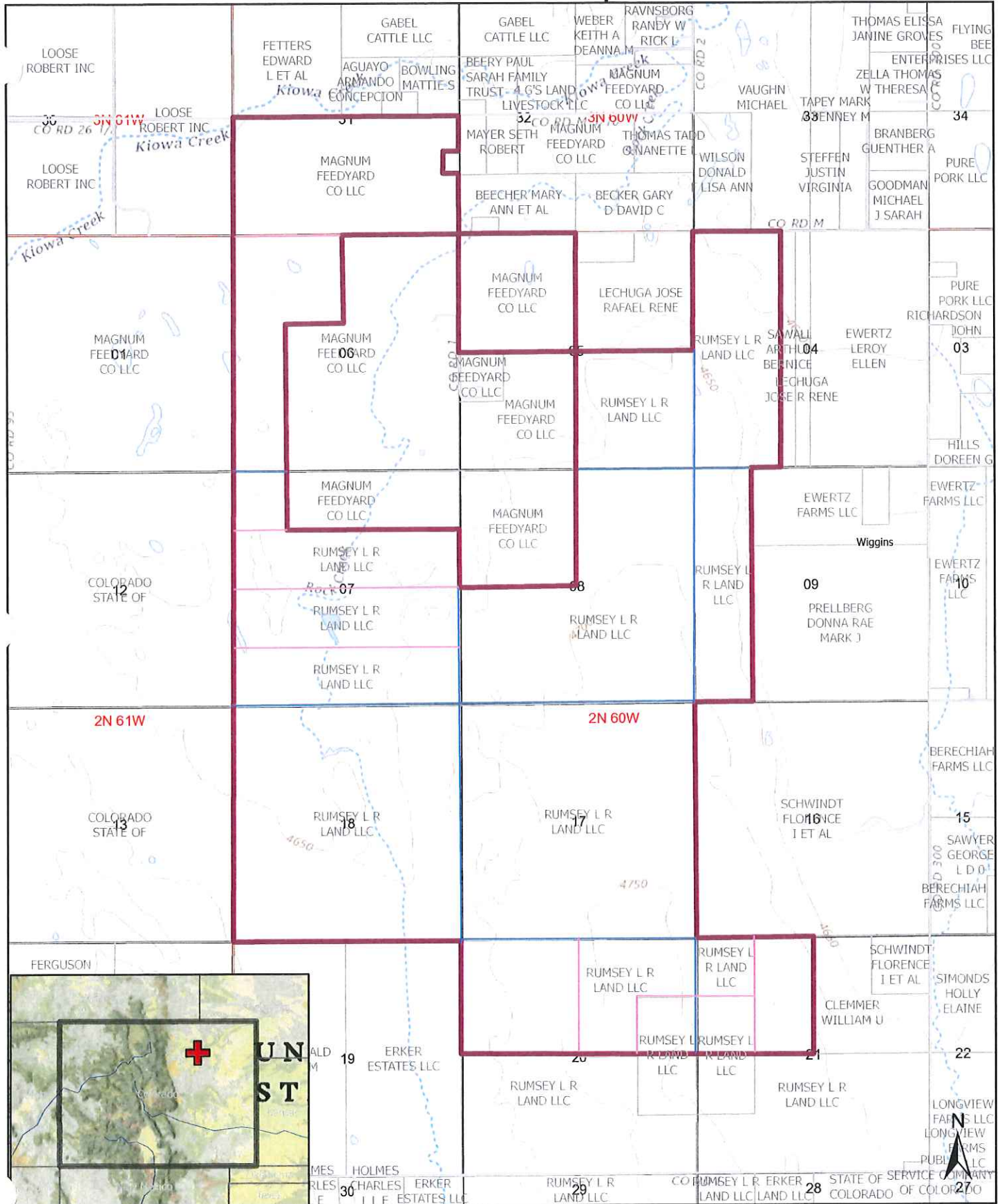


BALANCED ROCK  
POWER

## **Appendix 10. Request for Section Line and Lot Line Setback Waivers**

Pursuant to the amendments to Morgan County Zoning Regulations passed in December 2022 and codified in *Solar Collector Facility Regulations Solar Collector Facility Standards (4-825, Sections 3 and 4)*, Taelor Solar 1 respectfully requests to initiate the waiver process of the section line setback requirements for county roads not yet in existence, and for interior property line setback requirements. It is typical for utility-scale solar projects to cross parcel lines as well as cover multiple sections. The Taelor Solar project crosses multiple parcel lines under the same ownership. Balanced Rock Power has been coordinating closely with both landowners throughout the course of the design process.

# Taylor Solar Waiver Request Lines



- Section line (may include parcel line)
- Parcel line only
- Taelor Solar Permitting Boundary
- parcels

0 0.25 0.5 1 Miles

1:45,000

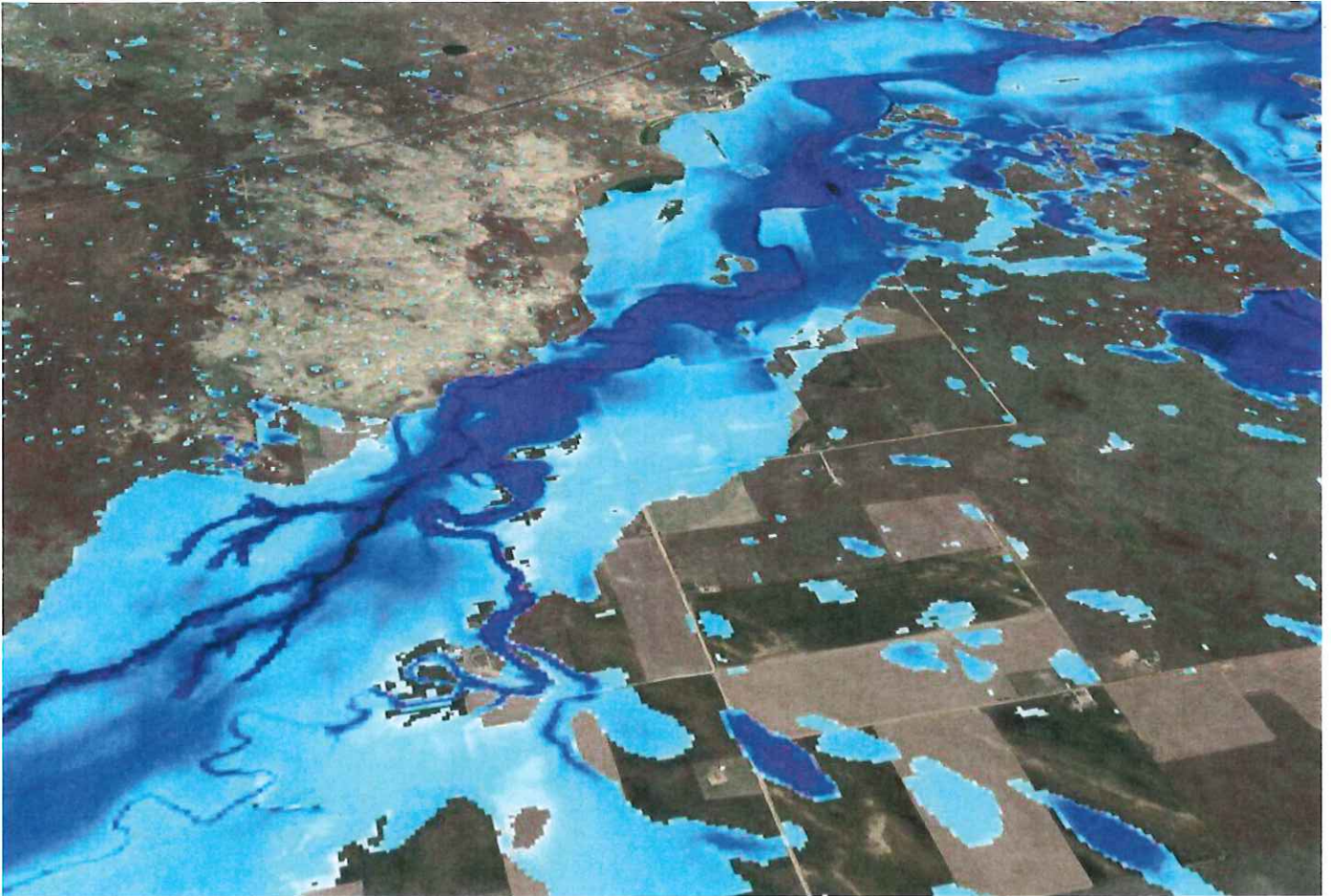
5/25/2023

Basemap: World Terrain



## **Appendix 11. Hydrology Study**





PRELIMINARY HYDROLOGY STUDY

# Taelor Solar Project

Weld and Morgan Counties, Colorado

FEBRUARY 8, 2022

PREPARED FOR:



PREPARED BY:

**Westwood**

**Westwood**

# Preliminary Hydrology Study

Taelor Solar Project

Weld and Morgan Counties, Colorado

**Prepared For:**

Balanced Rock Power  
310 E 100 S  
Moab, UT 84532

**Prepared By:**

Westwood  
12701 Whitewater Drive, Suite 300  
Minnetonka, MN 55343  
(952) 937-5150

Project Number: R0034723.00

Date: February 8, 2022

**Westwood**

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## Appendices

Appendix A: NOAA Atlas 14 Precipitation Data
Appendix B: Curve Number Table
Appendix C: FEMA Flood Insurance Rate Map (FIRM)
Appendix D: USGS StreamStats Reports

## Executive Summary

The purpose of this study is to analyze and review the existing hydrology of Phases 1 and 2 of the Taelor Solar Project (Project or Site) and any impacts that the hydrology may play in the design of the proposed solar array. This report was prepared to be used by the Project Team in the design and layout of the Project and not intended for submittal to reviewing agencies for stormwater permitting.

The Project Site is proposed on approximately 17 square miles and is located within Weld and Morgan Counties, Colorado, approximately 2.75 miles southwest of the city of Wiggins in Morgan County, Colorado. The Site is located on rough and varying land that generally slopes inwards towards the onsite reaches. The modeled watershed area encompasses approximately 94 square miles and generally drains northeast.

The analysis of the 100-year, 24-hour storm shows low water depths and velocities (Exhibits 7 through 8A) across the majority of the Site, outside of the onsite reaches and creeks. Higher flood depths and velocities exist within these creeks and their surrounding area. The floodplains onsite are fairly large; however, the flooding is generally well-contained within the floodplain limits. There are also scattered low-lying areas with localized ponding across the Project Site. Minimal velocities and scour are expected on site, outside of the onsite reaches and floodplains, due to the rough terrain and lack of consistent steep slopes.

The analysis of the 50-year, 24-hour storm event yielded similar results to those of the 100-year, 24-hour storm, but with slightly less severe depths, velocities, and scour (Exhibits 10-12).

Based on experience with similar projects, the majority of the Site is suitable for the planned development; however there are portions of the site which will be unusable for solar development, based on the presences of hazardous flows and velocities.

## 1.0 Data Sources

Table 1 – Data Sources

Task	Format	Source	Use
Elevation	2ft LiDAR	The National Map	FLO-2D Model Elevations
Crop Data	Shapefile	USDA 2013 Crop Data Layer	Landcover
Soils	Shapefile	USGS SSURGO Dataset	Curve Numbers
Precipitation	PDF File	NOAA Atlas 14	Design Storms
HUC-12 Drainage Boundary	Shapefile	USGS	Define Model Extents
Site Boundary	Taelor Solar - Max Footprint2.shp	Balanced Rock Power	Define Model Extents
2014 Aerial Photography	ArcGIS Map Service	USDA FSA	Reference
FEMA Flood Zones	PDF; Shapefile	FEMA	Reference
Culvert Locating and Sizing	Aerial Imagery	Google Earth	Culvert Modeling
Peak Flowrates	PDF	USGS StreamStats	Inflow Hydrographs

## 2.0 Coordinate System

Table 2 – Coordinate System Used

Projection	State Plane Coordinate System
Zone	Colorado North (FIPS 501)
Datum	NAD83
Planar Units	Feet (U.S. Survey)



## 3.0 Existing Conditions

### 3.1 Project Location

The Project Site, Phases 1 and 2 of the Taelor Solar Project, covers approximately 17 square miles and is located within Weld and Morgan Counties, Colorado (Exhibit 1). The Project Site is located approximately 50 miles northeast of Denver, with the nearest town being Wiggins in Morgan County, Colorado. Wiggins is located 2.75 miles northeast of the Project Area (Exhibit 1).

### 3.2 Watershed Hydrology

The modeled watershed area encompasses approximately 94 square miles that generally discharges to the northeast. The watershed is primarily defined by Kiowa Creek, which originates south of the Project, entering the Project through its southwest corner and flowing northeast through its limits. Kiowa Creek is defined by a fairly wide floodplain, which can range from 2,000 ft to over a mile in width.

Jack Rabbit Creek flows into Kiowa Creek just within the southwest limits of the Site, also originating from the south, but just west of Kiowa Creek.

Rock Creek enters the watershed from the south, approximately 5 miles east of Kiowa Creek, and then flows north through the eastern portion of the Site. Rock Creek then flows into Kiowa Creek within the northeastern corner of the Project.

An additional unnamed tributary of Kiowa Creek enters the watershed from the southeast. The tributary flows north-northwest just east of the project, before flowing into Kiowa Creek roughly 2,500 ft downstream of its junction with Rock Creek, just off the eastern limits of the Site.

See Exhibits 2 and 3 for geospatial displays of the watershed and its features.

### 3.3 Onsite Conditions

The Project is located on varying landscape, defined by several reaches as well as distributed patches of rougher terrain. The northwestern portion of the site generally is rougher, containing rolling slopes of 1% to 4%, with rougher distributions of a sort of prairie-pothole landscape, defined by many pockets of low-lying depressions. This area minimally discharges; however, there is a subtle drainage pattern towards Kiowa Creek to the southeast.

The majority of the stretch of land extended from the southwestern corner to the northeastern corner of the Site is defined by the channel and floodplain of Kiowa Creek. The floodplain is generally flatter, with more consistent slopes generally less than 0.5%. The southeastern banks are generally made up of rolling terrain with slopes generally between 1% to 4%, whereas the northwestern banks are more

comprised of the rough, prairie-pothole landscape. Kiowa Creek discharges offsite to the northeast.

The eastern portion of the project is generally covered by the channel and floodplain of Rock Creek, as it flows north and merges with Kiowa Creek. The banks are generally made up of the rolling landscape; however, there are small instances of isolated rough prairie-pothole patches. The majority of the runoff from this portion of the site discharges offsite to the northeast via Kiowa Creek.

US Fish and Wildlife Service National Wetlands Inventory (NWI Wetlands) provides information on the distribution of US wetlands and are shown in Exhibit 3. The NWI Wetlands dataset is not all-inclusive and other wetlands not shown may exist. The landcover on the Project area is primarily pastureland and agricultural row crops (Exhibit 6) and has soils that are primarily belonging to Hydrologic Soil Group (HSG) A (Exhibit 5). Typically, A soils are sands.

The main potential hydrologic issues on Site are riverine flooding and erosive velocities, although isolated pockets of ponding should also be considered.

### 3.4 FEMA Flood Zones

FEMA has completed a study to determine flood hazards for the selected location; the project area is covered by FIRM panels 08087C0575D, 08123C2035E, 08123C2050E, and 08087C0555D (Appendix C). FIRM panels 08123C2035E and 08123C2050E are within Weld County and have not yet been printed; however, electronic flood zones have been delineated for portions of these panels. The Project contains areas of FEMA Zone A flood hazards (Exhibits 3, 7, and 10), particularly associated with Rock Creek and the portions of Kiowa Creek within Morgan County. A FEMA Zone A flood hazard is a 100-year flood hazard with no defined base flood elevation. Preliminary FIRM panels have been issued for Weld County; however, they have not yet been made available or effective.

## 4.0 Proposed Conditions

### 4.1 Proposed Conditions

The majority of the proposed solar facility will consist of above ground mounted solar modules. A climate-specific grass seed mix should be planted below the modules and would make up a majority of the land cover. A small amount of impervious surface will be added from the gravel access roads and electrical equipment pads. The Project should be designed to minimize grading and maintain existing drainage patterns. A flood analysis of pre-development and post development depths may need to be completed once civil design is finalized for permitting purposes.



## 4.2 Post-Construction Stormwater Management

A desktop review of Weld County and Morgan County Stormwater Management and Drainage Requirements identified the 2020 Weld County Engineering and Construction Criteria manual, the Morgan County Zoning Regulations, and the Mile High Flood District (MHFD) Criteria Manual. As the Site design progresses, these manuals and documents should be referenced in order to assure that the Site design complies with any rate control, volume control, or water quality requirements that are outlined within them.

The typical solar project's low-impact development technique of converting the land cover from a row crop field to a meadow grass will provide post-construction stormwater management to meet most agency requirements. The proposed meadow grass will act as a vegetated filter providing both runoff treatment and reduction when compared to existing conditions. As the Project design advances, the post-construction stormwater management should be reviewed in further detail with the County Engineer.

# 5.0 FLO-2D Modeling

## 5.1 FLO-2D Modeling Overview

FLO-2D is a physical process model that routes rainfall runoff and flood hydrographs over flow surfaces or in channels using the dynamic wave approximation to the momentum equation. FLO-2D offers advantages over 1-D models and unit hydrograph methods by allowing for breakout flows and visualization of flows across a potential site. The primary inputs are a DTM (elevation data), curve numbers, and precipitation. No culverts were included in the model; all roadways and berms were assumed to overtop.

A FLO-2D model with 50-foot grid cells was utilized to model the watershed within and directly impacting the Project Site.

## 5.2 Elevation Data

The elevation data input into the FLO-2D model was 2ft LiDAR data from The National Map (Exhibit 6). This data was exported as a single digital terrain model (DTM), which is read directly into FLO-2D.

## 5.3 Watershed Soils and Land Cover

USDA-NRCS SSURGO soil data provides soil types within the Project boundary and full coverage of the contributing watershed. Soils are primarily classified as Hydrologic Soil Group (HSG) A within the Project boundary (Exhibit 4). Land cover was obtained from the USDA 2013 Crop Data Layer. Exhibit 5 displays the land cover classes for the entire watershed. Curve numbers were applied to each



grid cell in the FLO-2D model based on intersecting the grid with the curve numbers (Exhibit 6).

#### 5.4 Precipitation

Precipitation data was downloaded from NOAA Atlas 14 (Appendix A) and used for the FLO-2D analysis for the 100-Year and 50-Year, 24-Hour storm events. Using the 100-Year and 50-Year rainfall depths of 4.54 inches and 3.95 inches, respectively, for this location allows for the best initial analysis in order to determine the worst areas of flooding and erosion during multiple different storm events. Rainfall inputs were distributed based on a site-specific nested Atlas 14 distribution pattern.

#### 5.5 Inflows

Jack Rabbit Creek, Kiowa Creek, Rock Creek, and an Unnamed Tributary of Kiowa Creek all flow into the modeled watershed. USGS StreamStats provides 50-year and 100-year peak flow rates for these reaches (Appendix D). In order to account for these flows, inflow hydrographs were created at each location where these reaches enter the modeled watershed. Table 3 below displays the flow rates for each reach and flood event. See Exhibits 7 and 10 for inflow locations.

Table 3 – Inflow Rates

Reach	50-Year Peak Flow (cfs)	100-Year Peak Flow (cfs)
Jack Rabbit Creek	3,250	4,660
Kiowa Creek	28,900	40,700
Rock Creek	8,780	12,500
Unnamed Tributary	2,750	3,940

## 6.0 Flood Analysis Results

### 6.1 Existing Conditions Flood Analysis

The 100-year, 24-hour analysis shows low to moderate water depths and low velocities (Exhibits 7 through 8A) across the majority of the Site, outside of the influence of the onsite reaches. During a 100-year storm, the flood depths across the majority of the Project Area are less than 0.5 feet with velocities less than 1 foot/second, with the exception of the flows within the main onsite creeks and their associated floodplains. The 100-year flood depths within the onsite portions of the main channels of Kiowa Creek and Rock Creek can easily exceed 10ft, whereas the depths within the floodplains are generally between 2ft to 8ft. The area where the two creeks converge results in a large area of more significant flooding, due to the convergence of the creeks' floodplains. Although the extents of the floodplains are fairly wide, the flooding within them is generally well-contained to the floodplain

limits. The 100-year peak velocities within the channels can exceed 13 ft/second, whereas the velocities within the floodplain are generally between 1 ft/second and 6 ft/second. The majority of flood depths and velocities associated with the unnamed tributary to the east do not directly encroach onto the Project Area itself.

In addition to the riverine flooding, there are additional areas of isolated flooding within the more prairie-pothole portions of the site, particularly to the northwest. The 100-year flood depths within these pothole areas are generally less than 5ft, but have minimal velocities due to their disconnected nature. The presence of HSG A soils within the Project will likely help these flood depths infiltrate more quickly. See Table 3 below for a breakdown of 100-year flood depths within the Project Site.

Table 4 – Flood Depths Onsite

Peak Flow Depth (ft)	Percentage of Project Area Covered by Peak Flow Depths
0.00 - 0.49	56.5%
0.50 - 1.00	4.5%
1.01 - 1.50	5.6%
1.51 - 2.00	6.4%
2.01 - 2.50	5.9%
2.51 - 3.00	4.6%
3.01 - 4.00	5.9%
4.01 - 6.00	6.6%
6.01+	4.0%

See Exhibits 7 through 8A for areas within the Project with higher flood depths and velocities during the 100-year, 24-hour storm.

Overall, the results of the 50-year, 24-hour storm model were similar to those of the 100-year, 24-hour storm, but with slightly lower extremes. The exceedance of 13 ft flood depths within the creek channels is less common during the 50-year storm, although it still occurs in some areas. The majority of channel depths are generally less than 10 ft. Similarly, the presence of floodplain depths in excess of 7ft is less common during the 50-year storm, with the majority of the floodplain depths being less than 5ft. Within the isolated ponding locations, flood depths rarely exceed 4ft. Channel velocities are generally less than 10 ft/second, with floodplain velocities generally between 1 ft/second and 5.5 ft/second. See Exhibits 7 through 8A for areas within the Project with higher flood depths and velocities during the 50-year, 24-hour storm.

## 6.2 Scour

Minimal scour is expected onsite, outside of the main reaches and their associated floodplains, during both the 50-year and 100-year storms (Exhibits 9 and 12). The scour depths calculated for this Project are based on HEC-18 Pier Scour Equations of a 6-inch-wide pile perpendicular to flow. Scour calculations consist of local scour only with unarmored soils and pile bases to provide the conservative local scour results. These scour results do not account for general, rill, or gully scour.

## 7.0 Recommendations

Based on experience on similar projects, the majority of the Site is suitable for the planned development; however, portions of the site, as is seen in Table 4 as well as Exhibits 7-12, will be unsuitable for solar development, due to the presence of hazardous flows and velocities. These areas should be reviewed and considered as Site design progresses, for areas of avoidance, as well as any potential locations where infrastructure could be designed to accommodate higher flood depths. Additionally, local stormwater requirements and regulations should be reviewed as the design progresses, in order to ensure Site compliance.

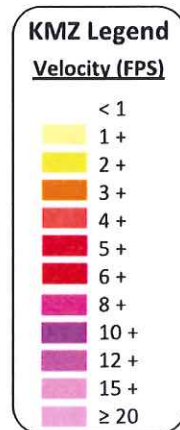
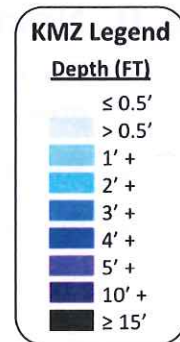


## 8.0 Next Steps

1. Final engineering design should account for the flood depths and velocities presented in Exhibits 7-11A.
2. Facilities to be elevated 1' above the 100-year, 24-hour peak flood elevations.
3. Proposed facilities should avoid FEMA Flood Zones located onsite.
4. Stormwater management should be revisited to ensure the final design meets the local and state requirements.

## 9.0 Included Output Files

1. Shapefile of 100-Year Rain Event Flow Depth  
*2022-02-08\_Taelor\_PrelimFlowDepthatCell\_100yr.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Flow Depth (Feet)
  
2. Shapefile of 100-Year Rain Event Velocity  
*2022-02-08\_Taelor\_PrelimVelocityatCell\_100yr.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Velocity (Feet)
  
3. Shapefile of 50-Year Rain Event Flow Depth  
*2022-02-08\_Taelor\_PrelimFlowDepthatCell\_50yr.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Flow Depth (Feet)
  
4. Shapefile of 50-Year Rain Event Velocity  
*2022-02-08\_Taelor\_PrelimVelocityatCell\_50yr.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Velocity (Feet)
  
5. KMZ of FLO-2D Results  
*2022-02-08\_Taelor\_PrelimFLO-2D.kmz*  
 Overlay in Google Earth for graphical representation.



## 10.0 References Cited

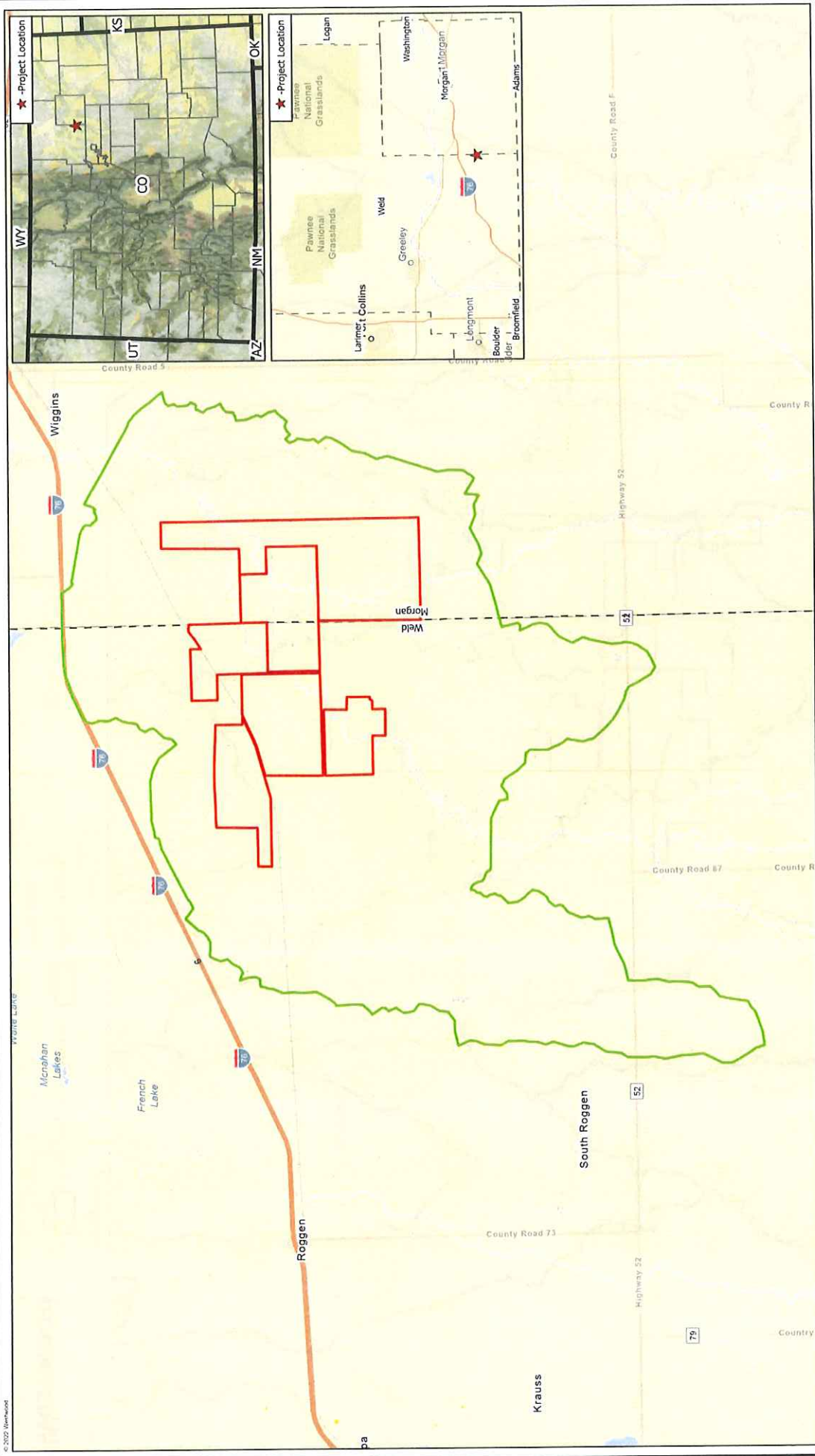
- National Engineering Handbook, Part 630 Hydrology. Chapter 9 Hydrologic Soil-Cover Complexes. USDA. NRCS. 210-VI-NEH, July 2004
- The National Map, 2-ft DEM, Elevation data, Accessed February 2022, from <https://viewer.nationalmap.gov/basic/>
- Web soil survey. Retrieved February 2022, from <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
- NOAA Atlas 14 Point Precipitation Frequency Estimates. Retrieved February 2022 from <https://hdsc.nws.noaa.gov/hdsc/pfds/>
- USGS. USGS water resources: About USGS water resources. Retrieved February 2022, from <https://water.usgs.gov/GIS/huc.html>
- USDA 2013 Crop Data Layer, Landcover data, retrieved February 2022, from [https://www.nass.usda.gov/Research\\_and\\_Science/Cropland/SARS1a.php](https://www.nass.usda.gov/Research_and_Science/Cropland/SARS1a.php)
- FEMA Flood Insurance Rate Maps, retrieved February 2022, from <https://msc.fema.gov/portal/advanceSearch#searchresultsanchor>
- USGS Streamstats Flow Rates, retrieved February 2022, from [https://www.usgs.gov/mission-areas/water-resources/science/streamstats-streamflow-statistics-and-spatial-analysis-tools?qt-science\\_center\\_objects=0#qt-science\\_center\\_objects](https://www.usgs.gov/mission-areas/water-resources/science/streamstats-streamflow-statistics-and-spatial-analysis-tools?qt-science_center_objects=0#qt-science_center_objects)
- Morgan County Zoning Regulations, retrieved February 2022, from <https://morgancounty.colorado.gov/sites/morgancounty/files/Zoning-Regulations-21819.pdf>
- Mile High Flood District. Criteria Manual, retrieved February 2022, from <https://mhfd.org/resources/criteria-manual-volume-3/>
- Weld County Engineering and Construction Criteria, retrieved February 2022, from <https://www.weldgov.com/files/sharedassets/public/departments/public-works/documents/evans-folder/2020-weld-county-engineering-and-construction-criteria-final-version-2021-03-17.pdf>



The background of the page is a dark brown topographic map with intricate red contour lines. A vertical dashed red line runs down the left side of the page. A red 'X' is located in the middle-left area, and a solid red dot is positioned near the bottom of the dashed line. The word "Exhibits" is printed in a white, serif font in the upper-left quadrant.

# Exhibits





# Taelor Solar Project

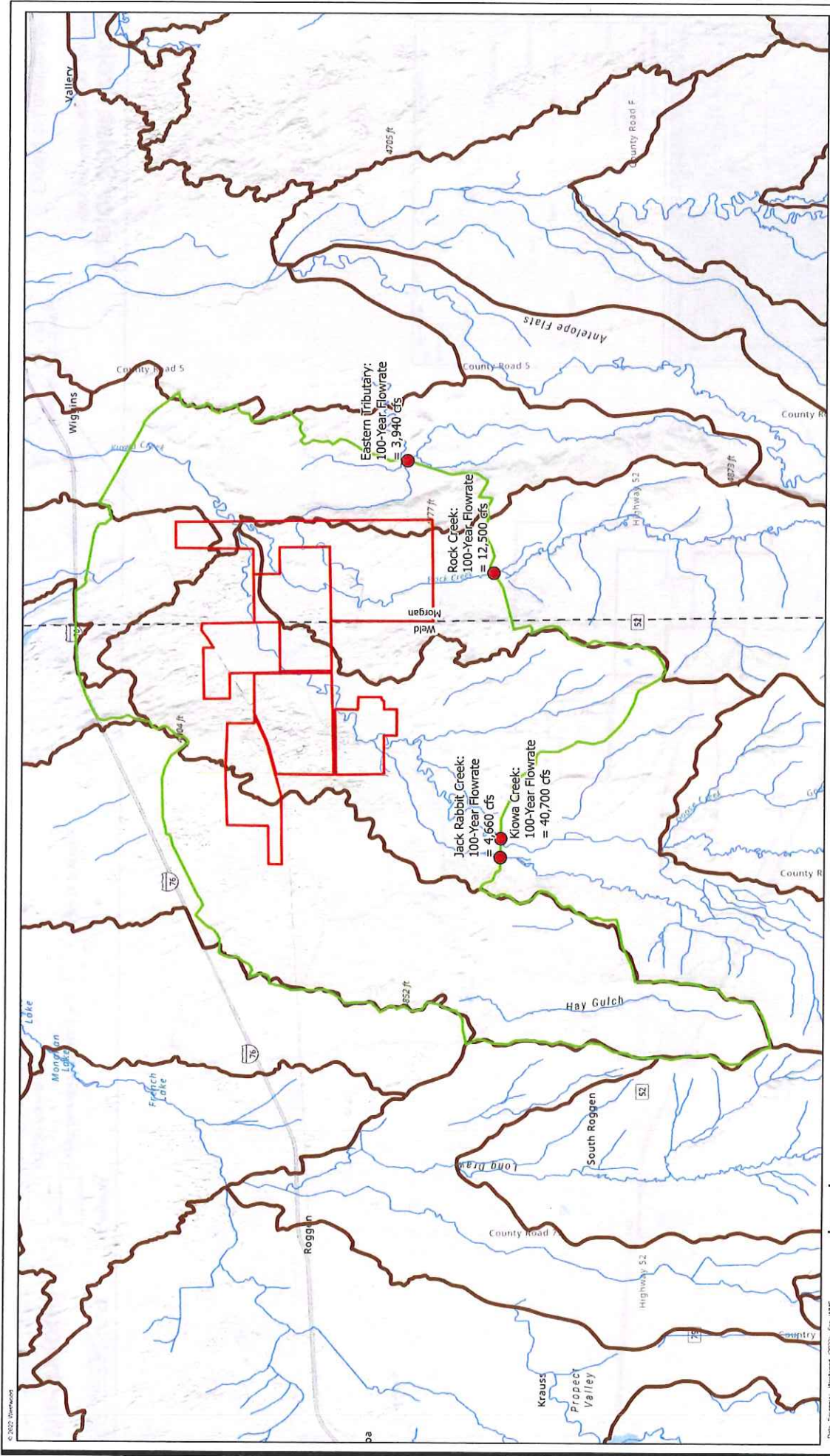
Weld and Morgan Counties, Colorado

Exhibit 1: Location Map  
February 7, 2022



- Legend**
- Project Boundary- Phases 1 & 2
  - FLO-2D Boundary
  - County Boundary

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**Taelor Solar Project**  
Weld and Morgan Counties, Colorado

**Exhibit 2: Base Hydrologic Map**  
February 7, 2022

**Legend**

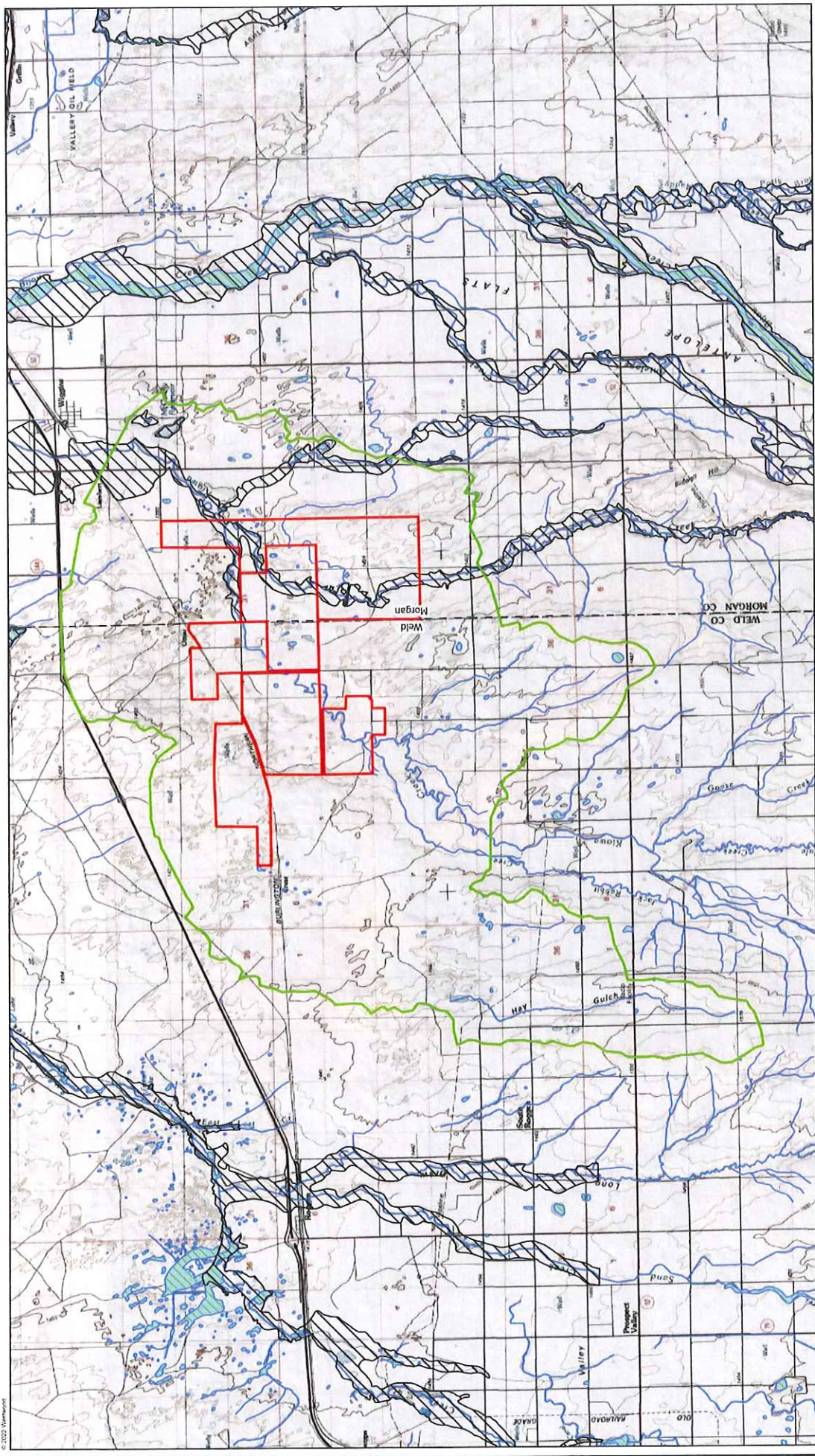
- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- HUC-12 Boundary
- NHD Flowlines
- County Boundary
- Inflow Location

Scale: 0 to 1 Miles

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# Taelor Solar Project

Weld and Morgan Counties, Colorado

## Exhibit 3: USGS, FEMA, and NWI Wetlands Map

February 7, 2022



- Legend**
- Project Boundary- Phases 1 & 2
  - FLO-2D Boundary
  - County Boundary
  - FEMA Zone A
  - NWI Wetlands

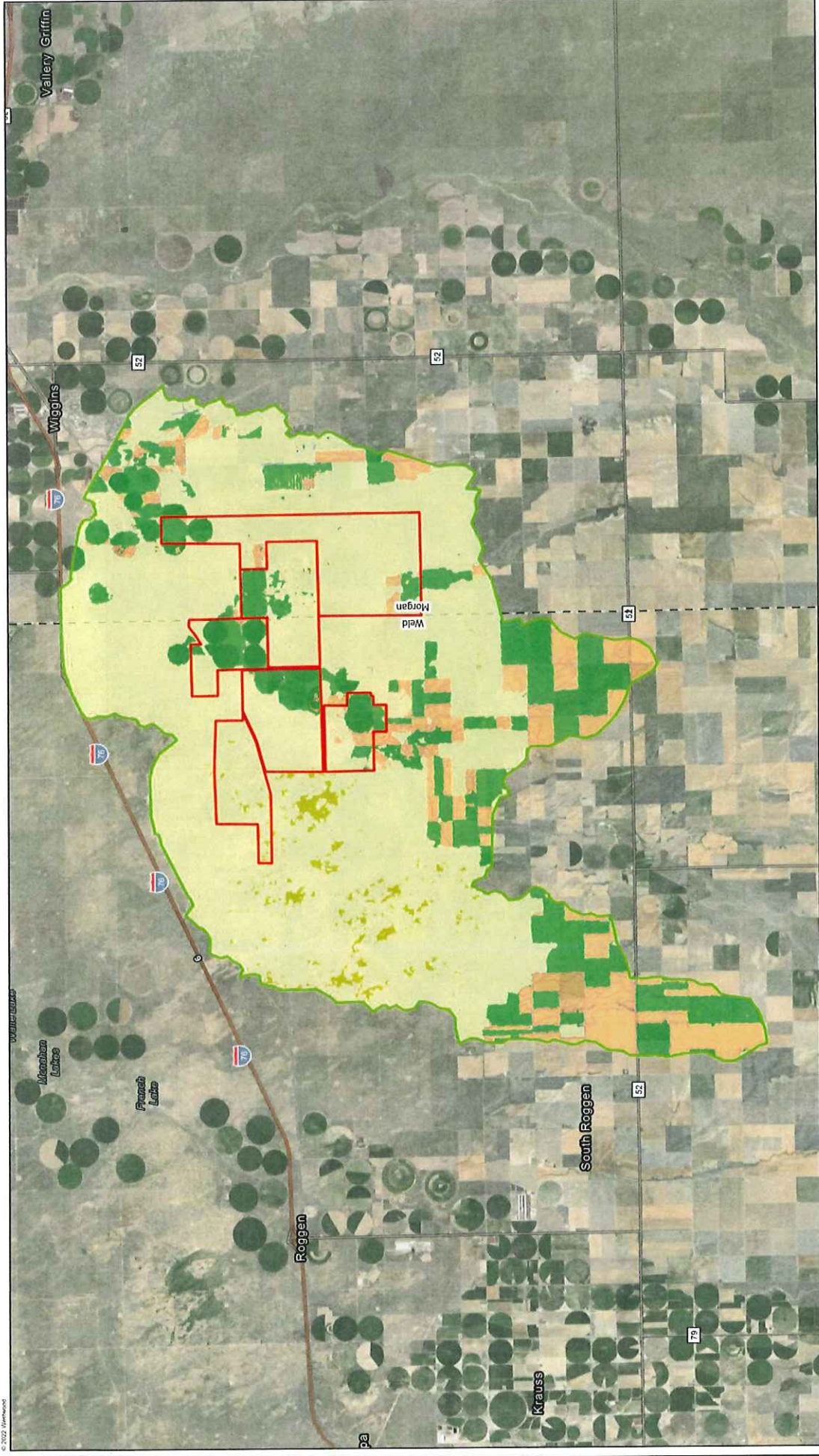
Source: Westwood (2021), USGS (2021), FEMA (2021), USDA (2021)

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# Taelor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 5: Landcover Map  
February 7, 2022

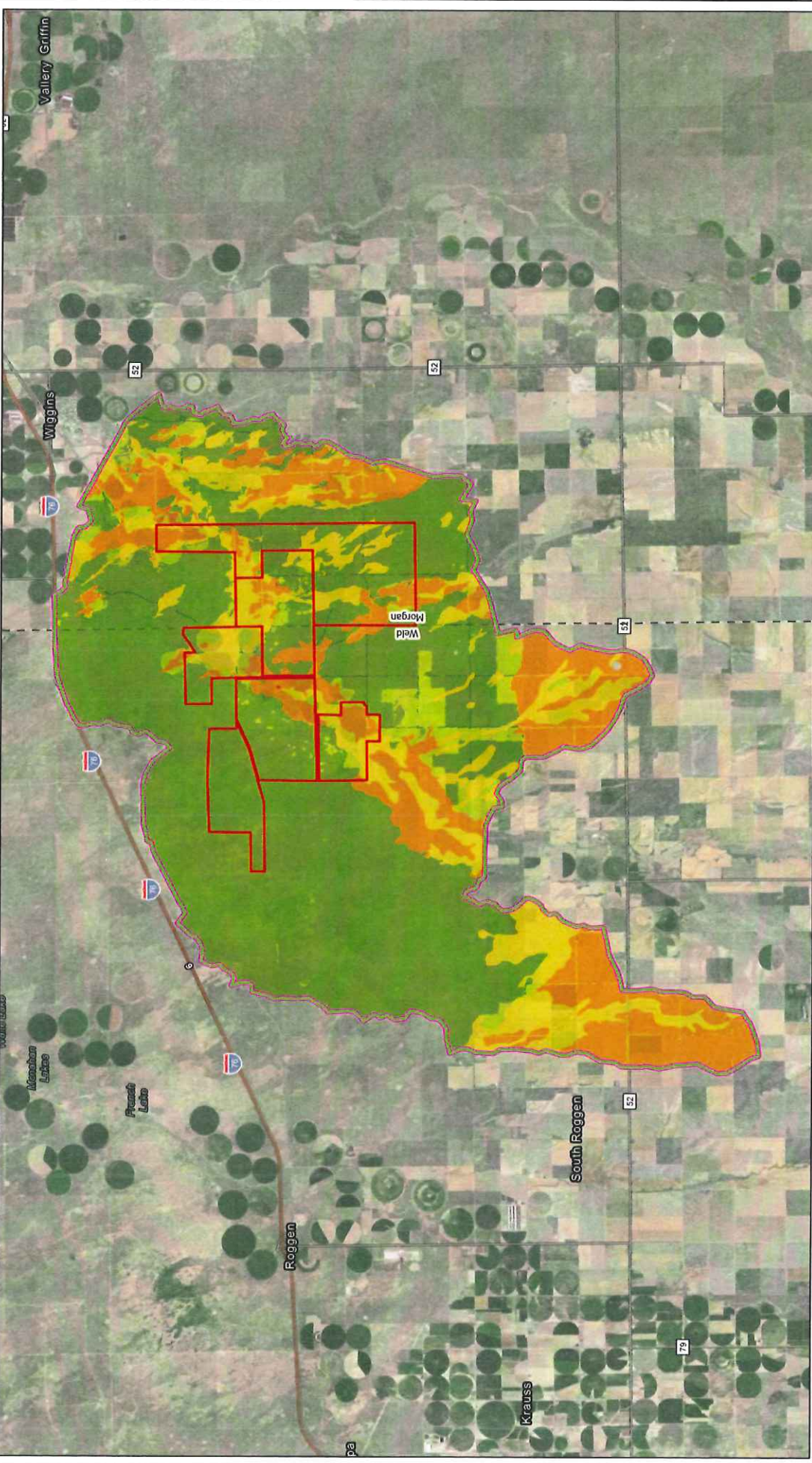


- Legend**
- Project Boundary- Phases 1 & 2
  - FLO-2D Boundary
  - County Boundary
  - Shrubland
  - Water
  - Wetland
  - Cultivated
  - Developed
  - Fallow
  - Woods
  - Gasland/Pasture
  - Barren

Site Specific Wetland Delineation (SSWD) - 6/1/2021  
 Data Source: Wetland Delineation (SSWD) - 6/1/2021  
 Date: 2/7/2022  
 Project: Taelor Solar Project  
 Prepared by: Westwood  
 Approved: 2/2/2022  
 USDA (2021)  
 FEMA (2021)  
 USDA (2021)

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**Legend**

- Project Boundary - Phases 1 & 2
  - FLO-2D Boundary
  - County Boundary
  - 2-ft LIDAR Extents
- |   |   |
|---|---|
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| <b>Curve Number</b>   |   |

Scale: 0 to 1.75 Miles

North Arrow

# Taelor Solar Project

Weld and Morgan Counties, Colorado

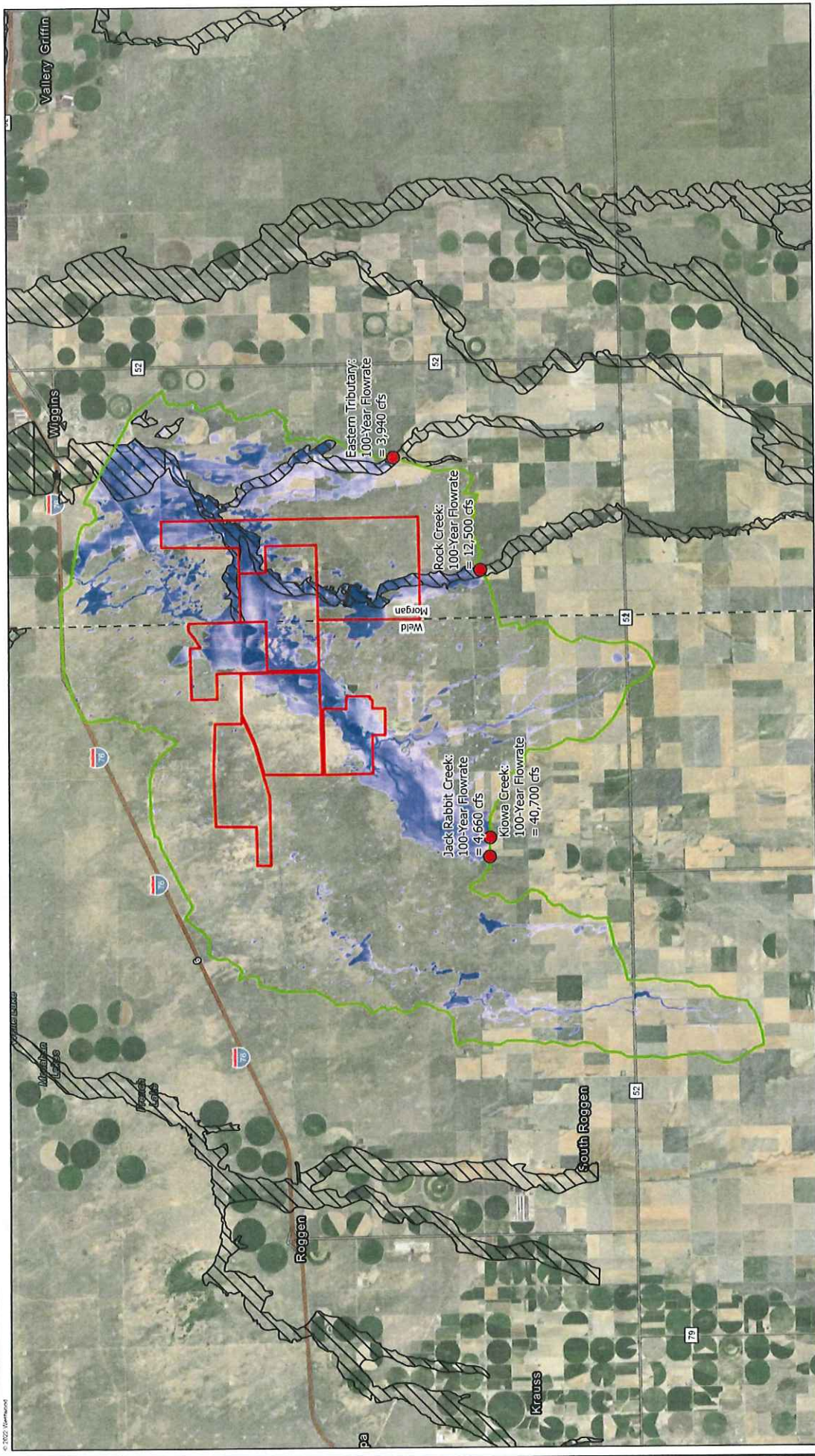
## Exhibit 6: Curve Number and Topographic Source Map

February 7, 2022

The information on this map was derived from the following sources:  
 - Aerial Imagery: 2021  
 - Digital Elevation Model (DEM): 2021  
 - Curve Number Data: 2021  
 - FLO-2D Data: 2021  
 - County Boundary: 2021  
 - LIDAR Data: 2021

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# Taelor Solar Project

Weld and Morgan Counties, Colorado

## Exhibit 7: 100-Year Max Water Depth Map

February 7, 2022



**Legend**

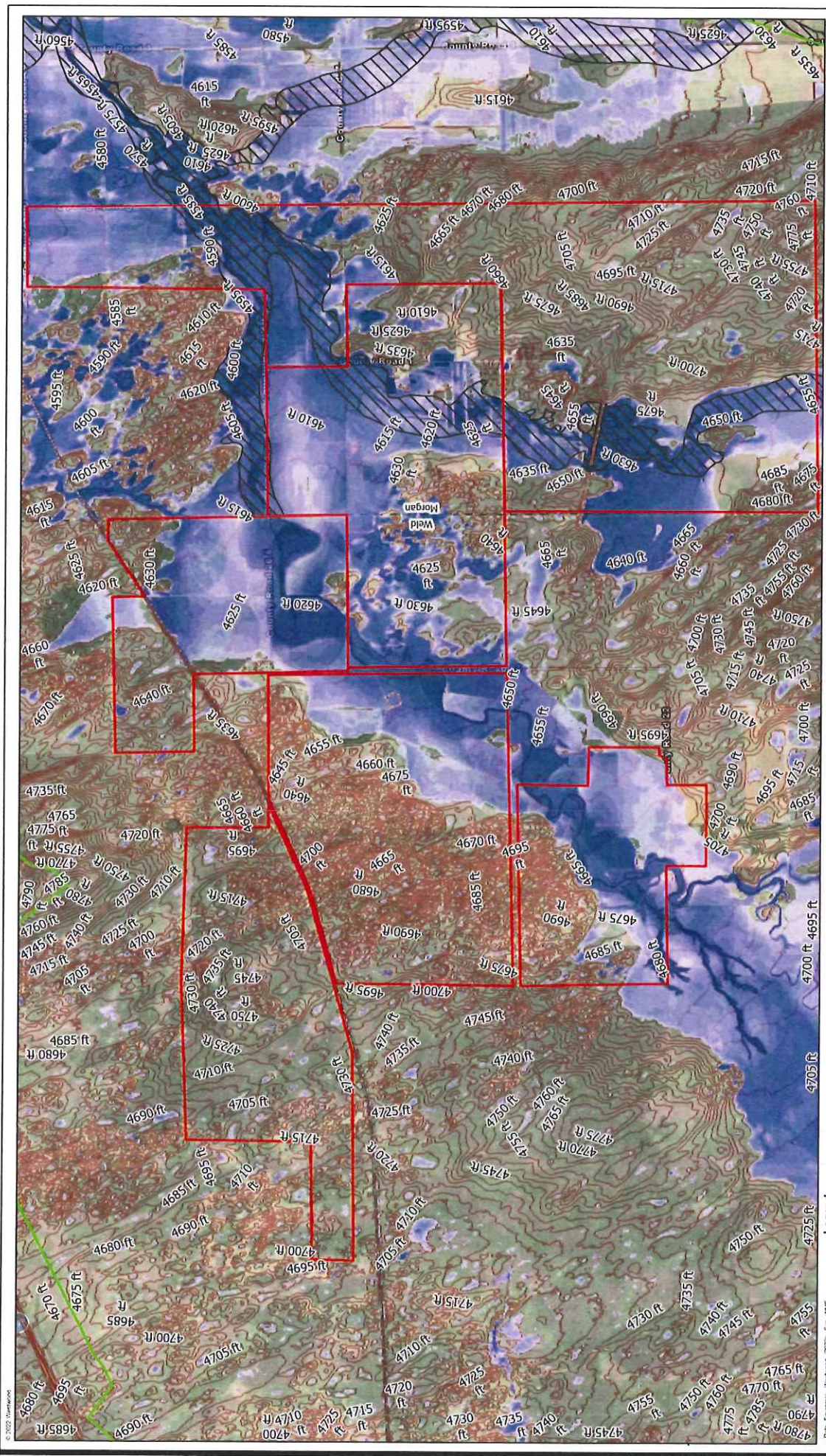
- Project Boundary - Phases 1 & 2
- FLO-2D Boundary
- County Boundary
- FEMA Zone A
- Inflow Location

**Max Water Depth (ft)**

1.51 - 2.00	4.01 - 6.00
2.01 - 2.50	6.01 +
2.51 - 3.00	
3.01 - 4.00	
0.50 - 1.00	
1.01 - 1.50	

Data Sources: Westwood (2022), LIDAR (2022), FEMA (2021, USDA (2022))  
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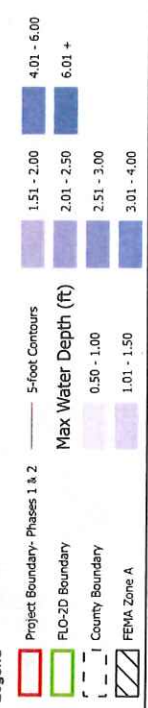


# Taelor Solar Project

Weld and Morgan Counties, Colorado

## Exhibit 7A: 100-Year Max Water Depth Project Area Map

February 7, 2022

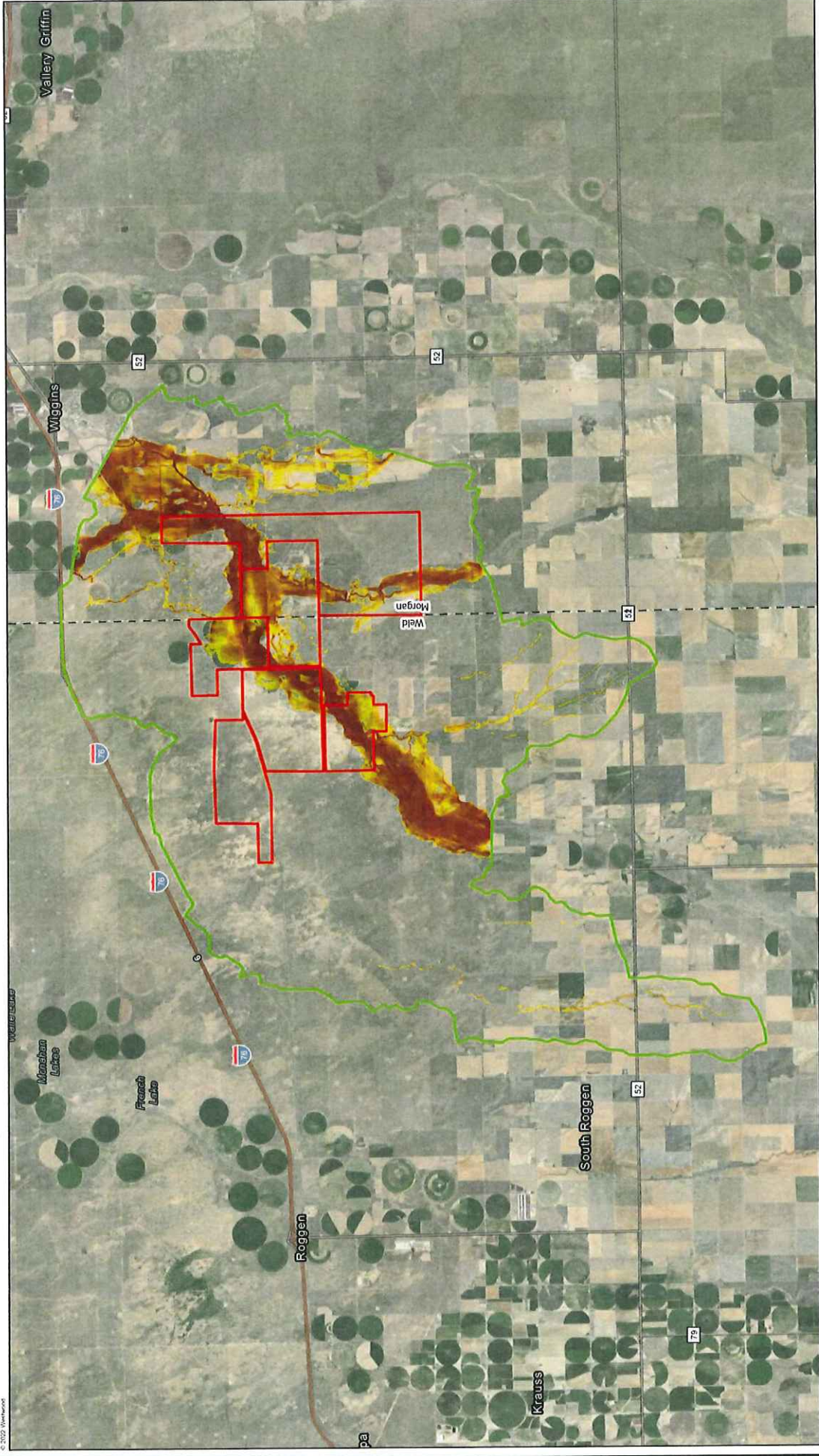


**Legend**

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# Taelor Solar Project

Weld and Morgan Counties, Colorado

## Exhibit 8: 100-Year Peak Velocity Map

February 7, 2022



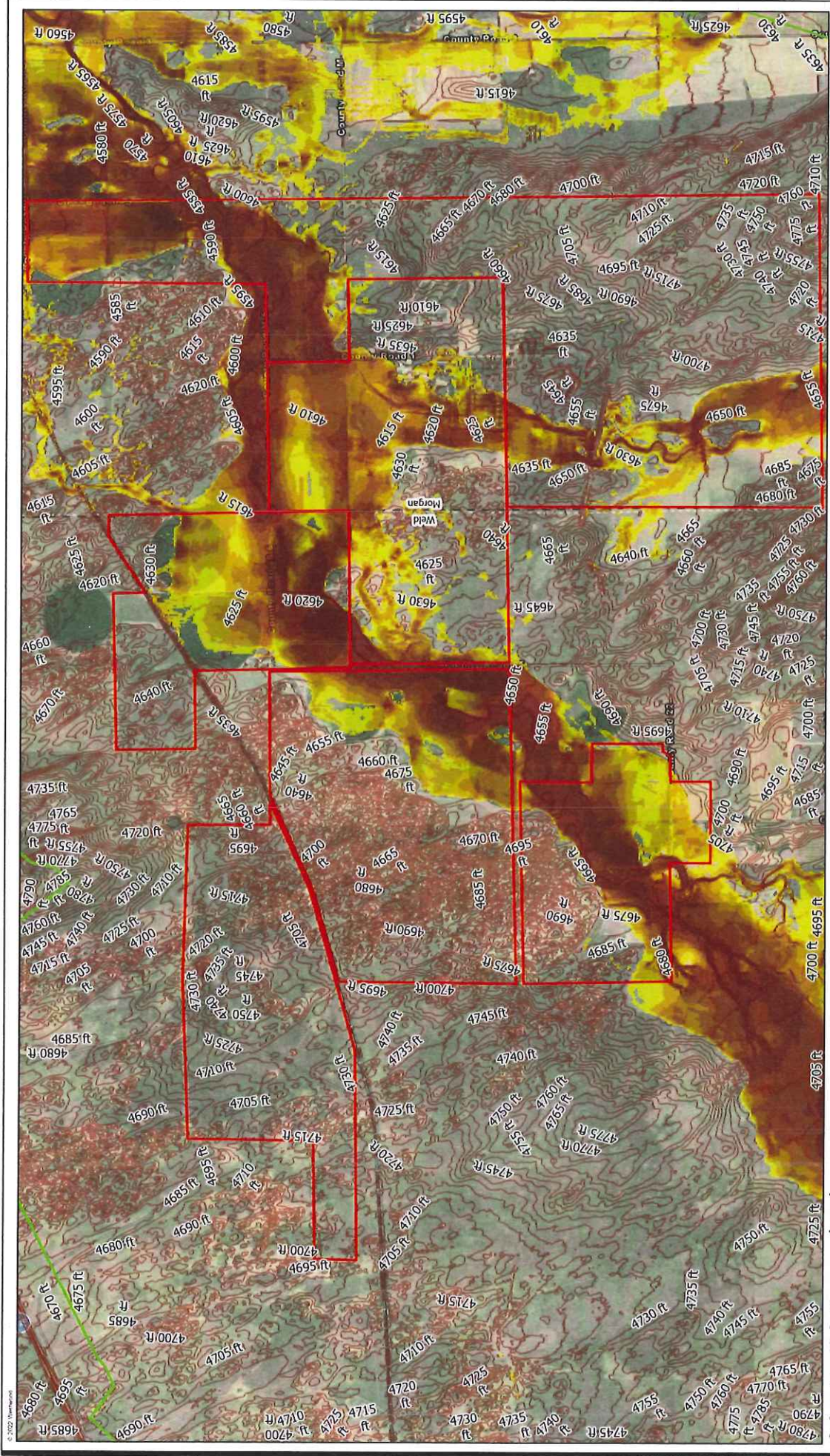
Color	Peak Velocity (fps)
Lightest Yellow	1.00 - 1.50
Yellow	1.51 - 2.00
Orange	2.01 - 2.50
Light Brown	2.51 - 3.00
Dark Brown	3.01 - 4.00
Dark Red	4.01 +

- Legend**
- Project Boundary - Phases 1 & 2 (Red outline)
  - FLO-2D Boundary (Green outline)
  - County Boundary (Dashed line)

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File: S:\Projects\Westwood\2022\Fig 1445  
 BaseMap imagery: Aerial 2021, USGS  
 (2021) FEMA (2021) USDA (2021)





# Taylor Solar Project

Weld and Morgan Counties, Colorado

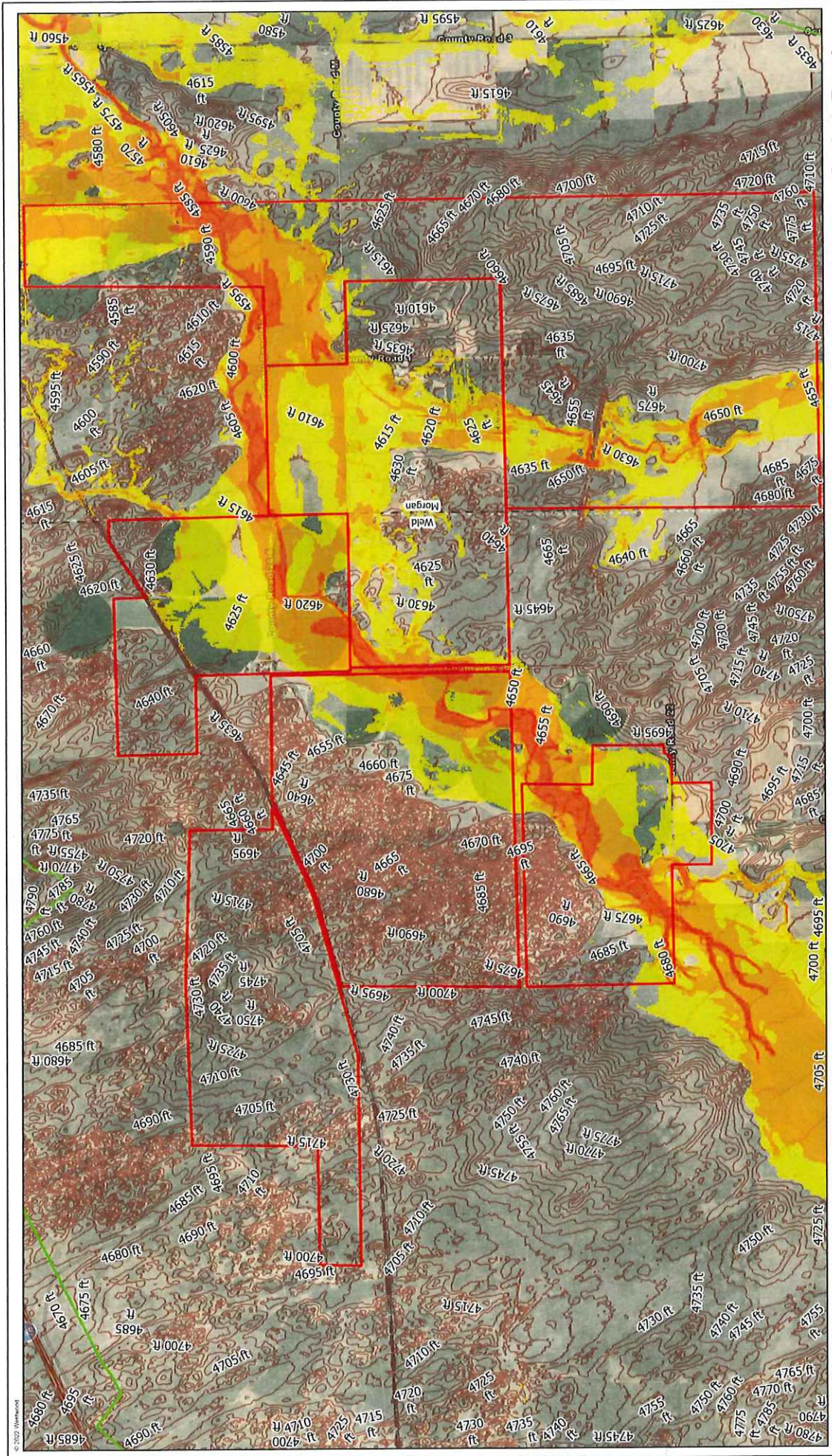
## Exhibit 8A: 100-Year Peak Velocity Project Area Map

February 7, 2022



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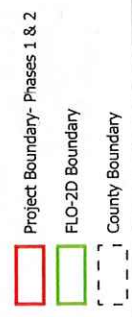
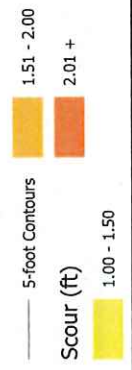




# Taelor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 9: 100-Year Scour Map  
February 7, 2022



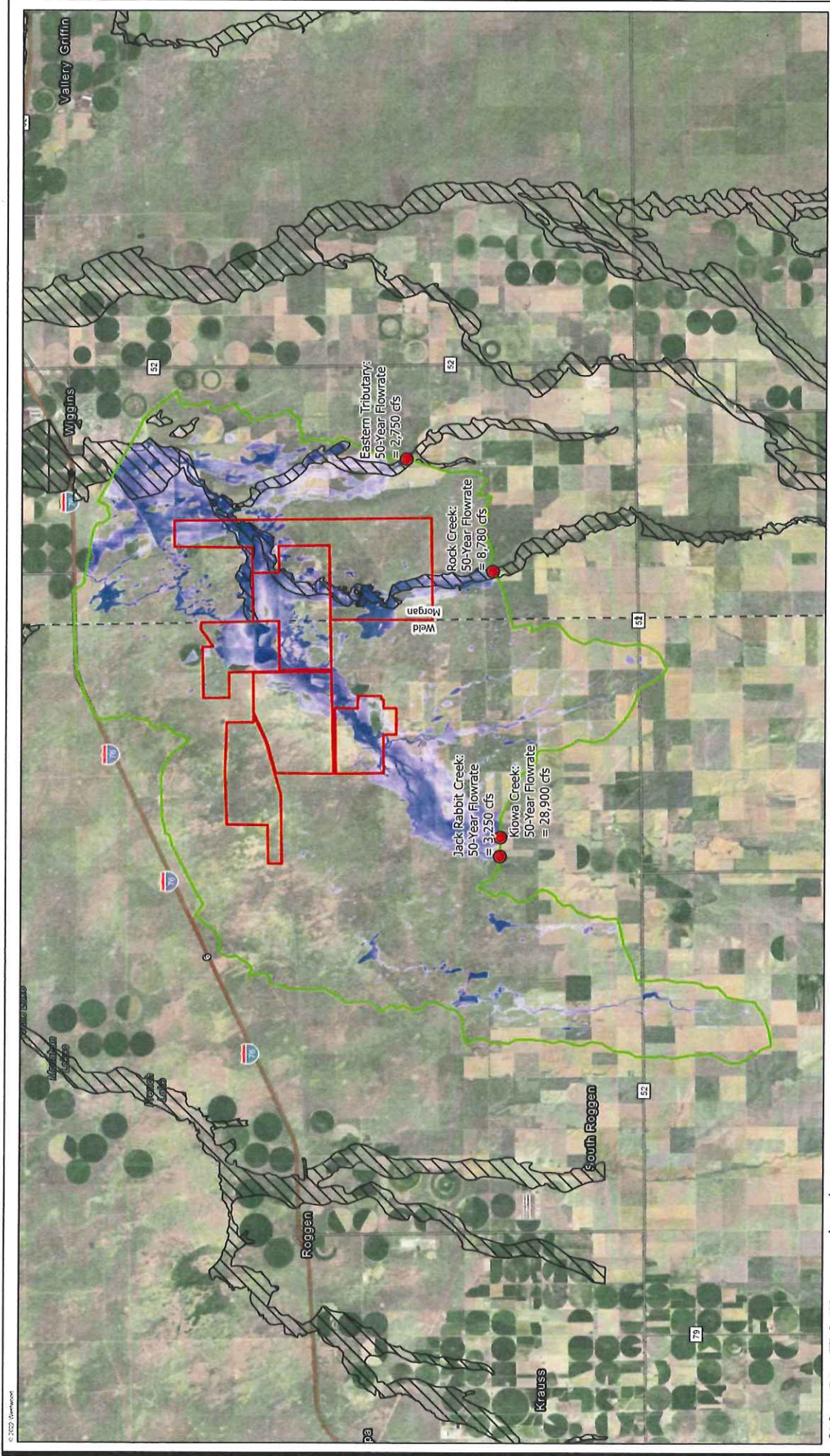
### Legend

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 Toll Free: (888) 937-5150  
[www.westwood.com](http://www.westwood.com)

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Source: Westwood (2022), Esri, NOAA  
 BaseMap imagery licensed 2022, USGS  
 (2022) FEMA (2021) USDA (2022)





# Taelor Solar Project

Wald and Morgan Counties, Colorado

## Exhibit 10: 50-Year Max Water Depth Map

February 7, 2022



**Legend**

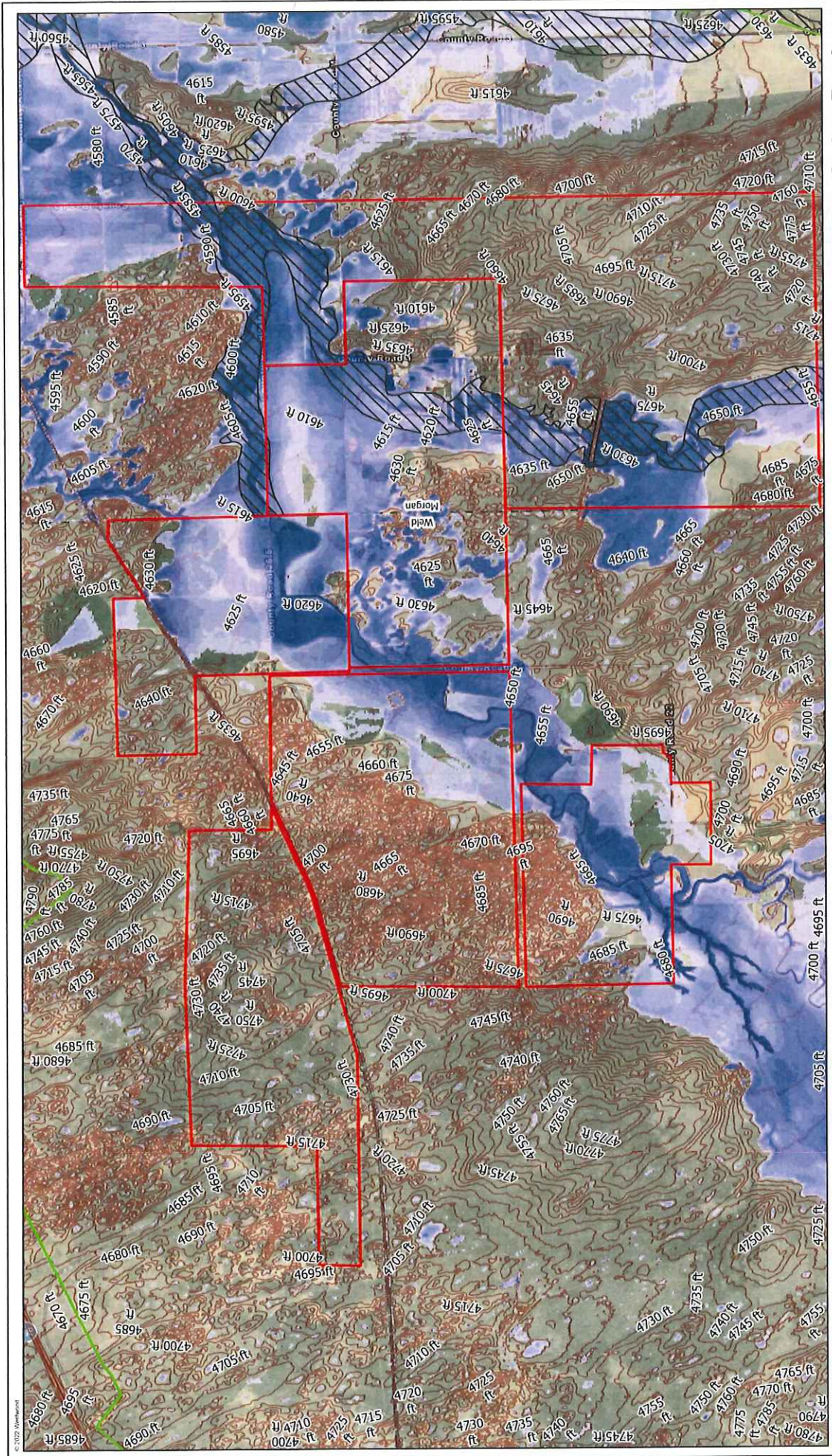
- Project Boundary - Phases 1 & 2
- FLO-2D Boundary
- County Boundary
- FEMA Zone A
- Inflow Location
- Max Water Depth (ft)
 

1.51 - 2.00	4.01 - 6.00
2.01 - 2.50	6.01 +
2.51 - 3.00	
3.01 - 4.00	
0.50 - 1.00	
1.01 - 1.50	

Map prepared by Westwood (2/22). EIR #195  
 2/22. FEMA (2/22). USDA (2022).

**Westwood**  
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# Taelor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 10A: 50-Year Max Water  
Depth Project Area Map

February 7, 2022

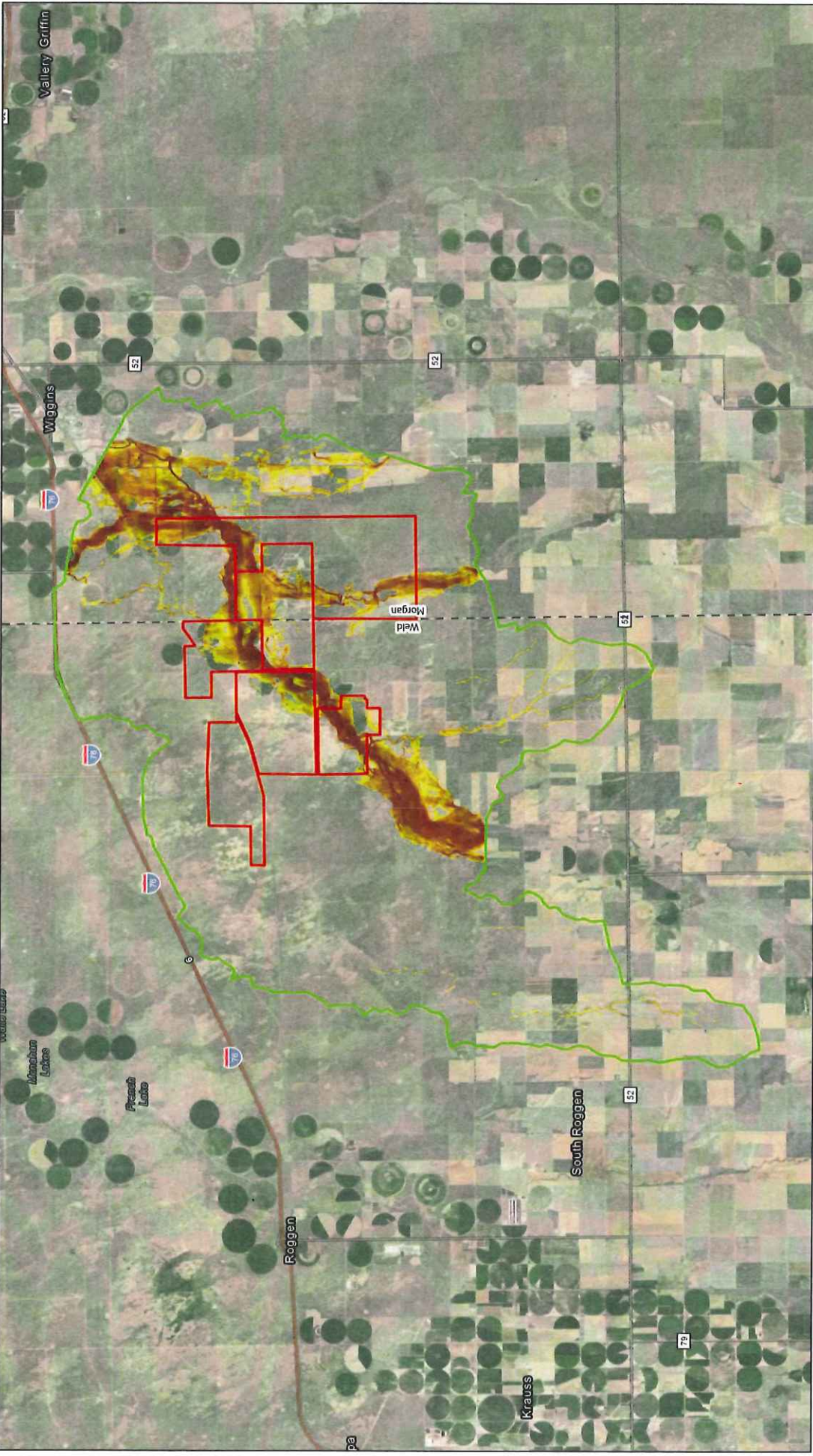


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10000122100\_0151\_Hydro-Exhibit10A-02-07\_Taelor Solar Phases 1 & 2 - 50 Year Max Water Depth Project Area Map (2/7/2022) 3:30 PM (1/24/2022)





**Legend**

- Project Boundary- Phases 1 & 2
  - FLO-2D Boundary
  - County Boundary
- |  |             |
|--|-------------|
|  | 1.00 - 1.50 |
|  | 1.51 - 2.00 |
|  | 2.01 - 2.50 |
|  | 2.51 - 3.00 |
|  | 3.01 - 4.00 |
|  | 4.01 +      |

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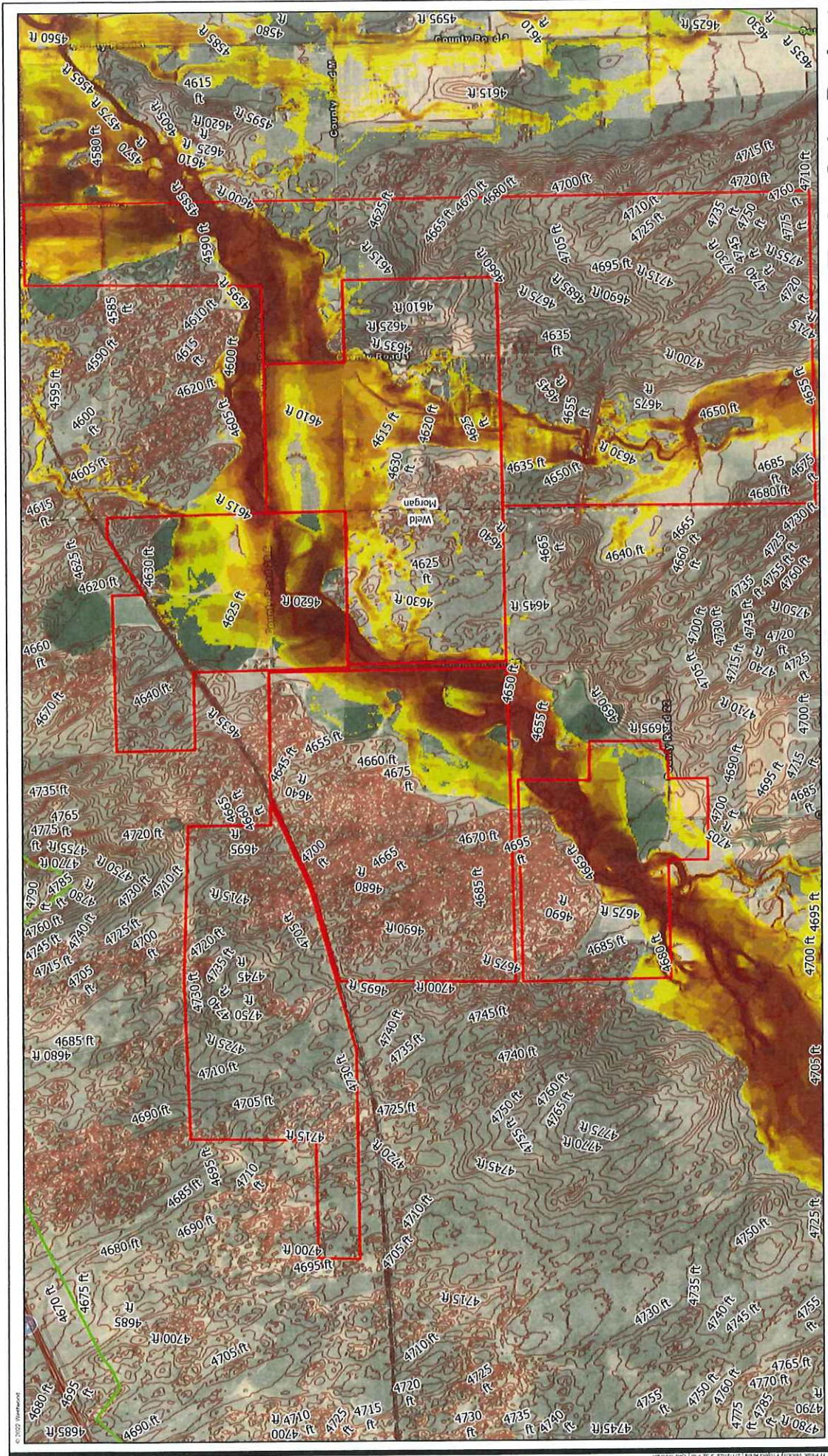
Due to the nature of the project, the data was collected on 02/07/2022. The data was processed on 02/07/2022. The data was reviewed on 02/07/2022. The data was approved on 02/07/2022. The data was submitted on 02/07/2022.

**Taelor Solar Project**  
 Weld and Morgan Counties, Colorado  
 Exhibit 11: 50-Year  
 Peak Velocity Map



February 7, 2022



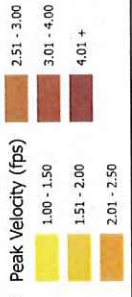


# Taelor Solar Project

Weld and Morgan Counties, Colorado

## Exhibit 11A: 50-Year Peak Velocity Project Area Map

February 7, 2022

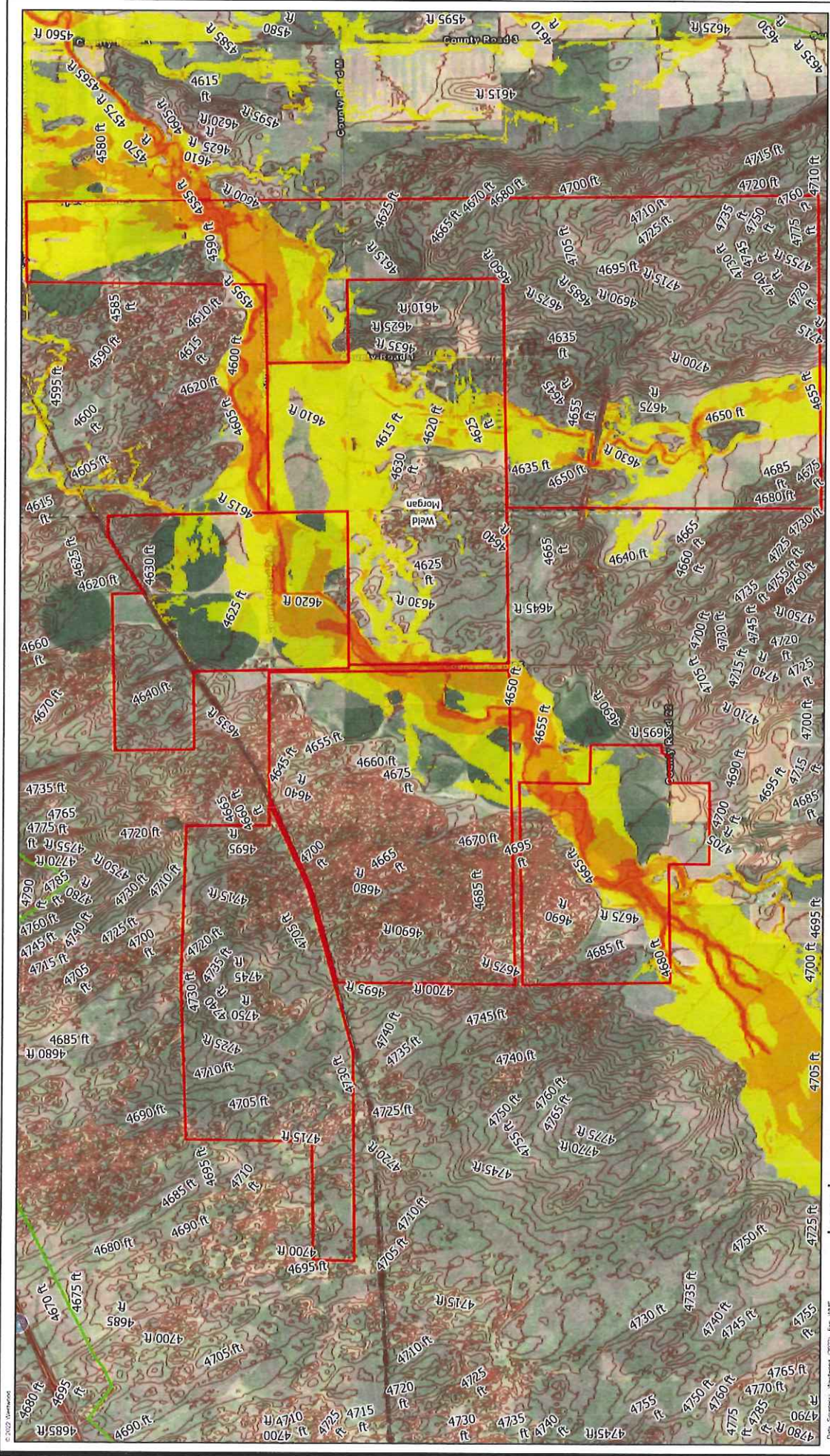


- Legend**
- Project Boundary - Phases 1 & 2
  - FLO-2D Boundary
  - County Boundary
  - 5-foot Contours

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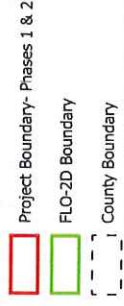
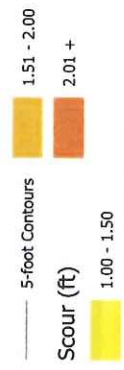




# Taelor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 12: 50-Year Scour Map  
February 7, 2022



### Legend

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 Survey: 10/2021  
 Design: 10/2021  
 Construction: 10/2021  
 02021 FEMA 0201 USBA 01021





# Appendix A

NOAA Atlas 14 Precipitation Data





**NOAA Atlas 14, Volume 8, Version 2**  
**Location name: Wiggins, Colorado, USA\***  
**Latitude: 40.1686°, Longitude: -104.1629°**  
**Elevation: 4639.05 ft\*\***  
\* source: ESRI Maps  
\*\* source: USGS



**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps & aerials](#)

**PF tabular**

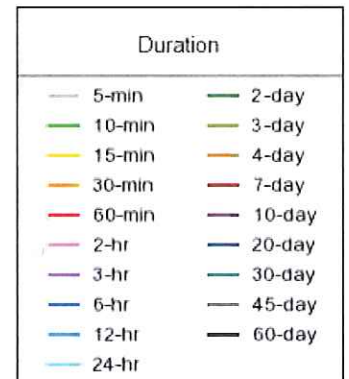
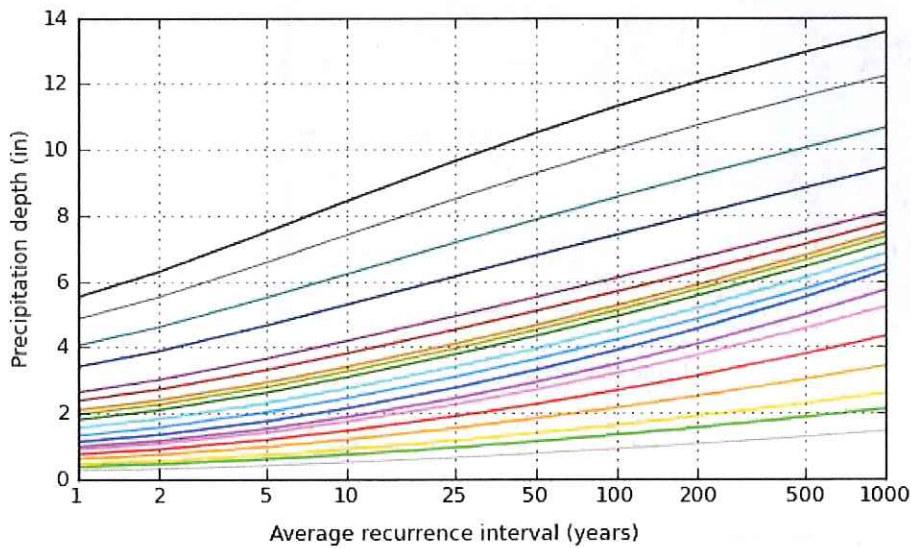
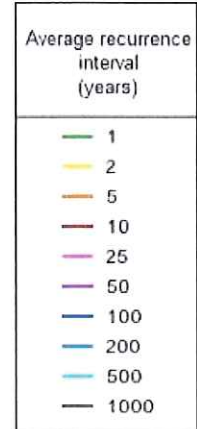
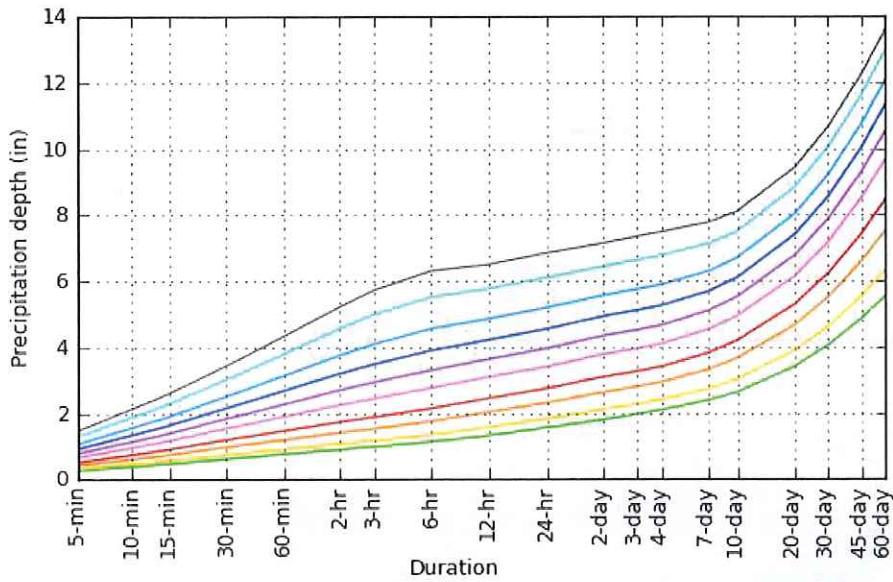
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.257 (0.206-0.325)	0.311 (0.248-0.393)	0.410 (0.326-0.519)	0.503 (0.398-0.640)	0.648 (0.503-0.868)	0.773 (0.582-1.04)	0.909 (0.661-1.25)	1.06 (0.738-1.49)	1.27 (0.854-1.83)	1.45 (0.942-2.09)
10-min	0.377 (0.301-0.476)	0.455 (0.363-0.575)	0.600 (0.477-0.760)	0.736 (0.582-0.937)	0.948 (0.736-1.27)	1.13 (0.853-1.53)	1.33 (0.968-1.83)	1.55 (1.08-2.18)	1.87 (1.25-2.68)	2.13 (1.38-3.06)
15-min	0.460 (0.367-0.581)	0.555 (0.443-0.702)	0.731 (0.582-0.927)	0.898 (0.710-1.14)	1.16 (0.898-1.55)	1.38 (1.04-1.86)	1.62 (1.18-2.23)	1.89 (1.32-2.65)	2.28 (1.53-3.27)	2.59 (1.68-3.73)
30-min	0.612 (0.489-0.774)	0.738 (0.589-0.933)	0.971 (0.772-1.23)	1.19 (0.942-1.52)	1.53 (1.19-2.05)	1.83 (1.38-2.46)	2.15 (1.56-2.95)	2.50 (1.75-3.51)	3.01 (2.02-4.32)	3.43 (2.23-4.93)
60-min	0.754 (0.602-0.953)	0.904 (0.722-1.14)	1.19 (0.945-1.51)	1.46 (1.16-1.86)	1.89 (1.47-2.54)	2.26 (1.71-3.05)	2.67 (1.95-3.68)	3.12 (2.18-4.39)	3.78 (2.54-5.43)	4.32 (2.81-6.22)
2-hr	0.896 (0.721-1.12)	1.07 (0.861-1.34)	1.41 (1.13-1.77)	1.73 (1.38-2.18)	2.25 (1.76-3.00)	2.70 (2.05-3.61)	3.19 (2.35-4.36)	3.75 (2.64-5.23)	4.55 (3.08-6.49)	5.22 (3.42-7.44)
3-hr	0.977 (0.790-1.22)	1.16 (0.939-1.45)	1.52 (1.23-1.90)	1.87 (1.50-2.35)	2.43 (1.92-3.24)	2.93 (2.24-3.91)	3.48 (2.57-4.73)	4.09 (2.89-5.68)	4.98 (3.39-7.06)	5.72 (3.76-8.11)
6-hr	1.13 (0.920-1.40)	1.34 (1.09-1.66)	1.75 (1.42-2.17)	2.14 (1.72-2.66)	2.76 (2.19-3.62)	3.30 (2.54-4.35)	3.89 (2.90-5.24)	4.55 (3.25-6.26)	5.51 (3.78-7.74)	6.30 (4.18-8.86)
12-hr	1.31 (1.08-1.61)	1.57 (1.28-1.92)	2.03 (1.66-2.49)	2.45 (1.99-3.02)	3.09 (2.46-3.99)	3.63 (2.81-4.72)	4.22 (3.15-5.59)	4.85 (3.48-6.58)	5.76 (3.98-7.99)	6.50 (4.35-9.05)
24-hr	1.56 (1.29-1.89)	1.82 (1.51-2.21)	2.30 (1.90-2.80)	2.74 (2.24-3.34)	3.40 (2.72-4.33)	3.95 (3.08-5.08)	4.54 (3.43-5.96)	5.19 (3.76-6.96)	6.10 (4.25-8.37)	6.84 (4.62-9.44)
2-day	1.79 (1.50-2.16)	2.10 (1.75-2.52)	2.62 (2.18-3.16)	3.09 (2.55-3.74)	3.77 (3.03-4.74)	4.33 (3.40-5.49)	4.92 (3.74-6.37)	5.55 (4.05-7.36)	6.43 (4.51-8.72)	7.14 (4.87-9.76)
3-day	1.96 (1.64-2.35)	2.27 (1.90-2.71)	2.79 (2.33-3.35)	3.26 (2.70-3.92)	3.95 (3.19-4.93)	4.51 (3.56-5.69)	5.11 (3.90-6.58)	5.75 (4.21-7.57)	6.63 (4.68-8.95)	7.34 (5.04-9.99)
4-day	2.09 (1.76-2.49)	2.40 (2.01-2.86)	2.93 (2.45-3.50)	3.40 (2.83-4.07)	4.09 (3.32-5.08)	4.66 (3.68-5.84)	5.25 (4.02-6.73)	5.89 (4.33-7.72)	6.78 (4.80-9.10)	7.48 (5.15-10.1)
7-day	2.38 (2.01-2.81)	2.72 (2.30-3.22)	3.31 (2.78-3.92)	3.81 (3.19-4.53)	4.52 (3.67-5.54)	5.09 (4.04-6.31)	5.67 (4.36-7.19)	6.28 (4.64-8.15)	7.11 (5.07-9.45)	7.76 (5.39-10.4)
10-day	2.63 (2.23-3.09)	3.01 (2.56-3.55)	3.65 (3.09-4.31)	4.19 (3.52-4.96)	4.93 (4.01-5.99)	5.51 (4.39-6.78)	6.09 (4.70-7.66)	6.69 (4.96-8.61)	7.49 (5.35-9.88)	8.09 (5.64-10.8)
20-day	3.41 (2.92-3.97)	3.89 (3.32-4.53)	4.66 (3.97-5.44)	5.29 (4.48-6.20)	6.13 (5.02-7.35)	6.77 (5.43-8.23)	7.40 (5.75-9.18)	8.02 (5.99-10.2)	8.83 (6.36-11.5)	9.42 (6.63-12.5)
30-day	4.06 (3.49-4.70)	4.61 (3.96-5.35)	5.50 (4.71-6.39)	6.21 (5.29-7.25)	7.16 (5.89-8.52)	7.86 (6.33-9.48)	8.54 (6.67-10.5)	9.21 (6.91-11.6)	10.0 (7.27-13.0)	10.7 (7.54-14.0)
45-day	4.86 (4.20-5.60)	5.53 (4.77-6.37)	6.58 (5.66-7.60)	7.41 (6.34-8.59)	8.49 (7.00-10.0)	9.28 (7.50-11.1)	10.0 (7.85-12.3)	10.7 (8.09-13.4)	11.6 (8.44-14.9)	12.2 (8.70-16.0)
60-day	5.52 (4.79-6.34)	6.30 (5.45-7.23)	7.50 (6.47-8.62)	8.43 (7.25-9.74)	9.64 (7.97-11.3)	10.5 (8.51-12.5)	11.3 (8.88-13.7)	12.0 (9.11-15.0)	12.9 (9.44-16.5)	13.6 (9.69-17.7)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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**PF graphical**

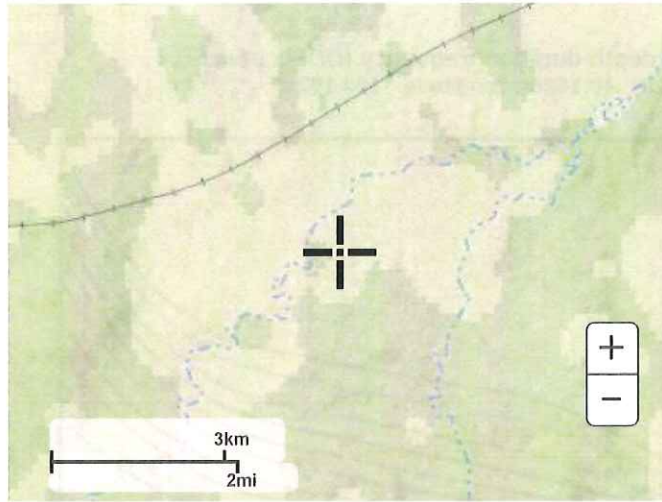
PDS-based depth-duration-frequency (DDF) curves  
Latitude: 40.1686°, Longitude: -104.1629°



**Maps & aerials**

Small scale terrain





Large scale terrain



Large scale map



Large scale aerial





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1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

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The background of the cover is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically down the center of the map. There are three white circular punch holes along the right edge of the cover.

# Appendix B

Curve Number Table



Table 2. Semi-Arid Curve Numbers (adapted from NEH 630)

Class	Value	Classification Description	Curve Number				
			A	B	C	D	W
Water	11	Open Water - areas of open water, generally with less than 25% cover of vegetation or soil.	98	98	98	98	100
	12	Perennial Ice/Snow - areas characterized by a perennial cover of ice and/or snow, generally greater than 25% of total cover.	98	98	98	98	100
Developed	21	Developed, Open Space - areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.	46	65	77	82	100
	22	Developed, Low Intensity - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20% to 49% percent of total cover. These areas most commonly include single-family housing units.	61	75	83	87	100
	23	Developed, Medium Intensity - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50% to 79% of the total cover. These areas most commonly include single-family housing units.	77	85	90	95	100
	24	Developed High Intensity - highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.	89	92	94	95	100
Barren	31	Barren Land (Rock/Sand/Clay) - areas of bedrock, desert pavement, scarp, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.	77	86	91	94	100
Forest	41	Deciduous Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.	43	55	70	77	100
	42	Evergreen Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.	43	55	70	77	100
Shrubland	43	Mixed Forest - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75% of total tree cover.	43	55	70	77	100
	51	Dwarf Scrub - Alaska only areas dominated by shrubs less than 20 centimeters tall with shrub canopy typically greater than 20% of total vegetation. This type is often co-associated with grasses, sedges, herbs, and non-vascular vegetation.	55	71	81	89	100
Herbaceous	52	Shrub/Scrub - areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.	55	71	81	89	100
	71	Grassland/Herbaceous - areas dominated by graminoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.	55	71	81	89	100
Planted/Cultivated	72	Sedge/Herbaceous - Alaska only areas dominated by sedges and forbs, generally greater than 80% of total vegetation. This type can occur with significant other grasses or other grass like plants, and includes sedge tundra, and sedge tussock tundra.	55	71	81	89	100
	73	Lichens - Alaska only areas dominated by fruticose or foliose lichens generally greater than 80% of total vegetation.	55	71	81	89	100
Wetlands	74	Moss - Alaska only areas dominated by mosses, generally greater than 80% of total vegetation.	55	71	81	89	100
	81	Pasture/Hay - areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.	55	71	81	89	100
Wetlands	82	Cultivated Crops - areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20% of total vegetation. This class also includes all land being actively tilled.	67	78	85	89	100
	83	Small Grains	63	75	83	87	100
Wetlands	91	Woody Wetlands - areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	100
	92	Emergent Herbaceous Wetlands - Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	100

\*A/D, B/D and C/D soils lumped as D soils, W denotes water

\*\*Curve Numbers for NLCD Codes 41-43 have been increased from 30 to 43 as many of these areas are partially grazed Woods-grass combination.

The background of the page is a topographic map with red contour lines on a dark brown background. A dashed red line runs vertically through the center of the map. There is a small red 'x' mark on the dashed line in the middle and a small red dot on the dashed line in the lower-left quadrant.

# Appendix C

FEMA Flood Insurance Rate Map (FIRM)











# Appendix D

USGS StreamStats Reports



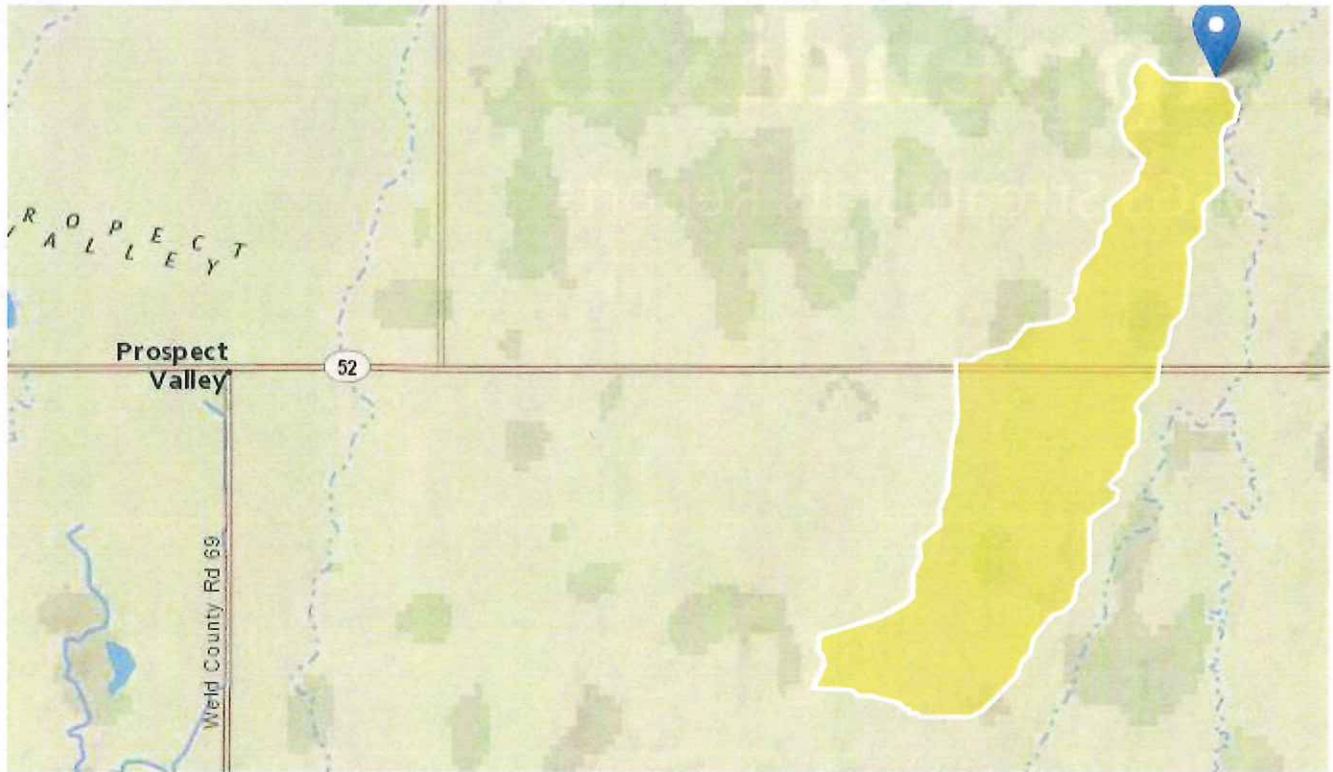
# Jack Rabbit Creek StreamStats Report

**Region ID:** CO

**Workspace ID:** CO20220126180819041000

**Clicked Point (Latitude, Longitude):** 40.11290, -104.23792

**Time:** 2022-01-26 11:08:42 -0700



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	8.33	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.89	inches
STATSCLAY	Percentage of clay soils from STATSGO	22.01	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4733	feet



## Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	8.33	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.89	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	22.01	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4733	feet	4290	8270

## Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PIl: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	192	ft <sup>3</sup> /s	117
20-percent AEP flood	644	ft <sup>3</sup> /s	87
10-percent AEP flood	1180	ft <sup>3</sup> /s	80
4-percent AEP flood	2200	ft <sup>3</sup> /s	80
2-percent AEP flood	3250	ft <sup>3</sup> /s	83
1-percent AEP flood	4660	ft <sup>3</sup> /s	88
0.5-percent AEP flood	6390	ft <sup>3</sup> /s	94
0.2-percent AEP flood	9290	ft <sup>3</sup> /s	104

*Peak-Flow Statistics Citations*

**Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016-5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)**

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Application Version: 4.6.2

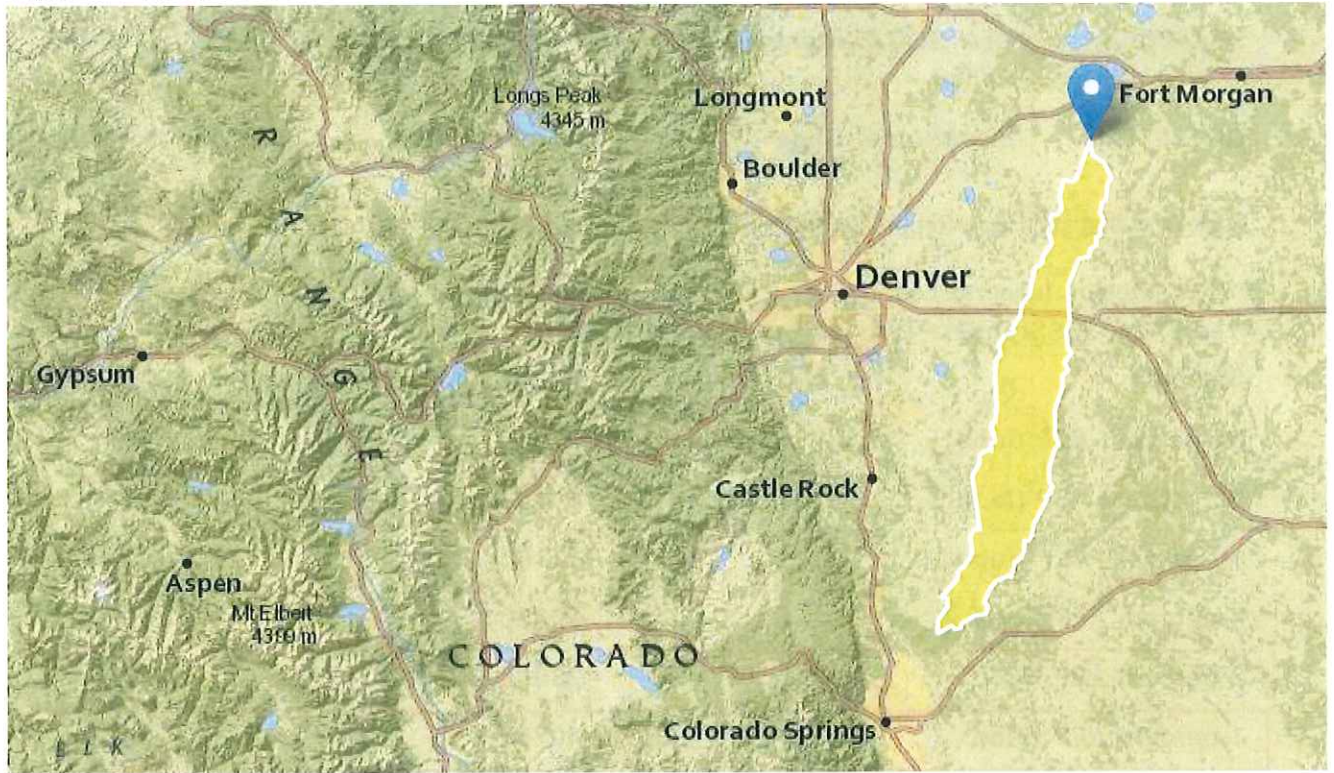
StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2



# Kiowa Creek StreamStats Report

Region ID: CO  
 Workspace ID: CO20220126181728352000  
 Clicked Point (Latitude, Longitude): 40.11266, -104.23086  
 Time: 2022-01-26 11:17:52 -0700



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	585	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.82	inches
STATSCLAY	Percentage of clay soils from STATSGO	17.97	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4734	feet

## Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	585	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.82	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	17.97	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4734	feet	4290	8270

## Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	2260	ft <sup>3</sup> /s	117
20-percent AEP flood	6410	ft <sup>3</sup> /s	87
10-percent AEP flood	11100	ft <sup>3</sup> /s	80
4-percent AEP flood	20000	ft <sup>3</sup> /s	80
2-percent AEP flood	28900	ft <sup>3</sup> /s	83
1-percent AEP flood	40700	ft <sup>3</sup> /s	88
0.5-percent AEP flood	55000	ft <sup>3</sup> /s	94
0.2-percent AEP flood	78100	ft <sup>3</sup> /s	104

*Peak-Flow Statistics Citations*

**Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016-5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)**

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

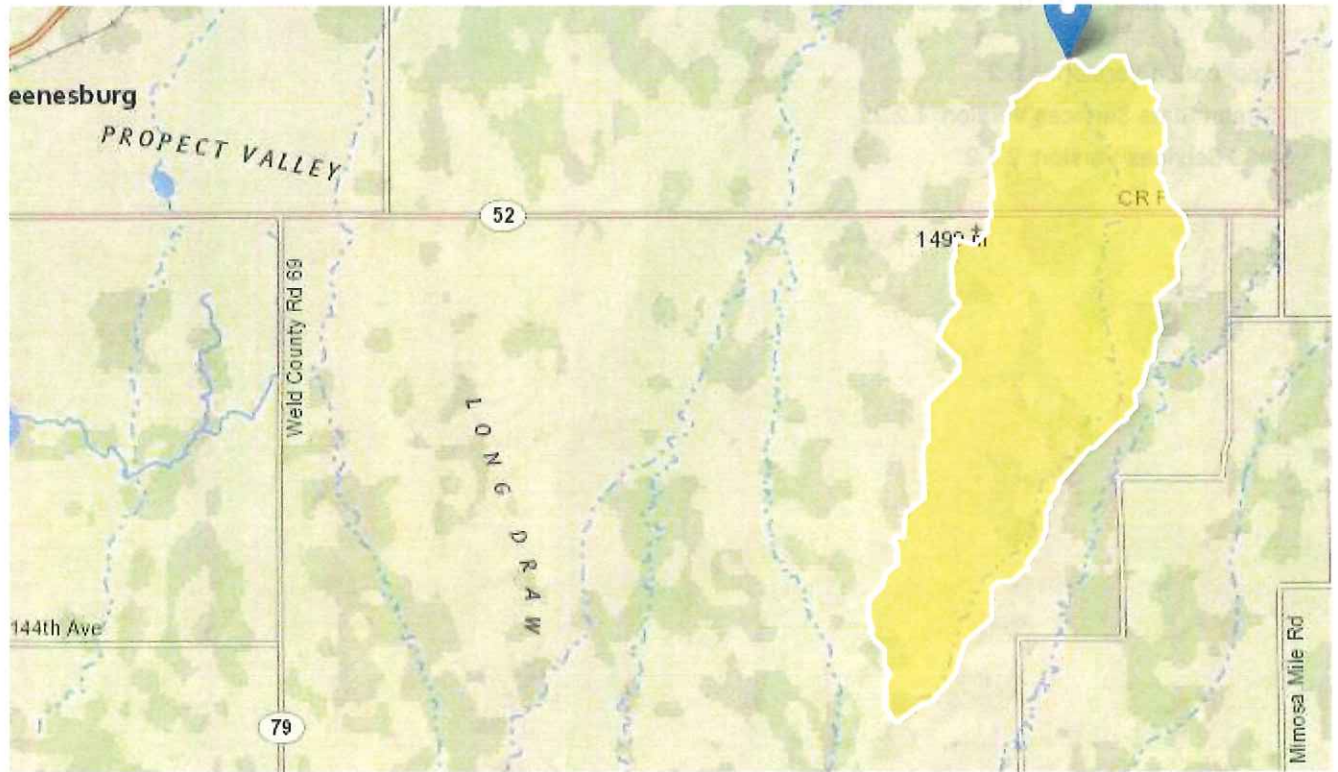
# Rock Creek StreamStats Report

Region ID: CO

Workspace ID: CO20220126184549617000

Clicked Point (Latitude, Longitude): 40.11540, -104.13307

Time: 2022-01-26 11:46:10 -0700



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	35.9	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.9	inches
STATSCLAY	Percentage of clay soils from STATSGO	24.18	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4667	feet



## Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	35.9	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.9	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	24.18	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4667	feet	4290	8270

## Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	540	ft <sup>3</sup> /s	117
20-percent AEP flood	1760	ft <sup>3</sup> /s	87
10-percent AEP flood	3210	ft <sup>3</sup> /s	80
4-percent AEP flood	5960	ft <sup>3</sup> /s	80
2-percent AEP flood	8780	ft <sup>3</sup> /s	83
1-percent AEP flood	12500	ft <sup>3</sup> /s	88
0.5-percent AEP flood	17200	ft <sup>3</sup> /s	94
0.2-percent AEP flood	24900	ft <sup>3</sup> /s	104

*Peak-Flow Statistics Citations*

**Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)**

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2



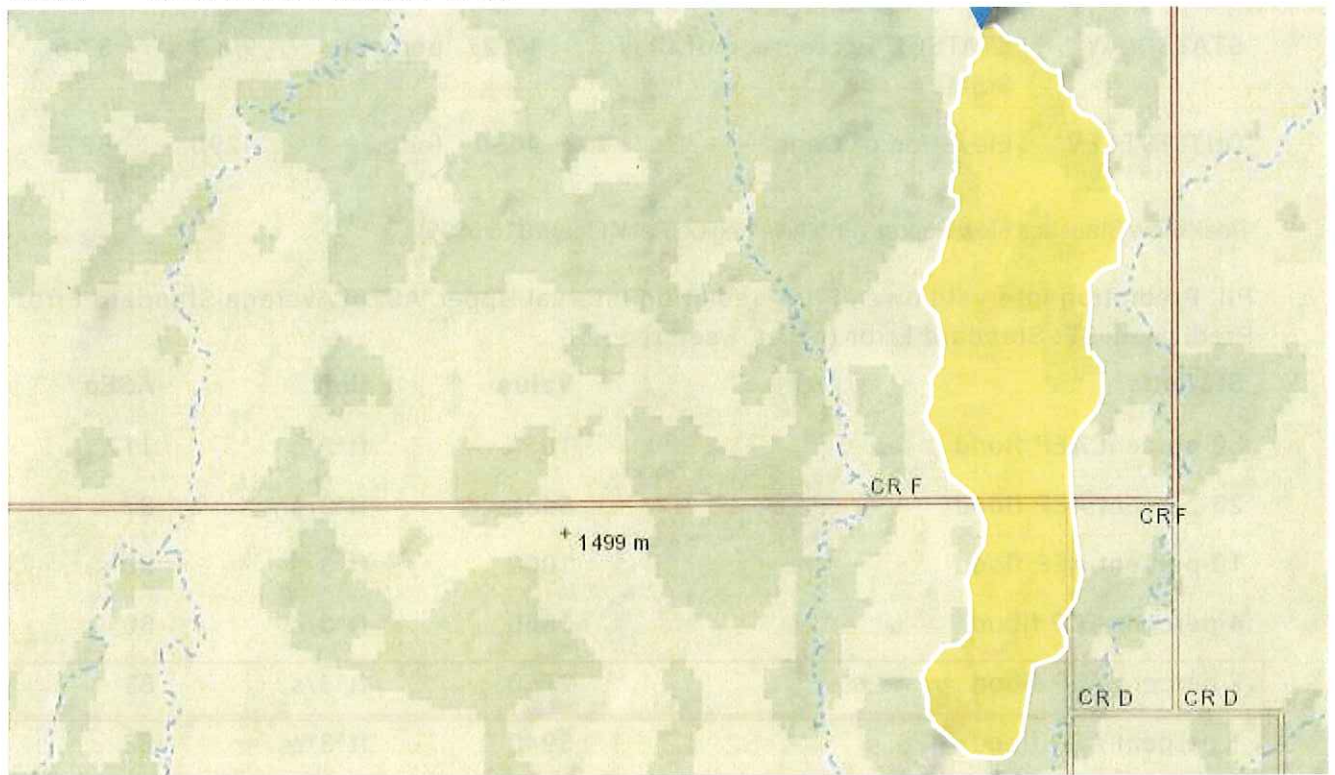
# Eastern Tributary StreamStats Report

**Region ID:** CO

**Workspace ID:** CO20220126185734682000

**Clicked Point (Latitude, Longitude):** 40.13799, -104.09089

**Time:** 2022-01-26 11:58:02 -0700



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	8.2	square miles
16H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.9	inches
STATSCLAY	Percentage of clay soils from STATSGO	17.27	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4630	feet

## Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	8.2	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.9	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	17.27	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4630	feet	4290	8270

## Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	165	ft <sup>3</sup> /s	117
20-percent AEP flood	548	ft <sup>3</sup> /s	87
10-percent AEP flood	1000	ft <sup>3</sup> /s	80
4-percent AEP flood	1860	ft <sup>3</sup> /s	80
2-percent AEP flood	2750	ft <sup>3</sup> /s	83
1-percent AEP flood	3940	ft <sup>3</sup> /s	88
0.5-percent AEP flood	5400	ft <sup>3</sup> /s	94
0.2-percent AEP flood	7850	ft <sup>3</sup> /s	104

*Peak-Flow Statistics Citations*

**Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)**

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

## **Appendix 12. Technical Specifications and Diagrams**

\*Sourcing and specific technology subject to change







**EAGLE**  
MODULES

# THE MOST DEPENDABLE SOLAR PRODUCT

## EAGLE 72HM G6b





550-570 WATT • N-TYPE BIFACIAL

Positive power tolerance of 0~+3%



- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3<sup>rd</sup> party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia

### KEY FEATURES

- 
**N-Type Technology**  
 N-type cells with Jinko's in-house TOPCon technology offers better performance and improved reliability.
- 
**Multi Busbar Half Cell Technology**  
 High efficiency half cut solar cells deliver high power in a small footprint.
- 
**Bifacial Power Gain**  
 Bifacial cell architecture allows backside bonus and more lifetime power yield.
- 
**Light-Weight Design**  
 Use of transparent backsheets allows for easy installation and lower BOS cost.

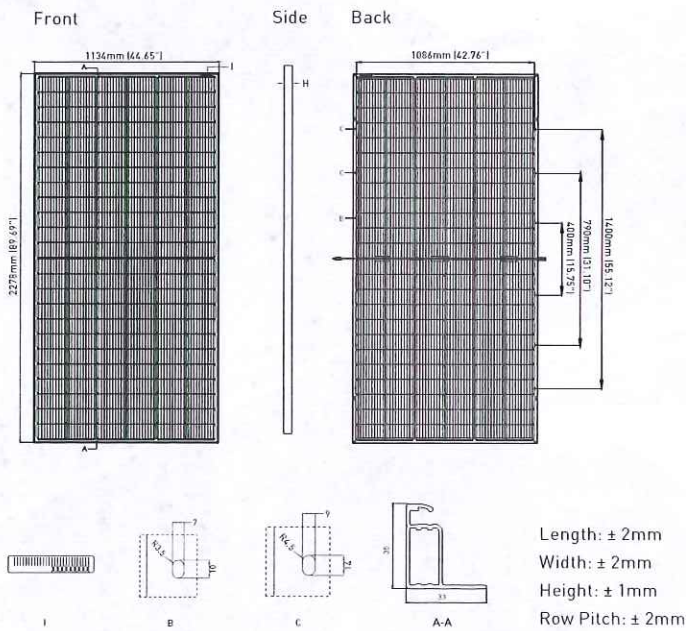
- 
**Thick and Tough**  
 Fire Type 1 rated module engineered with a thick frame, 3.2mm front side glass, and thick backsheet for added durability.
- 
**Shade Tolerant**  
 Twin array design allows continued performance even with shading by trees or debris.
- 
**Protected Against All Environments**  
 Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.
- 
**Warranty**  
 12-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certification pending
- ISO45001: 2018 Occupational Health & Safety Standards
- UL61730 certification pending





## ENGINEERING DRAWINGS



## MECHANICAL CHARACTERISTICS

No. of Half Cells	144 (2 x 72)
Dimensions	2278 x 1134 x 35mm (89.69 x 44.65 x 1.38in)
Weight	28.9kg (63.7lbs)
Front Glass	3.2mm, Anti-Reflection Coating High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in) or Customized Length
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)

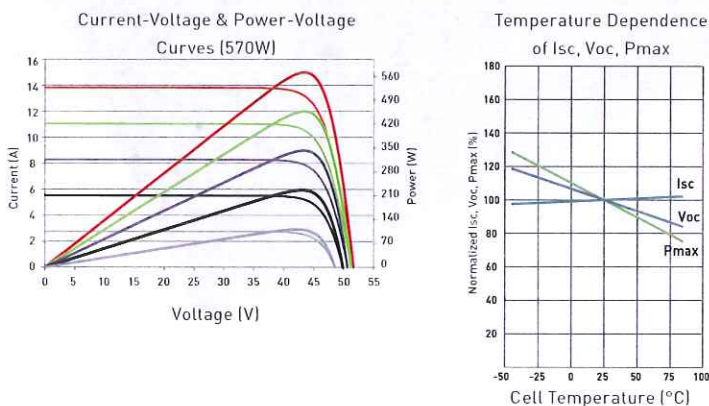
## TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.30%/°C
Temperature Coefficients of Voc	-0.25%/°C
Temperature Coefficients of Isc	0.046%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C
Bifacial Factor	80±5%

## MAXIMUM RATINGS

Operating Temperature (°C)	-40°C ~ +85°C
Maximum System Voltage	1500VDC (UL and IEC)
Maximum Series Fuse Rating	30A

## ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



## PACKAGING CONFIGURATION

(Two pallets = One stack)  
31pcs/pallets, 62pcs/stack, 620pcs/40 HQ Container

## BIFACIAL OUTPUT-REARSIDE POWER GAIN

	578Wp	583Wp	588Wp	593Wp	599Wp
5% Maximum Power (Pmax)	578Wp	583Wp	588Wp	593Wp	599Wp
Module Efficiency (%)	22.36%	22.56%	22.77%	22.97%	23.17%
15% Maximum Power (Pmax)	633Wp	638Wp	644Wp	650Wp	656Wp
Module Efficiency (%)	24.48%	24.71%	24.93%	25.15%	25.37%
25% Maximum Power (Pmax)	688Wp	694Wp	700Wp	706Wp	713Wp
Module Efficiency (%)	26.61%	26.86%	27.10%	27.34%	27.58%

## WARRANTY

12-year product and 30-year linear power warranty  
1<sup>st</sup> year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

## ELECTRICAL CHARACTERISTICS

Module Type	JKM550N-72HL4-TV		JKM555N-72HL4-TV		JKM560N-72HL4-TV		JKM565N-72HL4-TV		JKM570N-72HL4-TV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	550Wp	414Wp	555Wp	417Wp	560Wp	421Wp	565Wp	425Wp	570Wp	429Wp
Maximum Power Voltage (Vmp)	42.02V	39.28V	42.18V	39.41V	42.34V	39.58V	42.50V	39.75V	42.66V	39.91V
Maximum Power Current (Imp)	13.09A	10.53A	13.16A	10.59A	13.23A	10.64A	13.30A	10.69A	13.37A	10.74A
Open-circuit Voltage (Voc)	50.68V	48.14V	50.81V	48.26V	50.94V	48.38V	51.07V	48.50V	51.20V	48.62V
Short-circuit Current (Isc)	13.83A	11.17A	13.89A	11.21A	13.95A	11.26A	14.01A	11.31A	14.07A	11.36A
Module Efficiency STC (%)	21.29%		21.48%		21.68%		21.87%		22.07%	

\*STC: ☀ Irradiance 1000W/m<sup>2</sup>  
NOCT: ☀ Irradiance 800W/m<sup>2</sup>

🌡 Cell Temperature 25°C  
🌡 Ambient Temperature 20°C

☁ AM = 1.5  
☁ AM = 1.5

🌀 Wind Speed 1m/s

\*Power measurement tolerance: ±3%

The company reserves the final right for explanation on any of the information presented hereby. JKM550-570N-72HL4-TV-D1-US

BUILDING YOUR TRUST IN SOLAR. [WWW.JINKOSOLAR.US](http://WWW.JINKOSOLAR.US)

**JinKO** Solar





With more than 50 GW of smart solar trackers deployed globally, Nextracker invests in technology innovations to help our customers mitigate project risks, reduce costs, and achieve better financial returns. Introducing our new terrain-following tracker for sites with undulating terrain: NX Horizon-XTR™.

## Key Features and Benefits

NX Horizon-XTR, the field-proven solar tracker for rolling terrain with more than 3 GW deployed on multiple continents.

### SAVE PROJECT COST



**LESS EARTHWORK**  
Reduce tracker related grading by up to 90%



**SHORTER FOUNDATIONS**  
Reduce pile length by up to 36"



**LESS RE-VEGETATION**  
Reduce area of land disturbance by up to 90%, minimizing the need to re-seed

### REDUCE PROJECT RISK



**SIMPLIFY PERMITTING**  
Less disturbed land reduces scope of environmental review



**MITIGATE DELAYS**  
Reduces likelihood of grading-related delays



**AVOID REMEDIATION**  
Less land disturbance mitigates risk of vegetation & soil erosion issues during plant operation and easing remediation risk

### MINIMIZE ENVIRONMENTAL IMPACT



**PRESERVE TOPSOIL**  
Preserve native topsoil layer and healthy vegetation lengths



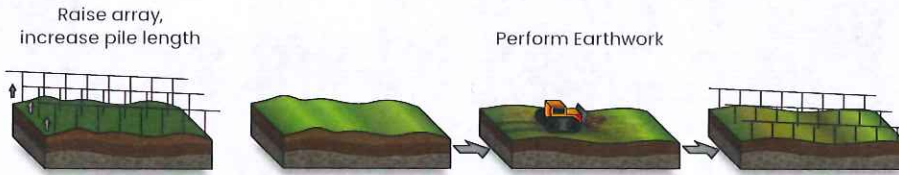
**REDUCE DUST**  
Lesser land disturbance reduces construction dust



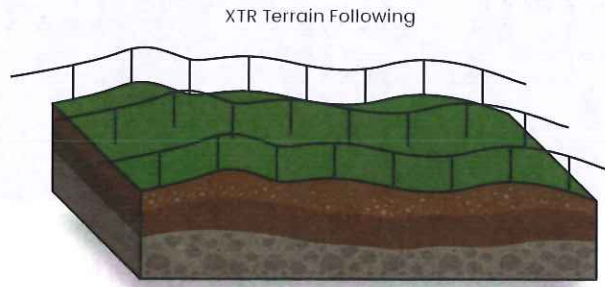
**PREVENT SOIL EROSION**  
due to grading, topdressing, and hydrology impacts



### Business as Usual – Increase Pile Length or Grade



### With XTR – Follow the Grade



## NX Horizon-XTR Highlights

#### EARTHWORKS SAVINGS:

**1000-3000** cubic yards/MW savings

#### REDUCE ENVIRONMENTAL IMPACT:

Up to **5** acres/MW or **90% less** land disturbance

#### PIER SAVINGS:

**5000-9000** lbs/MW savings



NX Horizon-XTR's ability to follow terrain can significantly reduce earthwork, allowing these otherwise infeasible sites to become economically viable solar projects. Less earthwork means lower upfront costs and improved scheduling--and less environmental impact. XTR has allowed us to win more projects by making us more competitive in our project bids, while also lowering our impact on the environment.

– Donny Gallagher, VP of engineering, SOLV Energy

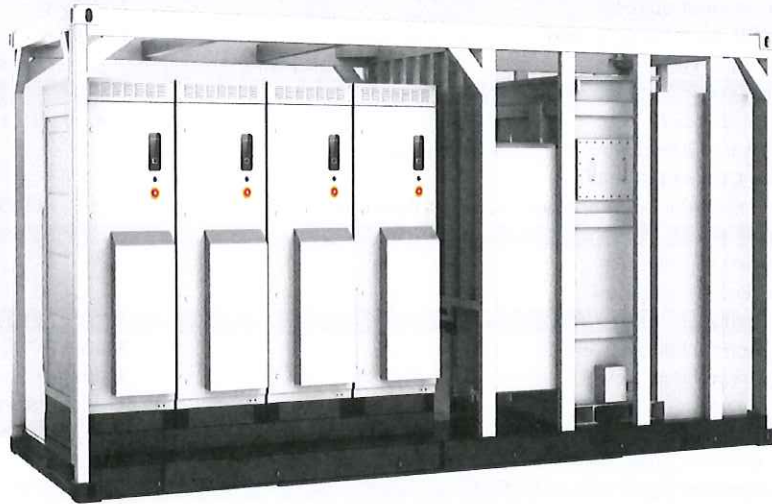


For further information or to request a quote, please reach out to [insidesales@nexttracker.com](mailto:insidesales@nexttracker.com)

# SG3300UD-MV-US

# SG4400UD-MV-US

Turnkey Station for 1500 Vdc System MV Transformer Integrated



## HIGH YIELD

- Advanced three-level technology, max. inverter efficiency 99%, CEC efficiency 98.5%
- Full power operation at 40 °C(104 °F)
- Effective cooling, wide operation temperature

## EASY O&M

- Integrated current, voltage and MV parameters monitoring function for online analysis and trouble shooting
- Modular design, easy for maintenance

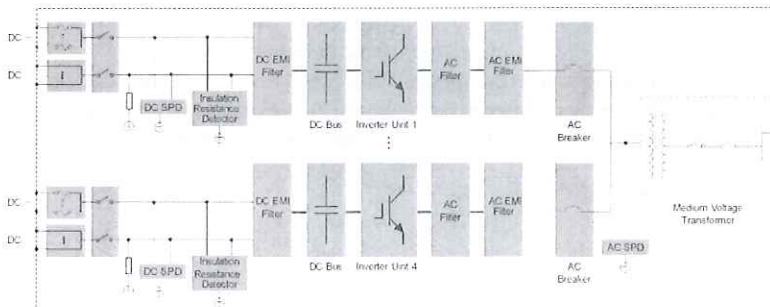
## SAVED INVESTMENT

- Low transportation and installation cost due to 20-foot container size design
- DC 1500V system, low system cost
- Integrated MV transformer and LV auxiliary power supply
- Q at night optional

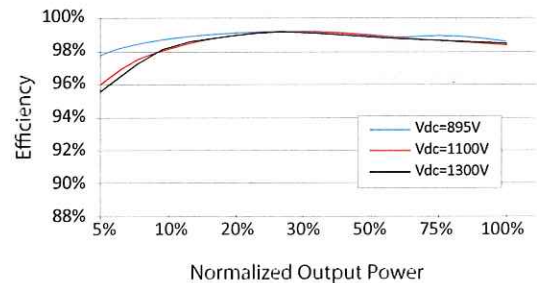
## GRID SUPPORT

- Compliance with standards:UL 1741,UL 1741 SA, IEEE 1547-2018, Rule 21 and NEC code
- Low /High voltage ride through (L/HVRT), L/HVRT, soft start/stop
- Active & reactive power control and power ramp rate control

## CIRCUIT DIAGRAM



## EFFICIENCY CURVE





Type Designation	SG3300UD-MV-US	SG4400UD-MV-US
<b>Input (DC)</b>		
Max. PV input voltage	1500 V	
Min. PV input voltage / Start-up input voltage	895 V / 905 V	
Available DC Fuse Sizes	250A - 630A	
MPP Voltage Range	895 V - 1300 V	
No. of independent MPP inputs	3	4
No. of DC inputs	18(optional: 21 inputs negative grounding)	24(optional:28 inputs negative grounding)
Max. PV input current	3 * 1435 A	4 * 1435 A
Max. DC short-circuit current	3 * 5000 A	4 * 5000 A
PV Array Configuration	Negative grounding or floating	
<b>Output (AC)</b>		
AC output power	3300 kVA @ 40 °C(104 °F)	4400 kVA @ 40 °C(104 °F)
Nominal Grid Frequency / Grid Frequency Range	60 Hz / 55 - 65 Hz	
Rated Current Distortion	< 3 % (at nominal power)	
Power Factor at Nominal Power / Adjustable Power Factor	> 0.99 / 0.8 leading - 0.8 lagging	
<b>Efficiency</b>		
Inverter Max. efficiency	99.0 %	
Inverter CEC efficiency	98.5%	
<b>Transformer</b>		
Transformer rated power	3300 kVA	4400 kVA
Transformer max. power	3300 kVA	4400 kVA
LV / MV voltage	0.63 kV / (12 - 35) kV	0.63 kV / 34.5 kV
Transformer vector	Dy1 (Optional: Dy11, Yny)	
Transformer cooling type	KNAN (Optional: ONAN)	
<b>Protection</b>		
DC Input Protection	Load break switch + fuse	
Inverter Output Protection	Circuit breaker	
AC MV Output Protection	Load break switch + fuse	
Overvoltage Protection	DC Type II / AC Type II	
Grid Monitoring / Ground Fault Monitoring	Yes / Yes	
Insulation Monitoring	Yes	
Overheat Protection	Yes	
<b>General Data</b>		
Dimensions (W*H*D)*	6058*2896*2438 mm 238.5"*114.0"*96.0"	
Weight*	≤18000 kg (≤39683 lbs)	≤20000 kg (≤44092 lbs)
Degree of Protection	NEMA 4X( Electronic for Inverter) / NEMA 3R(Others)	
Auxiliary Power Supply	5kVA, 120Vac; Optional: 35kVA, 480Vac/277Vac	
Operating Ambient Temperature Range	-35 to 60 °C (> 40 °C derating) / optional: -40 to 60 °C (> 40 °C derating)	
Allowable Relative Humidity Range	-31 to 140 °F (> 104 °F derating) / optional: -40 to 140 °F (> 104 °F derating)	
Cooling Method	0 - 100 % Temperature controlled forced air cooling	
Max. Operating Altitude	1000 m (Standard) / > 1000 m (Customized) (3280.8 ft (standard) / > 3280.8 ft (Customized)	
Display	LED Indicators, WLAN+WebHMI	
Night Reactive Power Function	Optional	
DC-Coupled Storage Interface	Optional	
Charging Power from the Grid	Optional	
Communication	Standard: RS485, Ethernet	
Compliance	UL 1741, IEEE 1547, UL1741 SA, NEC 2017, CSA C22.2 No.107.1-01, PRC-024, Rule 21	
Grid Support	Q at night function (optional), L/HVRT, L/HFRT, Active & reactive power control and power ramp rate control, Volt-var, Frequency-watt, ROCOF, Phase-jump Ride Through	

\*: The actual product received shall prevail.



BALANCED ROCK  
POWER

## **Appendix 13. Liability Insurance and Taelor Solar 1 / Taelor Solar HoldCo Operating Agreements**





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> The Arizona Group 1125 East Southern Avenue Suite 101 Mesa AZ 85204	<b>CONTACT NAME:</b> Jen Stelter <b>PHONE (A/C, No, Ext):</b> 480-892-8755 <b>E-MAIL ADDRESS:</b> jen.stelter@arizonagroup.com	<b>FAX (A/C, No):</b> 480-892-7625	
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> BALAROC-01 Balanced Rock Power LLC 310 E 100 S Moab UT 84532	<b>INSURER A:</b> Trumbull Insurance Company		27120
	<b>INSURER B:</b> Hartford Underwriters Ins Co		30104
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		

**COVERAGES**

CERTIFICATE NUMBER: 2059347100

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			59SBAAL7SF4	5/14/2023	5/14/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	<input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			59SBAAL7SF4	5/14/2023	5/14/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> RETENTION \$ 10,000			59SBAAL7SF4	5/14/2023	5/14/2024	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	59WECAL7EP2	5/14/2023	5/14/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Proof of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**OPERATING AGREEMENT**  
**OF**  
**TAEOR SOLAR 1, LLC**  
**a Delaware limited liability company**



## OPERATING AGREEMENT OF

### TAEOR SOLAR 1, LLC

#### A DELAWARE LIMITED LIABILITY COMPANY

THIS OPERATING AGREEMENT is made as of the 25th day of January <sup>1</sup>,2023 (the “Effective Date”) by Taelor Solar Holdco, LLC, a Delaware limited liability company (“Member” and “Manager”), and Taelor Solar 1, LLC, a Delaware limited liability company (the “Company”).

#### Article 1 DEFINITIONS

The following terms used in this Operating Agreement shall have the meanings set forth below (unless otherwise expressly provided herein):

(a) “**Act**” shall mean the version of the Limited Liability Company Act adopted by the State of the Delaware.

(b) “**Entity**” shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, estate, business trust, cooperative or association.

(c) “**Operating Agreement**” shall mean this Amended and Restated Operating Agreement as originally executed and as amended from time to time.

(d) “**Person**” shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.

#### Article 2 FORMATION OF COMPANY

**Formation.** On January 23<sup>rd</sup>, 2023, the Company was organized as a Delaware limited liability company under and pursuant to the Act.

**Name.** The name of the Company is Taelor Solar 1, LLC, a Delaware limited liability company.

**Principal Place of Business.** The principal place of business of the Company within the State of Utah shall be at 310 E. 100 S., Moab, Utah 84532. The Company may locate its places of business and registered office at any other place or places as the Manager may from time to time deem advisable.

**Registered Office and Registered Agent.** The Company's registered office shall be at the office of its registered agent at 16192 Coastal Hwy, Lewes, DE 19958, United States of America.

**Certificate of Formation.** The Certificate of Formation is hereby adopted and incorporated by reference in this Operating Agreement. In the event of any inconsistency between the Certificate of Formation and this Operating Agreement, the terms of the Certificate of Formation shall govern.

**Term.** The term of the Company shall be perpetual, unless the Company is earlier dissolved in accordance with either the provisions of this Operating Agreement or the Act.

**Opt-in to UCC Article 8; Certificates Representing Ownership of Membership Interest.** All membership interest in the Company shall be securities governed by Article 8 of the Uniform Commercial Code as in effect from time to time in the State of Delaware. Such membership interest shall be evidenced by certificates in the form attached hereto as Exhibit B. Such certificates representing ownership of membership interest in the Company may be executed and delivered by the Chief Executive Officer or any other Officer of the Company on behalf of the Company, shall be in the name of the Company, shall set forth the name of the Member and the number, class and series, if any, of any membership interest owned or held by each such Member and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect from time to time the State of Delaware and, to be consecutively numbered or otherwise identified. This provision shall not be amended, and any purported amendment to this provision shall be null and void.

**Legend.** In addition to the legend required by Section 2.7, until (a) the securities representing ownership of membership interest in the Company are effectively registered under the Securities Act of 1993, as amended, or (b) the holder of such securities delivers to the Company a written opinion of counsel of such holder to the effect that such legend is no longer necessary under the Securities Act of 1933, as amended, the Company will cause each certificate representing its securities to be stamped or otherwise imprinted with the following legend:

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE.

### **Article 3** **BUSINESS OF THE COMPANY**

**Permitted Businesses.** The Company is hereby authorized to undertake any and all lawful acts or activities for which limited liability companies may be formed under the Act.

### **Article 4** **BOOKS, RECORDS, AND ACCOUNTING**

**Books and Records.** The Manager shall maintain books of account that accurately record all items of income and expenditure relating to the business of the Company and that accurately and



completely disclose the results of the operations of the Company. Such books of account shall be maintained on the method of accounting selected by the Manager.

**Article 5**  
**MANAGEMENT**

5.1 **Management.** The business and affairs of the Company shall be managed by the Manager, including the authority to direct the day-to-day operations of the Company, including operations involving the sale of power, concurrently with any Officers of the Company who may then be appointed, the authority to direct such activities being hereby vested in such Officers of the Company.

**Article 6**  
**OFFICERS**

**Number.** The Officers of the Company shall be a Chief Executive Officer, Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer and a Secretary (each an “**Officer**” and collectively “**Officers**”) each as appointed by the Manager. Any two or more offices may be held by the same person. The initial officers of the Company shall be as follows:

Chief Executive Officer	John Knight
Chief Operating Officer and Secretary	Eric Hafner
Chief Commercial Officer	Dana Diller
Chief Financial Officer	Grant Keefe

**Election and Term of Office.** The Officers of the Company shall be elected or appointed by the Manager. Vacancies may be filled or new offices created and filled by the Manager. Each Officer shall hold office until his successor shall have been duly elected or appointed and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided. Election of an Officer shall not of itself create contract rights.

**Vacancies.** A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Manager for the unexpired portion of the term.

**Removal.** Any Officer elected or appointed by the Manager may be removed by the Manager whenever in its judgment the best interests of the Company would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

**Chief Executive Officer.** The Chief Executive Officer shall be the principal executive officer of the Company. Subject to the direction and control of the Manager, he or she shall be in charge of the business of the Company; he or she shall see that the resolutions and directions of the Manager are carried into effect except in those instances in which that responsibility is specifically assigned to some other person by the Manager; and, in general, he or she shall discharge all duties as may be prescribed by the Manager from time to time. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, he or she may

execute for the Company any contracts, deeds, mortgages, bonds, or other instruments which the Manager has authorized to be executed, and he or she may accomplish such execution either individually or with any other officer thereunto authorized by the Manager according to the requirements of the form of the instrument. He or she may vote all securities which the Company is entitled to vote except as to the extent such authority shall be vested in a different officer or agent of the Company by the Manager.

**Other Specified Officers.** The Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer shall assist the Chief Executive Officer in the discharge of his or her duties as he or she may direct, and shall perform such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager. In the absence of the Chief Executive Officer or in the event of his or her inability or refusal to act, the Chief Operating Officer shall perform the duties of the Chief Executive Officer, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chief Executive Officer. Except in those instances in which the authority to execute is expressly delegated to another Officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, and subject to the limitations contained in any delegation of authority received from the Manager, the Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer may execute for the Company any contracts, deeds, mortgages, bonds or other instruments, and he or she may accomplish such execution either individually or with any other Officer according to the requirements of the form of the instrument.

**Secretary.** The Chief Operating Officer will also serve as the Company's Secretary. The Secretary shall keep a register of the post office address of each Member which shall be furnished to the Secretary by such Member. The Secretary shall have the authority to certify this Agreement, resolutions of the Manager, and other documents of the Company as true and correct copies thereof, and in general to perform all duties incident of the office of the Secretary and such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager.

**Salaries.** The salaries and other compensation of the Officers shall be fixed from time to time by the Manager.

6.1 **Indemnification of Officers.**

(a) To the greatest extent allowed by the Act, the Officers shall not be liable to the Member because any taxing authorities disallow or adjust income, deduction or credits in the Company tax returns. Furthermore, the Officers shall not have any liability for the repayment of the capital contributions of the Member. In addition, the doing of any act or the omission to do any act by the Officers the effect of which may cause or result in loss or damage to the Company, if done in good faith and otherwise in accordance with the terms of this Operating Agreement, shall not subject the Officers or their successors and assigns to any liability to the greatest extent allowed by the Act. To the greatest extent allowed by the Act, the Company will indemnify and hold harmless the Officers and their successors, delegates and assigns from any claim, loss, expense, liability, action or damage resulting from any such act or omission, including, without limitation, reasonable costs and expenses of litigation and appeal of such litigation (including reasonable fees and expenses of

attorneys engaged by any of the Officers in defense of such act or omission), but the Officers shall not be entitled to be indemnified or held harmless due to, or arising from, their fraud, gross negligence, bad faith or willful acts. The foregoing indemnification is limited to the assets of the Company, and nothing contained herein is intended to create personal liability for the Member.

(b) The Company may purchase and maintain insurance on behalf of any Person who is or was an Officer, employee, or agent of the Company, or who is or was serving at the request of the Company as a director, manager, officer, trustee, employee, or agent of another limited liability company, corporation, partnership joint venture, trust, or other enterprise, against any liability asserted against the Person and incurred by the person in any capacity, or arising out of the Person's status as such, whether or not the Company would have the power to indemnify the Person against the liability under the provisions of this Section 6.9.

#### **Article 7** **RIGHTS AND OBLIGATIONS OF MEMBER**

**Limitation of Liability.** The Member's liability shall be limited as set forth herein and in the Act and other applicable law.

**Company Debt Liability.** The Member will not personally be liable for any debts or losses of the Company, except as provided in the Act.

#### **Article 8** **DISSOLUTION AND TERMINATION**

**Dissolution.** The Company shall be dissolved upon the occurrence of any of the following events ("**Dissolution Event**"):

- (a) the expiration of the term of the Company as provided in Section 2.6;
- (b) by the written resolution of the Member;
- (c) upon the death, retirement, resignation, bankruptcy, court declaration of incompetence with respect to, or dissolution of the Member (a "**Withdrawal Event**");
- (d) entry of a decree of judicial dissolution under Section 18-802 of the Act; or
- (e) administrative dissolution under Section 18-801 of the Act.

**Distribution of Assets Upon Dissolution.** In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- (a) to creditors, including the Member if it is a creditor, in the order of priority as provided by law; and



(b) to the Member.

**Certificate of Dissolution.** When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefor and all of the remaining property and assets have been distributed to the Member, a certificate of dissolution shall be executed and verified by the Person signing the certificate, which certificate shall set forth the information required by the Act.

8.4 **Filing of Certificate of Dissolution.**

(a) A certificate of dissolution shall be delivered to the Delaware Secretary of State.

(b) Upon the filing of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act.

**Article 9**  
**MISCELLANEOUS PROVISIONS**

**Notices.** Any notice or communication required or permitted to be given by any provision of this Agreement, including but not limited to any consents, shall be in writing and shall be deemed to have been given and received by the Person to whom directed (a) when delivered personally to such Person or to an officer or partner of the Person to which directed, (b) twenty- four (24) hours after transmitted by facsimile, evidence of transmission attached, to the facsimile number of such Person who has notified the Company and the Manager of its facsimile number, or (c) three (3) business days after being posted in the United States mails if sent by registered or certified mail, return receipt requested, postage and charges prepaid, or one (1) business day after deposited with overnight courier, return receipt requested, delivery charges prepaid, in either case addressed to the Person to which directed at the address of such Person as it appears in the records of the Company or such other address of which such Person has notified the Company and the Manager.

**Application of Delaware Law.** This Operating Agreement, and the application of interpretation hereof, shall be governed exclusively by its terms and by the laws of the State of Delaware, and specifically, the Act.

**Construction.** Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa;

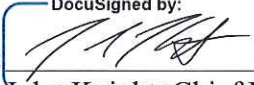
**Headings.** The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

**Severability.** If any provision of this Operating Agreement or the application thereof to any Person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

**IN WITNESS WHEREOF**, the undersigned has executed this Operating Agreement as of the date first set forth above.

**TAEOR SOLAR 1, LLC**

**TAEOR SOLAR HOLDCO, LLC  
its Member and Manager**

DocuSigned by:  
  
By: \_\_\_\_\_  
John Knight, Chief Executive Officer

DocuSigned by:  
  
By: \_\_\_\_\_  
John Knight, Chief Executive Officer

**EXHIBIT A  
MEMBERS**

THIS SCHEDULE MAY BE AMENDED FROM TIME TO TIME TO REFLECT THE ADDITION OF NEW MEMBERS, THE ISSUANCE OF NEW MEMBERSHIP INTEREST, THE SALE OR EXCHANGE OF MEMBERSHIP INTEREST, OR OTHER SHIFTS OF MEMBERSHIP INTEREST PURSUANT TO THE OPERATING AGREEMENT OR A CHANGE OF ADDRESS OR FACSIMILE NUMBER OF A PERSON FOR WHICH NOTICE WAS GIVEN TO THE COMPANY PURSUANT TO THIS OPERATING AGREEMENT.

Name and Address	Telephone Number	Percentage Interest
Taelor Solar Holdco, LLC, 310 E. 100 S., Moab, Utah 84532	+1 501-387-0943	100%
TOTALS		100%



**EXHIBIT B**

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE. THIS CERTIFICATE EVIDENCES AN INTEREST IN THUNDERHEAD WIND ENERGY LLC AND SHALL BE A SECURITY GOVERNED BY ARTICLE 8 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT FROM TIME TO TIME IN THE STATE OF DELAWARE AND, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OTHER APPLICABLE JURISDICTION.

CERTIFICATE FOR MEMBERSHIP INTEREST

IN

TAEOR SOLAR 1, LLC

Certificate No. 1

The undersigned, as the Manager of Taelor Solar 1, LLC, a Delaware limited liability company (the "Company"), hereby certifies that Taelor Solar Holdco, LLC, a Delaware limited liability company, is the holder of 100% of the membership interest in the Company to the extent and as described in the Operating Agreement of the Company, effective as of January 25th, 2023, as amended and restated from time to time (the "Agreement") (a copy of which is on file at the principal office of the Company). All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Agreement.

This Certificate is not negotiable or transferable except by operation of law, or as otherwise provided in the Agreement, and any such transfer will be valid only upon delivery of this Certificate, together with an assignment in a form sufficient to convey an interest in a limited liability company pursuant to the Delaware Limited Liability Company Act, 6 Del. Code §§18-101 et seq., as such may be amended and in effect from time to time, or any successor statute thereto, duly executed, to the transferee Member of the Company.

Dated: January 25<sup>th</sup>, 2023

DocuSigned by:  
TAEOR SOLAR HOLDCO, LLC  
By:   
Name: John Knight  
Title: Chief Executive Officer

**OPERATING AGREEMENT**  
**OF**  
**TAEOR SOLAR HOLDCO, LLC**  
**a Delaware limited liability company**

**OPERATING AGREEMENT OF  
TAEOR SOLAR HOLDCO, LLC  
A DELAWARE LIMITED LIABILITY COMPANY**

THIS OPERATING AGREEMENT is made as of the 25th day of January <sup>1</sup>,2023 (the “Effective Date”) by Balanced Rock Power Development, LLC, a Delaware limited liability company (“Member” and “Manager”), and Taelor Solar Holdco, LLC, a Delaware limited liability company (the “Company”).

**Article 1**  
**DEFINITIONS**

The following terms used in this Operating Agreement shall have the meanings set forth below (unless otherwise expressly provided herein):

- (a) **“Act”** shall mean the version of the Limited Liability Company Act adopted by the State of the Delaware.
- (b) **“Entity”** shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, estate, business trust, cooperative or association.
- (c) **“Operating Agreement”** shall mean this Amended and Restated Operating Agreement as originally executed and as amended from time to time.
- (d) **“Person”** shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.

**Article 2**  
**FORMATION OF COMPANY**

**Formation.** On January 23<sup>rd</sup>, 2023, the Company was organized as a Delaware limited liability company under and pursuant to the Act.

**Name.** The name of the Company is Taelor Solar Holdco, LLC, a Delaware limited liability company.

**Principal Place of Business.** The principal place of business of the Company within the State of Utah shall be at 310 E. 100 S., Moab, Utah 84532. The Company may locate its places of business and registered office at any other place or places as the Manager may from time to time deem advisable.



**Registered Office and Registered Agent.** The Company's registered office shall be at the office of its registered agent at 16192 Coastal Hwy, Lewes, DE 19958, United States of America.

**Certificate of Formation.** The Certificate of Formation is hereby adopted and incorporated by reference in this Operating Agreement. In the event of any inconsistency between the Certificate of Formation and this Operating Agreement, the terms of the Certificate of Formation shall govern.

**Term.** The term of the Company shall be perpetual, unless the Company is earlier dissolved in accordance with either the provisions of this Operating Agreement or the Act.

**Opt-in to UCC Article 8; Certificates Representing Ownership of Membership Interest.** All membership interest in the Company shall be securities governed by Article 8 of the Uniform Commercial Code as in effect from time to time in the State of Delaware. Such membership interest shall be evidenced by certificates in the form attached hereto as Exhibit B. Such certificates representing ownership of membership interest in the Company may be executed and delivered by the Chief Executive Officer or any other Officer of the Company on behalf of the Company, shall be in the name of the Company, shall set forth the name of the Member and the number, class and series, if any, of any membership interest owned or held by each such Member and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect from time to time the State of Delaware and, to be consecutively numbered or otherwise identified. This provision shall not be amended, and any purported amendment to this provision shall be null and void.

**Legend.** In addition to the legend required by Section 2.7, until (a) the securities representing ownership of membership interest in the Company are effectively registered under the Securities Act of 1993, as amended, or (b) the holder of such securities delivers to the Company a written opinion of counsel of such holder to the effect that such legend is no longer necessary under the Securities Act of 1933, as amended, the Company will cause each certificate representing its securities to be stamped or otherwise imprinted with the following legend:

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE.

### **Article 3** **BUSINESS OF THE COMPANY**

**Permitted Businesses.** The Company is hereby authorized to undertake any and all lawful acts or activities for which limited liability companies may be formed under the Act.

### **Article 4** **BOOKS, RECORDS, AND ACCOUNTING**

**Books and Records.** The Manager shall maintain books of account that accurately record all items of income and expenditure relating to the business of the Company and that accurately and

completely disclose the results of the operations of the Company. Such books of account shall be maintained on the method of accounting selected by the Manager.

**Article 5**  
**MANAGEMENT**

5.1 **Management.** The business and affairs of the Company shall be managed by the Manager, including the authority to direct the day-to-day operations of the Company, including operations involving the sale of power, concurrently with any Officers of the Company who may then be appointed, the authority to direct such activities being hereby vested in such Officers of the Company.

**Article 6**  
**OFFICERS**

**Number.** The Officers of the Company shall be a Chief Executive Officer, Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer and a Secretary (each an “**Officer**” and collectively “**Officers**”) each as appointed by the Manager. Any two or more offices may be held by the same person. The initial officers of the Company shall be as follows:

Chief Executive Officer	John Knight
Chief Operating Officer and Secretary	Eric Hafner
Chief Commercial Officer	Dana Diller
Chief Financial Officer	Grant Keefe

**Election and Term of Office.** The Officers of the Company shall be elected or appointed by the Manager. Vacancies may be filled or new offices created and filled by the Manager. Each Officer shall hold office until his successor shall have been duly elected or appointed and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided. Election of an Officer shall not of itself create contract rights.

**Vacancies.** A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Manager for the unexpired portion of the term.

**Removal.** Any Officer elected or appointed by the Manager may be removed by the Manager whenever in its judgment the best interests of the Company would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

**Chief Executive Officer.** The Chief Executive Officer shall be the principal executive officer of the Company. Subject to the direction and control of the Manager, he or she shall be in charge of the business of the Company; he or she shall see that the resolutions and directions of the Manager are carried into effect except in those instances in which that responsibility is specifically assigned to some other person by the Manager; and, in general, he or she shall discharge all duties as may be prescribed by the Manager from time to time. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, he or she may

execute for the Company any contracts, deeds, mortgages, bonds, or other instruments which the Manager has authorized to be executed, and he or she may accomplish such execution either individually or with any other officer thereunto authorized by the Manager according to the requirements of the form of the instrument. He or she may vote all securities which the Company is entitled to vote except as to the extent such authority shall be vested in a different officer or agent of the Company by the Manager.

**Other Specified Officers.** The Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer shall assist the Chief Executive Officer in the discharge of his or her duties as he or she may direct, and shall perform such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager. In the absence of the Chief Executive Officer or in the event of his or her inability or refusal to act, the Chief Operating Officer shall perform the duties of the Chief Executive Officer, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chief Executive Officer. Except in those instances in which the authority to execute is expressly delegated to another Officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, and subject to the limitations contained in any delegation of authority received from the Manager, the Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer may execute for the Company any contracts, deeds, mortgages, bonds or other instruments, and he or she may accomplish such execution either individually or with any other Officer according to the requirements of the form of the instrument.

**Secretary.** The Chief Operating Officer will also serve as the Company's Secretary. The Secretary shall keep a register of the post office address of each Member which shall be furnished to the Secretary by such Member. The Secretary shall have the authority to certify this Agreement, resolutions of the Manager, and other documents of the Company as true and correct copies thereof, and in general to perform all duties incident of the office of the Secretary and such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager.

**Salaries.** The salaries and other compensation of the Officers shall be fixed from time to time by the Manager.

6.1 **Indemnification of Officers.**

(a) To the greatest extent allowed by the Act, the Officers shall not be liable to the Member because any taxing authorities disallow or adjust income, deduction or credits in the Company tax returns. Furthermore, the Officers shall not have any liability for the repayment of the capital contributions of the Member. In addition, the doing of any act or the omission to do any act by the Officers the effect of which may cause or result in loss or damage to the Company, if done in good faith and otherwise in accordance with the terms of this Operating Agreement, shall not subject the Officers or their successors and assigns to any liability to the greatest extent allowed by the Act. To the greatest extent allowed by the Act, the Company will indemnify and hold harmless the Officers and their successors, delegees and assigns from any claim, loss, expense, liability, action or damage resulting from any such act or omission, including, without limitation, reasonable costs and expenses of litigation and appeal of such litigation (including reasonable fees and expenses of



attorneys engaged by any of the Officers in defense of such act or omission), but the Officers shall not be entitled to be indemnified or held harmless due to, or arising from, their fraud, gross negligence, bad faith or willful acts. The foregoing indemnification is limited to the assets of the Company, and nothing contained herein is intended to create personal liability for the Member.

(b) The Company may purchase and maintain insurance on behalf of any Person who is or was an Officer, employee, or agent of the Company, or who is or was serving at the request of the Company as a director, manager, officer, trustee, employee, or agent of another limited liability company, corporation, partnership joint venture, trust, or other enterprise, against any liability asserted against the Person and incurred by the person in any capacity, or arising out of the Person's status as such, whether or not the Company would have the power to indemnify the Person against the liability under the provisions of this Section 6.9.

## Article 7 RIGHTS AND OBLIGATIONS OF MEMBER

**Limitation of Liability.** The Member's liability shall be limited as set forth herein and in the Act and other applicable law.

**Company Debt Liability.** The Member will not personally be liable for any debts or losses of the Company, except as provided in the Act.

## Article 8 DISSOLUTION AND TERMINATION

**Dissolution.** The Company shall be dissolved upon the occurrence of any of the following events ("**Dissolution Event**"):

- (a) the expiration of the term of the Company as provided in Section 2.6;
- (b) by the written resolution of the Member;
- (c) upon the death, retirement, resignation, bankruptcy, court declaration of incompetence with respect to, or dissolution of the Member (a "**Withdrawal Event**");
- (d) entry of a decree of judicial dissolution under Section 18-802 of the Act; or
- (e) administrative dissolution under Section 18-801 of the Act.

**Distribution of Assets Upon Dissolution.** In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- (a) to creditors, including the Member if it is a creditor, in the order of priority as provided by law; and

- (b) to the Member.

**Certificate of Dissolution.** When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefor and all of the remaining property and assets have been distributed to the Member, a certificate of dissolution shall be executed and verified by the Person signing the certificate, which certificate shall set forth the information required by the Act.

8.4 **Filing of Certificate of Dissolution.**

- (a) A certificate of dissolution shall be delivered to the Delaware Secretary of State.
- (b) Upon the filing of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act.

**Article 9**  
**MISCELLANEOUS PROVISIONS**

**Notices.** Any notice or communication required or permitted to be given by any provision of this Agreement, including but not limited to any consents, shall be in writing and shall be deemed to have been given and received by the Person to whom directed (a) when delivered personally to such Person or to an officer or partner of the Person to which directed, (b) twenty- four (24) hours after transmitted by facsimile, evidence of transmission attached, to the facsimile number of such Person who has notified the Company and the Manager of its facsimile number, or (c) three (3) business days after being posted in the United States mails if sent by registered or certified mail, return receipt requested, postage and charges prepaid, or one (1) business day after deposited with overnight courier, return receipt requested, delivery charges prepaid, in either case addressed to the Person to which directed at the address of such Person as it appears in the records of the Company or such other address of which such Person has notified the Company and the Manager.

**Application of Delaware Law.** This Operating Agreement, and the application of interpretation hereof, shall be governed exclusively by its terms and by the laws of the State of Delaware, and specifically, the Act.

**Construction.** Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa;

**Headings.** The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

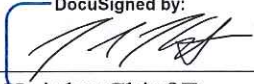
**Severability.** If any provision of this Operating Agreement or the application thereof to any Person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

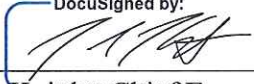
IN WITNESS WHEREOF, the undersigned has executed this Operating Agreement as of the date first set forth above.

**TAEOR SOLAR HOLDCO, LLC**

**BALANCED ROCK POWER  
DEVELOPMENT, LLC**

**its Member and Manager**

By:    
\_\_\_\_\_  
John Knight, Chief Executive Officer

By:    
\_\_\_\_\_  
John Knight, Chief Executive Officer



**EXHIBIT A  
MEMBERS**

THIS SCHEDULE MAY BE AMENDED FROM TIME TO TIME TO REFLECT THE ADDITION OF NEW MEMBERS, THE ISSUANCE OF NEW MEMBERSHIP INTEREST, THE SALE OR EXCHANGE OF MEMBERSHIP INTEREST, OR OTHER SHIFTS OF MEMBERSHIP INTEREST PURSUANT TO THE OPERATING AGREEMENT OR A CHANGE OF ADDRESS OR FACSIMILE NUMBER OF A PERSON FOR WHICH NOTICE WAS GIVEN TO THE COMPANY PURSUANT TO THIS OPERATING AGREEMENT.

Name and Address	Telephone Number	Percentage Interest
Balanced Rock Power Development, LLC, 310 E. 100 S., Moab, Utah 84532	+1 501-387-0943	100%
TOTALS		100%

**EXHIBIT B**

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE. THIS CERTIFICATE EVIDENCES AN INTEREST IN THUNDERHEAD WIND ENERGY LLC AND SHALL BE A SECURITY GOVERNED BY ARTICLE 8 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT FROM TIME TO TIME IN THE STATE OF DELAWARE AND, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OTHER APPLICABLE JURISDICTION.

CERTIFICATE FOR MEMBERSHIP INTEREST

IN

TAEOR SOLAR HOLDCO, LLC

Certificate No. 1

The undersigned, as the Manager of Taelor Solar Holdco, LLC, a Delaware limited liability company (the "Company"), hereby certifies that Balanced Rock Power Development, LLC, a Delaware limited liability company, is the holder of 100% of the membership interest in the Company to the extent and as described in the Operating Agreement of the Company, effective as of January 25th, 2023, as amended and restated from time to time (the "Agreement") (a copy of which is on file at the principal office of the Company). All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Agreement.

This Certificate is not negotiable or transferable except by operation of law, or as otherwise provided in the Agreement, and any such transfer will be valid only upon delivery of this Certificate, together with an assignment in a form sufficient to convey an interest in a limited liability company pursuant to the Delaware Limited Liability Company Act, 6 Del. Code §§18-101 et seq., as such may be amended and in effect from time to time, or any successor statute thereto, duly executed, to the transferee Member of the Company.

Dated: January 25<sup>th</sup>, 2023

BALANCED ROCK POWER DEVELOPMENT, LLC

DocuSigned by:  


By: 32G3E25923824B1...

Name: John Knight  
Title: Chief Executive Officer



BALANCED ROCK  
POWER

Taylor Downer  
Montgomery County and York County

Biological Survey Plan

## Appendix 14. Draft Wildlife Plan

2023

Appendix 14

Appendix 14

Appendix 14

Appendix 14

Appendix 14



# Taelor Solar Projects Morgan County and Weld County

## Biological Survey Plan

July 2023

**Prepared For:**

Balanced Rock Power

**Prepared By:**

Heritage Environmental Consultants  
Denver, Colorado



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### Appendix B - Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

## **1.0 Introduction**

This survey plan outlines the methods that Heritage Environmental Consultants (Heritage) will use to implement pre-project surveys for biological resources for the proposed Taelor Solar Projects (Projects). Primary tasks in this survey plan include a pre-field review, swift fox surveys, greater prairie chicken and plains sharp-tailed grouse surveys, black-tailed prairie dog surveys, raptor and nesting bird surveys, and reporting.

The two Projects would be located about 3 miles southwest of Wiggins, Colorado. One project is in Weld County and the other is in Morgan County (**Appendix A; Figure 1**). The Projects would be located on private lands.

## **2.0 Task 1: Pre-field Review**

This task consists of reviewing applicable survey protocols, delineating the survey area, and identifying the target species that will be the subject of the field surveys.

### **2.1 Survey Protocols**

Heritage has had two conversations with Colorado Parks and Wildlife (CPW) biologists regarding the Projects (CPW 2023a, CPW 2023b). CPW biologists helped inform the surveys that should be performed for the Projects. As part of developing this survey plan, the following documents were reviewed:

- Colorado Parks and Wildlife Best Management Practices for Solar Energy Development (CPW 2021a).
- Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol (**Appendix B**).

### **2.2 Survey Area**

The survey area includes all of the areas proposed for development of the Projects; approximately 5,152 acres in Morgan County, and approximately 4,437 acres in Weld County for a total of approximately 9,589 acres.

### **2.3 Data Collection**

Data for the survey area were collected from the following sources:

- Federally Listed Species and Critical Habitat (U. S. Fish and Wildlife Service [USFWS] 2021).
- Colorado Threatened and Endangered List (CPW 2023a).
- Colorado's Conservation Data Explorer (CODEX) Project Review Report (CPW 2021b).
- Conversations with CPW biologists (CPW 2023a, 2023b).



## 2.4 Target Species

The following species were identified as species of concern associated with the Projects based on data review of the above sources.

Species Common Name	Species Scientific Name	Potential to Occur
Swift Fox	<i>Vulpes velox</i>	Moderate potential to occur – Suitable prairie habitat is present.
Plains Sharp-tailed Grouse	<i>Tympanuchus phasianellus jamesii</i>	Moderate potential to occur – Suitable prairie habitat is present.
Greater Prairie Chicken	<i>Tympanuchus cupido</i>	Moderate potential to occur – Suitable prairie habitat is present.
Golden Eagle	<i>Aquila chrysaetos</i>	Moderate potential to occur for foraging purposes – Suitable open habitats for foraging are present, but no nesting habitat is present.
Western Burrowing Owl	<i>Athene cunicularia hypugaea</i>	Moderate potential to occur for nesting and foraging purposes – Suitable open habitats for foraging are present, burrows may be present for nesting.
Black-tailed Prairie Dog	<i>Cynomys ludovicianus</i>	Moderate potential to occur – Suitable prairie habitat is present.
Preble's Meadow Jumping Mouse	<i>Zapus hudsonius preblei</i>	Low potential to occur – Suitable riparian habitat is not present.
Pronghorn	<i>Antilocapra americana</i>	Moderate potential to occur – Suitable open habitat is present.
Mule Deer	<i>Odocoileus hemionus</i>	Moderate potential to occur – Suitable open habitat is present.
Raptors	<i>n/a</i>	High potential to occur - suitable habitat is present for several raptor species.
Bat Species	<i>n/a</i>	Low potential to occur – Lack of suitable roosting habitat.

## 2.5 Habitat Types

The Project lies in the High Plains ecoregion (Chapman et al. 2006). Two habitat types dominate the Weld County portion; rolling sand plains and agriculture. An open water habitat (3.5-acre irrigation pond) is also present near the eastern boundary. The sand hills are dominated by low grasses and shrubs interspersed

with patches of bare sand. Center pivot and dryland agriculture is active along Kiowa Creek primarily in the eastern and southern portions of the Weld County site. There is no flow in the creek, nor any remnant riparian areas.

The Morgan County portion is dominated by flat to rolling hills that are used for open range and agriculture. Vegetation is low with patches of kochia (*Bassia scoparia*) and rabbitbrush (*Chrysothamnus nauseosus*). Bare soil is common. Center pivot and dryland agriculture is active along Rock Creek primarily in the northern and western portions of the Morgan County site. There is no flow in the creek, nor any remnant riparian areas. Habitat types are described below:

- *Flat to Rolling Plains* - The Flat to Rolling Plains ecoregion is more level and less dissected than the adjacent Moderate Relief Plains. Soils are generally silty with a veneer of loess. Dryland farming is extensive, with areas of irrigated cropland scattered throughout the ecoregion. Winter wheat is the main cash crop, with a smaller acreage in forage crops.
- *Rolling Sand Plains* - The grass-stabilized sand plains, sand dunes and sand sheets of the Rolling Sand Plains ecoregion are a divergence from the mostly loess-covered plains of adjacent ecoregions. Sandy soils, formed from eolian deposits, supported a sandsage prairie natural vegetation type, different from the shortgrass and midgrass prairie of other neighboring level IV ecoregions in the High Plains. Sand sagebrush, rabbitbrush, sand bluestem, prairie sandreed, and Indian ricegrass were typical plants. Land use is primarily rangeland, although a few scattered areas have been developed for irrigated cropland using deep wells.
- *Agriculture* – Includes center pivot and dryland agriculture and associated roads and infrastructure.

### 3.0 Task 2: Field Surveys

This section describes the various surveys proposed to be conducted for the proposed Projects. To the extent it is biologically appropriate, these surveys will be conducted concurrently for increased efficiency. It was determined through conversations with CPW that surveys for bats did not need to be performed within the Projects. Additionally, the Projects should be designed to accommodate big game movement, but no surveys need to be conducted for pronghorn or mule deer. All incidental observations of these (and other) species will be recorded during other field survey efforts.

#### 3.1 Greater Prairie Chicken and Plains Sharp-tailed Grouse

A listening route survey for greater prairie chickens and plains sharp-tailed grouse shall be conducted between mid-March and April 30 which corresponds with the peak of male and hen attendance on lek sites. Surveys shall be conducted from 30 minutes before to 1–2 hours after sunrise, which is the period when birds are most active on leks. Surveys should be conducted only on calm, clear mornings, as the booming sound produced by males can be audible for nearly 3 km. If wind speeds exceed 7 km/hr, surveys should be discontinued and rerun on the next available day. Surveys will be conducted from an all-terrain vehicle (ATV). There will be two survey routes established within suitable habitat, one within the Weld County site and one within the Morgan County site. For each survey route, an observer will determine the presence of active lek sites by listening at 1.6 km intervals along the route and recording compass directions for all audible leks. In order to compensate for potential “quiet” periods and the influences of time-of-day upon booming, routes should be run in two directions. This procedure entails beginning at mile 0, listening for booming for 3 minutes, and proceeding along the selected route, stopping for 3 minutes at each 3.2 km interval until the end of the route. The observer should then retrace the route 1.6 km, stop, listen, and

continue again at 3.2 km intervals to the 1.6 km stop on the route. All routes will be 16 km in length, thus consisting of 11 listening stations. Once all routes have been initially surveyed for leks, the leks will be surveyed for the number of males, females, and total birds on each lek on subsequent days. Leks will be counted if three or more birds are identified on a site.

### **3.2 Swift Fox, Prairie Dogs, and Burrowing Owl**

A survey will be conducted for swift fox, prairie dog colonies, and burrowing owls simultaneously. Transects will be established approximately 30 meters apart (depending on vegetation and visibility) to ensure 100 percent coverage. They will be travelled slowly by qualified biologists on ATVs or on foot. Surveyors will scan the transects for swift fox, prairie dog, and burrowing owl individuals, burrows, and potential prairie dog colonies. If burrows are discovered, they will be inspected for sign of swift fox, prairie dog, and burrowing owl habitation (tracks, scat, whitewash, digging, feathers). Locations, dimensions, number of entrances, and aspect of the burrows and notes regarding observed sign shall be recorded for each burrow or complex.

### **3.3 Raptors and Nesting Birds**

During the swift fox, prairie dog, and burrowing owl transect survey, biologists will scan suitable habitat (e.g. trees, transmission poles, buildings) for raptor nests. If nests are observed, information regarding nest size and location, activity status, and species will be recorded.

Additionally, a pre-construction nesting bird survey will be conducted prior to construction activities commencing if they will be starting during the breeding season (for most bird species in Colorado, breeding season occurs from April 1 – August 31).

### **4.0 Task 3: Reporting**

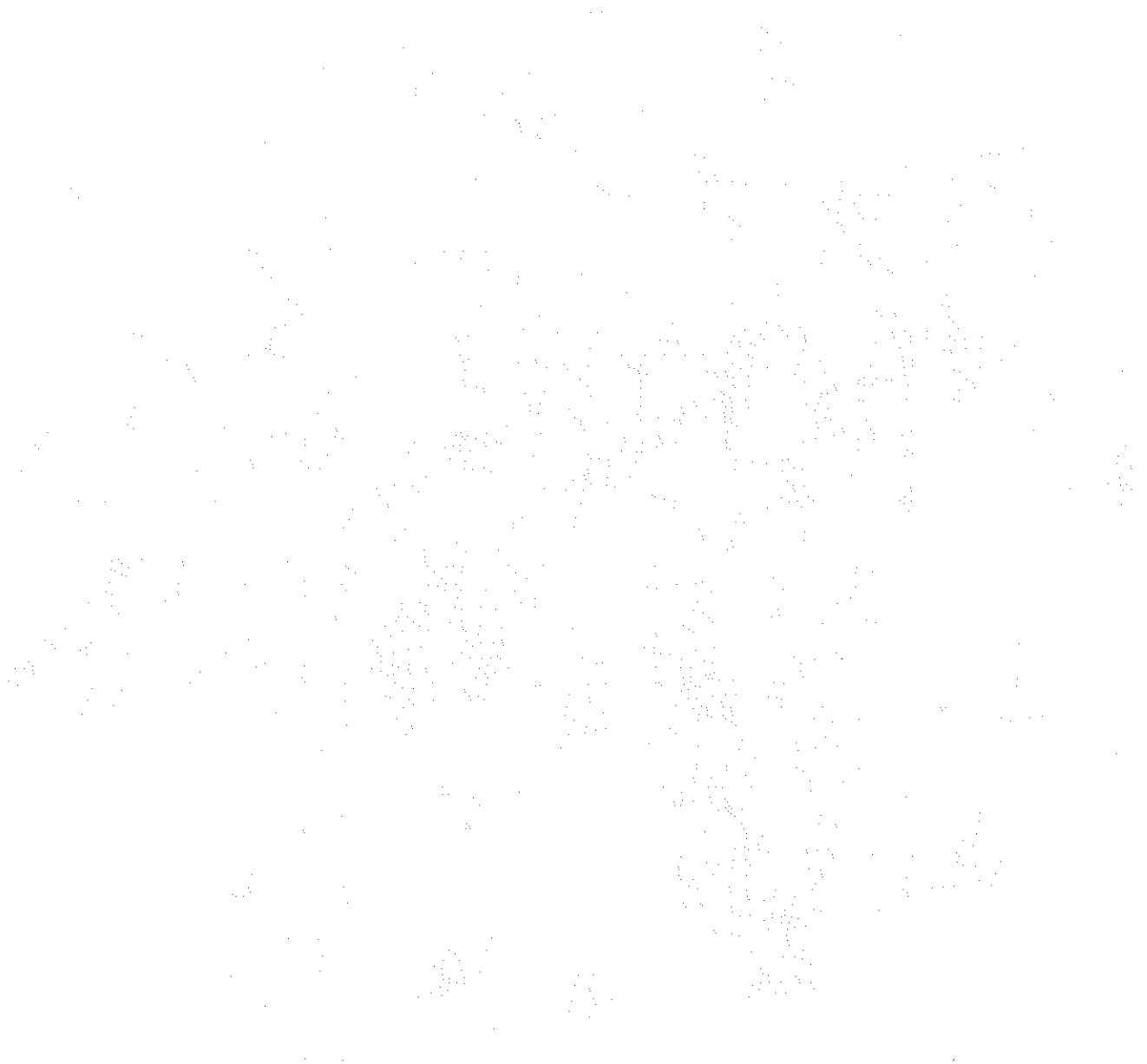
Once the surveys are complete, two survey reports will be prepared in the standard scientific format (introduction, methods, results, discussion/recommendations) supported by references, maps, and photographs, one report for each Project. It is expected that interim reports covering the results of swift fox, prairie dog, burrowing owl, and raptor surveys could be developed first with the results of lek surveys provided next spring.

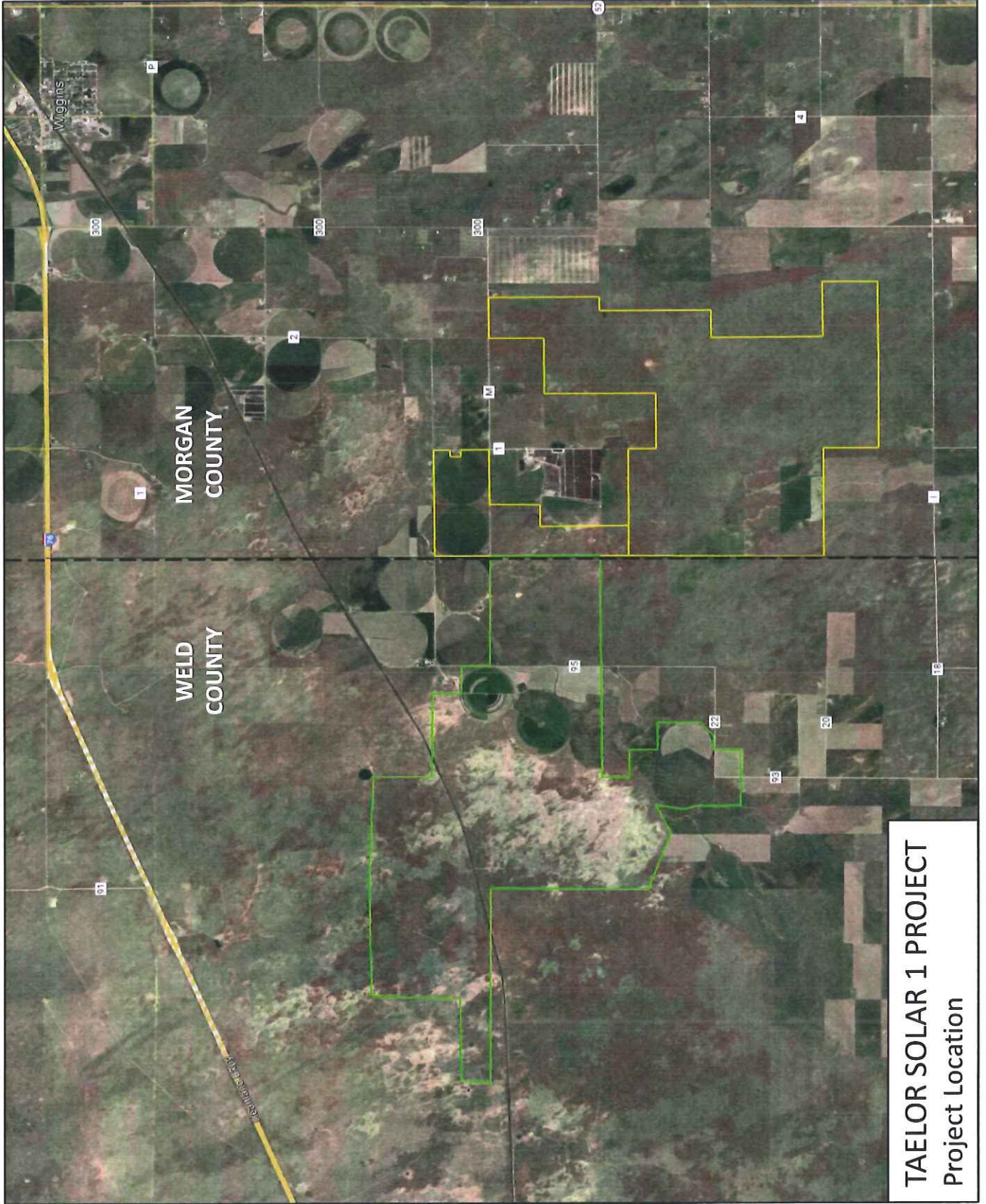


## 5.0 References

- Chapman, S.S., Griffith, G.E., Omernik, J.M., Price, A.B., Freeouf, J., and Schrupp, D.L., 2006, Ecoregions of Colorado (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,200,000).
- Colorado Parks and Wildlife (CPW). 2023a. Threatened and Endangered List. Available online at: <https://cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Accessed July 2023.
- CPW. 2021a. Colorado Parks and Wildlife Best Management Practices for Solar Energy Development. May 2021. 6 pages.
- CPW. 2021b. Colorado's Conservation Data Explorer Project Review Report for the Wiggins Solar Project (Taelor).
- CPW. 2023a. Personal Communication [*June 6* telephone conversation with Marty Stratman, CPW Acting Regional Biologist. *RE: Wildlife review and survey needs for the Taelor Solar Projects*].
- CPW. 2023b. Personal Communication [*June 30* telephone conversation with CPW biologists; Brandon Murette, Marty Stratman, Wendy Figueroa, Chris Mettenbrink. *RE: Wildlife review and survey needs for the Taelor Solar Projects*].
- U. S. Fish and Wildlife Service. 2021. Information for Planning and Consultation (IPaC) query for the Wiggins Project (Taelor). Available online at: <https://ecos.fws.gov/ipac/>. Accessed November 2021.

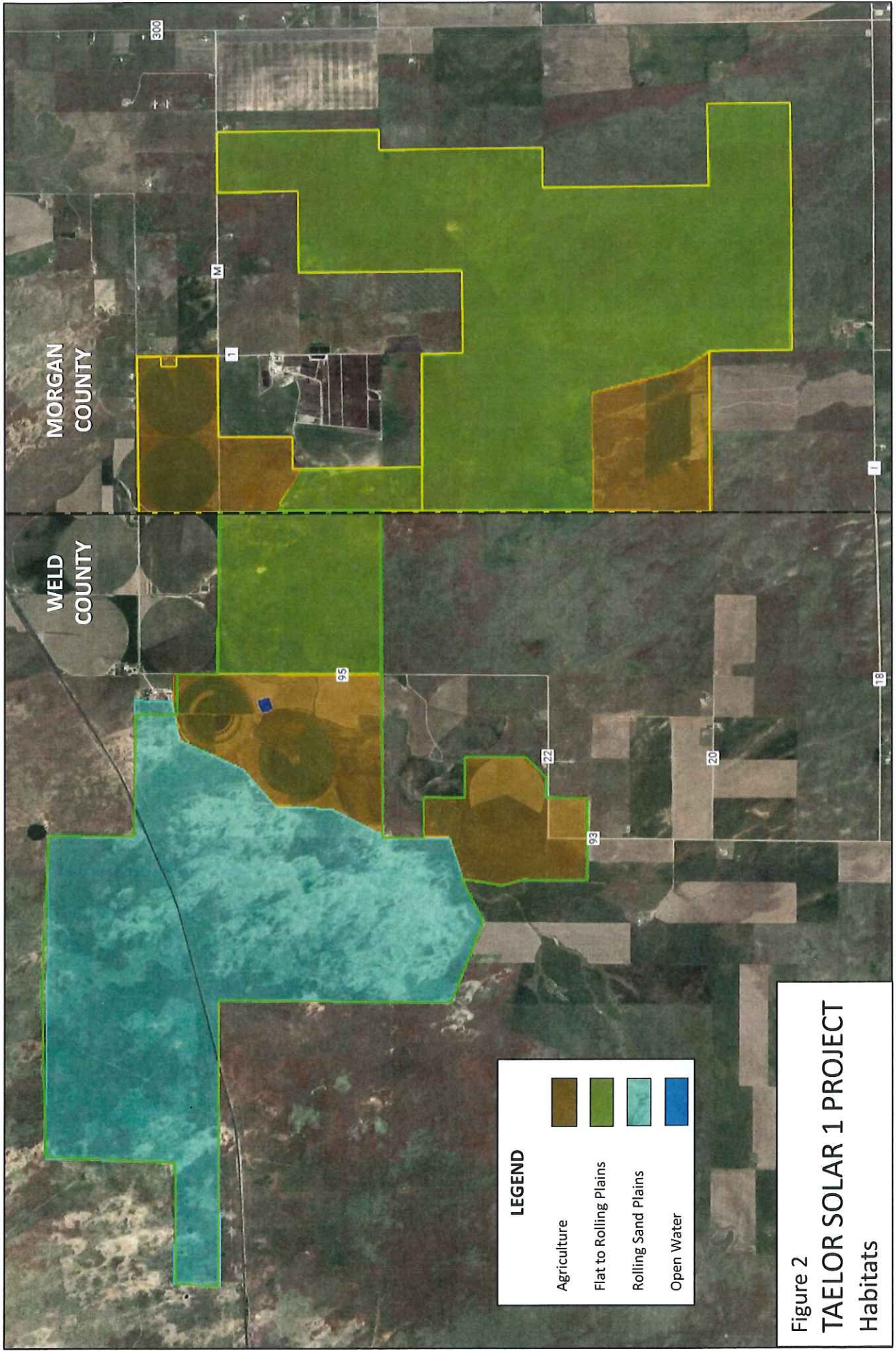
## **Appendix A**





**TAELOER SOLAR 1 PROJECT**  
Project Location





**LEGEND**





	Agriculture
	Flat to Rolling Plains
	Rolling Sand Plains
	Open Water

Figure 2  
**TAELOS SOLAR 1 PROJECT**  
 Habitats

## **Appendix B - Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol**

## Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

Listening route surveys should continue to be conducted during the early spring when greater prairie-chickens are congregated on lek sites. However, surveys should be conducted between April 1 and April 20, which corresponds with the peak of male and hen attendance (Miller 1984, Schroeder and Braun 1992). Data collected after April 20 may be biased low due to the decline in male attendance following the time of peak hen attendance (Schroeder and Braun 1992). Surveys should continue to be conducted from 30 minutes before to 1–2 hours after sunrise, which is the period when birds are most active on leks (Schroeder and Braun 1992). Surveys should be conducted only on calm, clear mornings, as the booming sound produced by males can be audible for nearly 3 km (Hamerstrom and Hamerstrom 1973, Miller 1984, Schroeder and Braun 1992). If wind speeds exceed 7 km/hr, surveys should be discontinued and rerun on the next available day.

For each survey route, an observer will determine the presence of active lek sites by listening at 1.6 km intervals along the route and recording compass directions for all audible leks. In order to compensate for potential “quiet” periods and the influences of time-of-day upon booming, routes should be run in two directions. This procedure was abandoned in the mid-1990’s and should be reinstated. This procedure entails beginning at mile 0, listening for booming for 3 minutes, and proceeding along the selected route, stopping for 3 minutes at each 3.2 km interval until the end of the route. The observer should then retrace the route 1.6 km, stop, listen, and continue again at 3.2 km intervals to the 1.6 km stop on the route. All routes will be 16 km in length, thus consisting of 11 listening stations. A 16-km route would require approximately 80 minutes to complete, driving at 25 miles-per-hour, stopping at the 11 stations, and listening for 3 minutes at each stop. This is within the 90 minute time of peak activity (Miller 1984, Van Sant and Braun 1990). This procedure will further minimize bias from behavioral changes associated with time-of-day (Robb and Schroeder 2005).

Once all routes have been initially surveyed for leks, the leks will be surveyed for the number of males, females, and total birds on each lek on subsequent days. Leks will be counted if three or more birds are identified on a site. This is similar to the criteria used by Schroeder and Braun (1992).



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Right to Farm Policy Form  
Cover Letter  
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Appendix 13: Draft Wildlife Study Plan Map



MORGAN COUNTY PLANNING  
ZONING & BUILDING DEPT.  
231 Ensign, P.O. Box 596  
Fort Morgan, Colorado 80701  
PHONE (970)542-3526  
FAX (970)542-3509

EMAIL: [permits\\_licensing@co.morgan.us](mailto:permits_licensing@co.morgan.us)

PERMIT # SU2023 - 0013

Date Received	<u>5 / 6 / 23</u>	Received By	<u>[Signature]</u>
App Fee	<u>\$5000</u>	Ck/CC #:	<u>1309</u> Paid <u>5 / 8 / 23</u>
Minor Amend Fee:	\$ _____	CK/CC #:	_____ Paid <u> / /</u>
Recording Fee	\$ _____	Ck/CC #:	_____ Paid <u> / /</u>
PC Date:	<u> / /</u>	BOCC Date:	<u> / /</u>
100 Year Floodplain?	<input checked="" type="checkbox"/> <u>N</u>	Taxes Current?	<input checked="" type="checkbox"/> <u>Y</u> / <input type="checkbox"/> <u>N</u>

### SPECIAL USE PERMIT APPLICATION

*(Also to be used as application for Amendments to Existing Special Use Permits)*

Landowner **MUST** Sign Application and Right to Farm Policy

#### APPLICANT

Name Taelor Solar 1, LLC  
 Address 310 East 100 South  
Moab, UT 84532  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

#### LANDOWNER

Name L&R Rumsey Land, LLC  
 Address 1131 County Road I  
Wiggins, CO 80654  
 Phone (\_\_\_\_) \_\_\_\_\_  
 Email \_\_\_\_\_

#### BRIEF DESCRIPTION OF APPLICATION

An application for a special use permit for the new Taelor battery energy storage facility, located south of Wiggins, Colorado. The project would have a storage capacity of up to 500 MWh, and cover 10 acres

#### PROPERTY LEGAL DESCRIPTION

Address (if available):

Covering portions of Sections 8 and 9 in T2N R60W

Please see attached narrative for full legal descriptions

S: \_\_\_\_\_ T: \_\_\_\_\_ R: \_\_\_\_\_  $\frac{1}{2}$   $\frac{1}{4}$   $\frac{1}{4}$

Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Subdivision: \_\_\_\_\_

Property Size \_\_\_\_\_ (sq. ft. or acres)

Zone District: A

Lot #(s): \_\_\_\_\_

Is property located within 1320' (1/4 mile) of a livestock confinement facility?  Y /  N

**SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.**

## SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

**Fee:**

**Non-Refundable Application Fee**

*\*Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations*

**Project Narrative:**

**Narrative- Including the following:**

- Project Description
- Purpose of request
- How this proposal complies with the Morgan County Comprehensive Plan  
*See: <https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive-Plan-2008.pdf>*
- How this project/proposed use meets the criteria for Special Use Permit pursuant to Sec. 2-395 of the Zoning Regulations
- How the project/proposed use meets any specific criteria related to the project/proposed use. *See Morgan County Zoning Regulations Chapter 4-Supplementary Regulations, including but not limited to: Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS*
- How project will relate to or impact existing adjacent uses
- All off-site impacts and proposed mitigation measures
- Development or implementation schedule of project
- Proposed length of time the permit, if applicable
- Discussion of any public improvements required to complete the project

**Environmental Impacts:**

Discuss any environmental impacts the Special Use will have on the following and the proposed mitigation measures:

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Dust     | <input checked="" type="checkbox"/> Existing Vegetation | <input checked="" type="checkbox"/> Land Forms      |
| <input checked="" type="checkbox"/> Noise       | <input checked="" type="checkbox"/> Odor     | <input checked="" type="checkbox"/> Storm Water Runoff  | <input checked="" type="checkbox"/> Water Resources |
| <input checked="" type="checkbox"/> Wetlands    | <input checked="" type="checkbox"/> Wildlife | <input checked="" type="checkbox"/> Visual Amenities    | <input type="checkbox"/> Other _____                |



**Map & Plans:**  **Special Use Map** meeting the requirements of Sec. 2-420 and any specific map requirements for the proposed use including but not limited to: *Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS. Sample Map attached to application for reference*

**Drainage/Run-Off Control Plan** may be required if the Planning Administrator determines that the use or building meets one of the following criteria:

- (1) The accessory use or building may have a drainage impact on adjacent properties;
- (2) The accessory use or building may have a drainage impact on adjacent right of ways;
- (3) The accessory structure is 5000 square feet or larger.

- Decommissioning Plan** [Wind, Solar, BESS]
- Geotechnical Report** [Wind, Solar]
- Maintenance Statement** [Wind, Solar, BESS]
- Water and/or Wind Erosion Control Plan** [Wind, Solar]
- Fire Mitigation Plan** [BESS]
- Specification Sheet** [BESS]
- Emergency Operation Plan** [BESS]

**Ownership:**  **Current title insurance commitment (last 6 months)**  
 **Mineral Rights Holders Notification**  
 **Notice to FFA & Approval Letter** [Wind]  
 **Notice to Operator of Communication Link (if applicable)** [Wind]  
 **Proof of current paid taxes**

**Utilities/Access:**  **Water tap (Will Serve letter or proof of access to a well)**  
 **Sewer (Septic Permit, Will Serve Letter from NCHD or proof of other public system)**  
 **Electric (Electric bill or letter of commitment from electricity provider)**  
 **Driveway Permit from CDOT or Morgan County Road & Bridge (If required by staff)**  
 **Ditch Company- Proof of contact if there is a ditch on or next to subject property**  
 **Architecture Control Approval (if applicable)**  
 **Utility Interconnection or Crossing Certification** [Wind, Solar]  
 **Road Agreement** [Wind, Solar]  
 **Electrical Diagram** [BESS]

**Vested Rights:**  **Vesting Rights** (Optional). If applying for vested rights with special use application, the following must be submitted:

- Period of time Vesting Rights are requested
- Development schedule including timeline and phases
- Reason for request
- Other pertinent factors concerning the development
- Additional application fee for vesting rights application

**Miscellaneous:**  **Right to Farm Policy** signed by Landowner(attached)  
 **Liability Insurance for Solar, Wind and/or BESS projects**  
 1 # **Paper Application sets** \*But can provide additional copies prior to meetings  
        **Digital Copy of Application** (One sided only)  
 **Posted Public Notice Verification:**  
 Notarized affidavit with photographs from a distance & close-up

This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing

**Additional Information required by staff:**

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APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE

## APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.  
Application must be signed by landowners as shown on title insurance/commitment.

DocuSigned by:  
Dana Diller 5/5/2023  
Applicant Signature Date

[Signature] 4-26-2023  
Landowner Signature Date

Applicant Signature Date

Landowner Signature Date





# RECEIPT

## Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526



SU2023-0013 | Special Use Permit

Receipt Number: 543902

**Payment Amount:** \$5,000.00

May 8, 2023

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Balanced Rock Power LLC	Jenafer Santos	1309

### Comments

### Assessed Fee Items

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
05/16/23	Special Use - Manual		\$5,000.00	\$5,000.00	\$0.00
<b>Totals:</b>			\$5,000.00	\$5,000.00	
				<b>Previous Payments</b>	\$0.00
				<b>Remaining Balance Due</b>	\$0.00

### Application Info

<b>Property Address</b>	<b>Property Owner</b>	<b>Property Owner Address</b>	<b>Valuation</b>
Multiple Parcels Wiggins, CO 80654	L&R Rumsey Land LLC	1131 County Road 1 Wiggins, CO 80654	

### Description of Work

Application for a special use permit for the new Taelor battery energy storage facility, located south of Wiggins. The project would have a storage capacity of up to 500 MWh, and cover 10 acres.





May 5, 2023

Ms. Nicole Hay  
Director, Planning and Zoning, Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Storage – Application for Special Use Permit and related Waiver Request for  
Section Line Setbacks

Dear Ms. Hay:

Taelor Solar 1, LLC, a wholly owned subsidiary of Balanced Rock Power Development LLC (“Balanced Rock Power”) submits this application to seek approval of a Special Use Permit for a new battery energy storage system (“BESS”) found in section 4-855 of Chapter 4 of the Morgan County Zoning Regulations. Balanced Rock Power (“BRP” or “the Company”) is a regionally focused renewable energy development firm with deep industry roots and community connections in the Western United States. The Company’s best-in-class team has over 135 years of collective renewable energy development experience from industry leading companies and has delivered over 140 wind, solar and battery development projects resulting in over 14 GWac of operational renewable energy capacity. We appreciate the opportunity to submit this application for a new BESS facility and believe that we have dedicated the time and effort on both our Taelor BESS project development and the criteria required by the County’s process to provide you with a comprehensive application.

Please know that we are available and prepared to answer questions, and to make adaptations that may be supportive of Morgan County Planning and Zoning needs.

We are enthusiastic that the Project will support increased economic development and add value to the community through job creation, construction and operation activities, and local taxes. On behalf of Taelor Solar 1, LLC, we thank you for the detailed evaluation and consideration of this Project’s application.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Mooney", with a horizontal line extending to the right.

Matt Mooney  
VP of Development  
Balanced Rock Power Development, LLC



# TAEOR ENERGY STORAGE PROJECT

## SPECIAL USE PERMIT (SUP) APPLICATION – MORGAN COUNTY

### PROJECT NARRATIVE

Taelor Solar 1, LLC (Applicant), a wholly owned subsidiary of Balanced Rock Power Development, LLC, is requesting a Special Use Permit (SUP) from Morgan County for the Taelor Energy Storage Project. This Project Narrative incorporates the submittal requirements for an SUP approval as well as the submittal requirements for a battery energy storage system (BESS) found in section 4-855 of Chapter 4 of the Morgan County Zoning Regulations.

### SUP APPLICATION NARRATIVE REQUIREMENTS

The information below addresses the submittal requirement for a SUP application.

#### PROJECT DESCRIPTION

The Applicant proposes to construct, operate and decommission the Taelor Energy Storage Project (Project). The Project would be a battery energy storage system (BESS) on up to approximately 10 acres of private land on the proposed Taelor Solar project site in southwestern Morgan County, Colorado (**Figure 1**). The Project would interconnect to Xcel Energy’s Fort Morgan - Pawnee 230 kilovolt (kV) transmission line adjacent to the site.

#### Location

The Project is located approximately 4 miles southwest of the Town of Wiggins in unincorporated Morgan County (**Figure 1**). Access is provided via Interstate Highway 76 (I-76) which is about 4 miles north of the site. From I-76, access to the site is provided by County Road 3 to County Road M (**Figure 2**). All Project facilities would be located on private lands.

The table below identifies the parcels and the sections included in the Project.

LEGAL DESCRIPTION				PARCELS
Township	Range	Section		
2 North	60 West	8	NE1/4, NE¼	129708000002
		9	NW ¼ NW ¼	129709000002

## Project Components

The Project would be a battery energy storage system (BESS) that would store AC electricity and have a capacity of up to 500 MWhs. The BESS technology would use lithium-based batteries housed in containers or a dedicated building. If in containers, the BESS containers could be made of steel or concrete with each being up to approximately 12 feet tall, 70 feet long, and 12 feet wide.

In addition to the battery modules, the containers would also contain a fire detection system; alarms and monitoring system; heating, ventilation, and air conditioning (HVAC) system; data collection and control system; and other electrical wiring and auxiliary systems. If located in buildings, the BESS building would comply with the local fire code and contain equipment at multiple sections of the building for fire detection, suppression, and necessary alarms to alert the local fire authorities.

The energy from the BESS Project would be delivered to the adjacent solar project substation at 34.5 kV. There the electricity would be stepped up to 230 kV and then connected to the existing Fort Morgan - Pawnee line - the Point of Interconnection (POI).

The selected Engineering, Procurement and Construction (EPC) contractor would prepare the final design based on the most appropriate technology available and final mitigation requirements that have been incorporated into the Project. Manufacturer, size, quantities, and dimensions would vary somewhat based on vendors / technologies selected. All BESS facilities would be within the parcel described in this narrative.

The information below addresses the specific County BESS requirements in 4-850.

**Site** – The BESS would cover approximately 10 acres and would be located adjacent to the solar project substation. It would be housed in equipment enclosures and/or buildings would be readily accessible by the fire department. Detailed design details and construction plans would be provided at the time that building permits are requested.

**Electrical Diagram** – A one-line electrical diagram for the BESS system will be included in the detailed design provided with the building permit application.

**Specification Sheets** – Specification sheets will be provided for all electrical equipment included in the BESS system in the detailed design provided with the building permit application.

**Contact Information** – The detailed contact information for the BESS system installer will be provided when selected. The contact information for the owner / applicant for the BESS is the same as the solar project.

**Maintenance Plan** – A detailed BESS maintenance plan would be developed as part of the building permit application submitted for approval prior to construction.

**Fire Mitigation Plan** – As mentioned above, each BESS container or building module would have its own fire detection, suppression, and alarm systems. A detailed BESS fire management plan would be developed in consultation with the County Emergency Management department and the Wiggins Rural Fire Protection District as part of the building permit application submitted for approval prior to construction.

**Drainage Plan** – A drainage management plan specific to the BESS would be provided for review and approval prior to construction. This will include the management of drainage on the BESS site to ensure it is adequately protected and drainage onto and off the site is adequately controlled.

**Decommissioning Plan** – A decommissioning plan specific to the BESS would be provided for review and approval prior to construction.

**Emergency Operation Plan** - An emergency management plan specific to the operation of the BESS would be provided for review and approval prior to construction.

Temporary facilities on the solar site would be shared with the BESS during construction. These include areas for construction trailers and parking; storage areas for equipment, materials, recycling, and waste; water storage pond or tank(s), generators/power service, and communications used during the construction phase.

#### *Communications*

Communication service to the Project would be provided by local service providers and/or microwave tower. The Project would have onsite communication lines connecting the Project components. Redundancy in the communication system would be provided as required by the Interconnection Agreement and/or power purchase agreement (PPA). Communications lines could be above ground or underground.

#### **Water Usage, Amounts, Sources**

Water is not required for BESS operation. The Project would require water during construction primarily for dust control as well as some minor consumptive use for concrete and other needs. Water consumption during operation would be relatively low and primarily for potable uses by site personnel. Drinking water may be delivered to the site during construction and operations. Water would be provided by delivering water from a local provider to the site via truck.

Drinking water may be delivered to the site during construction and operations. Please see Appendix 8 for proof of well access.

#### **Erosion Control and Stormwater Drainage**

A detailed hydrology study and erosion control plan for the BESS site would be prepared prior to construction as part of final design. As mentioned above, water would be applied for dust control and approved palliatives could also be applied where needed. Project-specific Best Management Practices (BMPs) would be provided in the erosion control and hydrology/drainage plans and a preliminary erosion and control plan has been included in Appendix 4.

#### **Vegetation Treatment and Weed Management**

Vegetation would be removed from the BESS site. Vegetation and weed management plans would be prepared prior to the start of construction.



### **Waste and Hazardous Materials Management**

Recycled materials and waste would be collected and transported to appropriate facilities. Construction trailers and the operations building on the solar site would be shared with the BESS facility and would utilize portable toilets. Portable toilets and washing stations would be serviced by a contracted company.

The design of the energy storage system would include materials management and containment system. Additional battery backups may be installed for critical components throughout the facility. Disposal of batteries would be conducted to comply with applicable laws.

A Hazardous Materials Management Plan for the limited hazardous materials expected to be used onsite would be prepared prior to the start of construction.

### **Fire Protection**

Electrical equipment within the battery energy storage project would be housed in appropriately rated National Electric Manufacturers Association (NEMA) enclosures. Vegetation on the entire BESS site would be maintained to minimize fire risk. A water storage tank or pond could be located nearby on the solar site in the O&M Area would be shared for fire use. As mentioned above, a Fire Protection Plan specific to the BESS facility would be provided to the County Emergency Management department and the Wiggins Rural Fire Protection District for review and approval prior to the start of construction (see **Appendix 3** for more details).

### **Site Security and Fencing**

The BESS site security could include fencing and possibly motion sensor lighting, cameras and other technology during construction and operations.

### **Interconnection to Electrical Grid**

The Project proposes to interconnect into the existing Fort Morgan - Pawnee line located adjacent to the proposed BESS site via the 34.5/230-kV solar site substation.

### **Spill Prevention and Containment**

As mentioned above, the energy storage facilities would include containment facilities and would incorporate spill containment and prevention measures. A detailed Spill Prevention, Containment, and Countermeasure (SPCC) Plan outlining all these measures for construction and operation of the Project would be developed prior to construction.

### **Health and Safety Program**

A Health and Safety Program (HASP) for the construction and operation of the Project would be developed prior to the start of construction. This plan would include written safety programs and procedures, fire safety program, measures for working in the heat, hearing loss prevention, respiratory protection, heavy equipment procedures, and others. All onsite employees and contractors would be required to comply with the HASP.



## **CONSTRUCTION OF FACILITIES**

Construction of the BESS facility is estimated to take approximately 9-12 months. Construction is expected to start with site preparation followed by the installation of BESS equipment and interconnection.

The selected Engineering, Procurement and Construction (EPC) contractor for the BESS would prepare the final design based on technology available and would determine construction methods. The layout, quantities, schedule, and techniques may change. The EPC would provide a detailed construction schedule prior to the start of construction.

### **Phasing**

While not currently anticipated, the BESS Project could be phased if commercially necessary to meet contractual requirements.

### **Access**

Access to the Taelor Energy Storage Project for component deliveries and worker access would be provided from I-76 located about 4 miles north of the Project via existing County roads (CR 3 and CR M) (see **Figure 2**). No upgrades would be required for these roads. Components would be delivered to BESS site and either unloaded at the site or at temporary laydown areas. Worker vehicles would be parked in a temporary construction parking area.

### **Construction Work Force / Equipment**

The average estimated construction work force on BESS site would be expected to be up to approximately 100 workers. Construction would be concurrent with the adjacent solar site and traffic to the site would include commuting construction workers and the delivery of materials and equipment. Workers would commute daily and could carpool. Materials would be delivered to the site during construction periodically throughout the day via trucks.

Once delivered to the site, construction equipment would be used on site for the construction phase and transported off when no longer needed. On-site construction equipment may include tractors, disk/tillers, vibratory rollers, excavators, graders, dump trucks, end loaders, trenching machines, pumps, augers, pile-drivers, forklifts, water trucks, cranes, a variety of truck mounted equipment, and additional support vehicles.

Construction would be conducted typically during daylight hours on weekdays. Weekend and nighttime construction activities could be needed. If nighttime construction is needed, lighting would be provided by portable downward-casting lights that would only illuminate the local work area.

### **Site Preparation**

Grading would be conducted on the BESS site and vegetation would be removed. A detailed grading plan for the BESS site would be provided to the County for review and approval prior to construction.



Trenching and excavation for foundations, underground electrical components, drainage improvements, etc. would be performed using appropriate equipment. The geotechnical investigation data would determine foundation and compaction requirements.

### **Collection System**

An AC electrical collection system would be installed underground in the BESS to deliver the stored energy to the adjacent substation.

### **Gravel, Aggregate, Concrete Needs and Sources**

Gravel and aggregate could be used for internal access roads, parking, foundations, trenches, stormwater protection and erosion control on the BESS site. Some BESS equipment could have pre-cast concrete bases or concrete could be delivered to site. These materials would be sourced from local providers that would be identified prior to construction.

### **Construction Power**

Construction power would be provided by a local electrical service provider via distribution line or by on-site generators. If a construction power service main is developed, it would likely remain in place during operations.

### **Stabilization, Protection, and Reclamation Practices**

The Project would implement plans for soil stabilization and protection and apply Best Management Practices (BMPs) throughout construction and operations. During and following construction of onsite facilities, appropriate water erosion and dust-control measures would be implemented to prevent increased dust and erosion. Dust generated by construction would be controlled and minimized by applying water and, if needed, approved palliatives could be applied to newly constructed interior site access roads.

Soil stabilization measures outlined in a stormwater management plan (SWPPP) would be used to prevent soil being eroded by stormwater runoff during construction and operation.

## **OPERATIONS AND MAINTENANCE**

The O&M requirements for a BESS facility are minimal and typically include regular monitoring, periodic inspections, and conducting any needed maintenance and repairs. Remote monitoring of the operations would provide safety and optimization controls plus provide reporting and alerts. Any outages for maintenance would typically be scheduled during times of lowest energy storage need. The O&M building on the adjacent solar facility would be used to store parts and supplies.

The operations workforce is expected to be shared with the adjacent solar facility and is estimated to be between 2 and 3 workers. Operation and maintenance would require the use of vehicles and equipment for minor maintenance. Pick-up trucks and ATVs could be used daily on the site and no heavy equipment would be used during normal BESS operation but would be brought in only when needed for repairs or replacements.





## **PURPOSE OF REQUEST**

The purpose of the Project is to provide a BESS facility capable of storing and dispatching clean, renewable energy at times of peak demand to help meet the region's growing demand for power and fulfill national and state renewable energy and greenhouse gas emission goals. This Project would serve electricity users in Colorado.

Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve providing its customers with energy generated from 100 percent clean energy resources by 2050.

The Applicant has offered the output of this facility to Public Service Company of Colorado to help meet the State's growing need for renewable energy.

## **RELATIONSHIPS / IMPACTS TO EXISTING ADJACENT USES**

The BESS project site and surrounding area is zoned for agriculture production (Zone A). Solar collector facilities greater than 20 acres and associated BESS facilities are allowed special uses for this zone.

The proposed site is currently grazing land. Nearby land uses include other grazing lands, a feedlot (Magnum Feedyard) immediately north and west of the site, irrigated and non-irrigated cultivated lands, existing transmission lines, and a few rural residences along County Road M. Construction and operation of the proposed Project is expected to have limited impacts on the surrounding properties and uses as discussed in the following section.

## **ENVIRONMENTAL IMPACT ANALYSIS AND PROPOSED MITIGATION MEASURES**

This section provides a description of baseline conditions on the proposed Project site and vicinity and summarizes the potential impacts that the proposed use may cause.

### Air Quality / Dust

In general, Morgan County's air quality is very good. The main problem is fugitive dust during dry and windy days that can occur at any time during the year. Smog from the Denver Metropolitan area sometimes does not disperse by the time it reaches the county (Morgan County 2008).

Construction of the Project would result in the generation of dust and tailpipe emissions from vehicle traffic and construction equipment. There would be an increase in dust emissions during construction activities that would be mitigated by the application of best management practices outlined within a Fugitive Dust Plan developed to satisfy County requirements. Disturbed areas would be watered as necessary to suppress dust during construction and operation and, if needed, approved palliatives could be applied to newly constructed interior site access roads after they are constructed.

### Existing Vegetation

Morgan County is dominated by short grass prairie and riparian plant communities along the South Platte River Valley and adjacent to permanent bodies of water. Vegetation within the Project site is composed of mostly shortgrass prairie.

There are two federally listed plant species identified as having the potential to occur in the Project area - the western prairie fringed orchid (*Platanthera praeclara*) (threatened) and the Ute Ladies'-tresses (*Spiranthes diluvialis*) (threatened). Suitable habitat for the fringed orchid includes moist tallgrass prairies and sedge meadows. Ute Ladies-tresses habitat includes riparian edges, gravel bars, old oxbows, high flow channels, and moist to wet meadows. No suitable habitat for either species occurs on the site.

The Colorado Natural Heritage Program (CNHP) maintains data for all known Special Status Species and their habitat, all Potential Conservation Areas (PCAs), and all Network of Conservation Areas (NCAs) within the State of Colorado. A search of CNHP data (CNHP 2021) reveals no records of plant Special Status Species. There are also no CNHP designated PCAs and no NCAs located within a two-mile radius surrounding the Project area (CNHP 2021).

Impacts to vegetation from construction, O&M, and decommissioning of the Project are primarily associated with soil disturbance, vegetation management, and the use of vehicles and heavy equipment in the solar field. During development of the Project, vegetation within the BESS site would be cleared permanently. Vegetation and weed management plans would be prepared prior to the start of construction and following construction.

#### Landforms

The proposed Project site is located on uplands about 9 miles south of the South Platte River. Elevation ranges from approximately 4,600 feet on the northern boundary of the site to 4,750 feet at the southern boundary of the site. Only very minor grading and changes to site topography are expected to accommodate development of the BESS project.

#### Noise

Primary existing noise sources in the vicinity of the Project site include traffic on local roads and agricultural activities. Based on the rural nature of the area and low population density, the day-night average noise level (Ldn or DNL) is estimated to be within the range of 33 to 47 dBA Ldn typical of a rural area. The dBA levels (or A-weighted decibels) are an expression of the relative loudness of sounds as perceived by the human ear.

Noise effects would result from the implementation of the Project during construction and operational activities. These impacts would be short-term or temporary for construction and long-term for operations and maintenance. Since construction noise would be short-term, the discussion below addresses the expected noise levels during the operational phase of the Project.

During the operational phase, the Project is expected to employ up to three permanent full-time workers to operate and maintain the facility and to provide plant security. Maintenance needs for the PV project would include equipment inspection, vegetation control (as needed), and maintenance.

The potential sources of long-term operational noise would be limited to noise from vehicle operations during routine O&M activities. Noise from the BESS equipment is not expected to be audible as it will be inside equipment enclosures / containers.





The maintenance activities such as visual inspections and equipment / parts replacement would be expected to be ongoing over the life of the Project. Potential effects from these activities on the existing ambient noise levels may be detectable for a short duration at the Project site and from traffic on local roads. Given the relatively remote location of the Project site with respect to noise receptors, any potential increases in noise levels on-site are unlikely to be detectable.

#### Odor

The proposed Project would be adjacent to an existing feedlot and near another. Construction and operation of a BESS project like proposed would not result in any odors.

#### Water Resources / Storm Water Runoff

Data was obtained from the Federal Emergency Management Agency (FEMA) to confirm whether any designated floodplains occur on or adjacent to the project. The overall site plan shows the floodplain map from FEMA for the project area. In addition, Balanced Rock Power has completed a hydrology study for the area in order to inform project designs, avoiding the FEMA-designated floodplain and any other potential areas of concern. Please see the appendices for the hydrology study. As shown, the BESS site is not near a designated floodplain.

Stabilization measures outlined in a stormwater management plan (SWPPP) would be used to prevent soil being eroded by stormwater runoff during construction and operation. This would be developed to comply with the stormwater discharge certification requirements of the Colorado Department of Public Health and Environment (CDPHE).

#### Wetlands

There are no drainages crossing the BESS site and no wetlands that could be potentially considered jurisdictional by the Corps of Engineers.

#### Wildlife

Morgan County supports a wide variety of game and non-game wildlife common to the plains environment. Habitat within the Project area is composed of mostly shortgrass prairie with a small amount of agricultural land. Data were collected to determine the wildlife resources that have the potential to occur or are known to occur within the Project area. This analysis is based on information provided by the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool (USFWS 2022a), the Colorado Natural Heritage Program (CNHP) Conservation Data Explorer (CNHP 2022), and aerial photography. The CNHP maintains data for all known Special Status Species and their habitat, all Potential Conservation Areas (PCAs), and all Network of Conservation Areas (NCAs) within the State of Colorado.

The USFWS IPaC database identifies the potential for federally listed threatened and endangered species protected by the Endangered Species Act (ESA) to occur within or near the Project area (USFWS 2022a). There are no critical habitats identified on the site. The IPaC lists three birds that could potentially occur in the Project area - eastern black rail (*Laterallus jamaicensis*) (threatened), piping plover (*Charadrius melodus*) (threatened) and whooping crane (*Grus americana*) (endangered). It also lists one fish - pallid





sturgeon (*Scaphirhynchus albus*) (endangered), one mammal - Preble's meadow jumping mouse (*Zapus hudsonius preblei*) (threatened), and one insect - monarch butterfly (*Danaus plexippus*) (candidate).

Piping plovers, eastern black rail, and whooping crane may migrate over the Project area, but there is no suitable breeding or foraging habitat within the Project area. The eastern black rail inhabits shallow wetlands dominated by cattails. The whooping crane relies on habitat provided in portions of the Platte River system well downstream of the Project area and does not occur near the Project area. The pallid sturgeon occurs in large perennial rivers which are not present in the Project area. Because no water depletions or disturbance to aquatic systems are anticipated to occur with the BESS facility, no impacts would be expected.

The Preble's meadow jumping mouse is found in shrub dominated riparian habitats and immediately adjacent upland habitats. There is no suitable habitat for this species within the Project area. The monarch butterfly could be present within the Project area. The potential for the monarch to occur would be based on the presence of flowering plants, most importantly the presence of milkweed. As a candidate species, it is not formally protected by the ESA. Overall, there is a very low risk to species protected by the ESA.

There are nine species listed by the State as Endangered, Threatened, or Species of Special Concern that have the potential to occur within the Project area. State-listed Special Status Species are not provided statutory protection unless the species is also protected under the umbrella of a federal program such as the Endangered Species Act (ESA), Migratory Bird Treaty Act (MBTA), or the Bald and Golden Eagle Protection Act (BGEPA). All these state-listed species would generally be at no/low risk from Project implementation but there could be suitable habitat for some of them in the area including burrowing owl, ferruginous hawk, mountain plover, long-billed curlew, black-tailed prairie dog and common garter snake in the area. There could also be suitable foraging habitat for golden eagle but there does not appear to be suitable nesting habitat nearby.

As mentioned in the Project description, the habitats on the BESS site would be expected to be disturbed construction. Grading on site would occur and native vegetation / habitats removed. Vegetation and weed management plans would be prepared prior to the start of construction and following construction.

Balanced Rock Power has engaged Colorado Parks and Wildlife on the Taelor Energy Storage project. We are expecting written comments from CPW in the near future. A draft wildlife plan, based on discussions with CPW to date, is attached as Appendix 13.

### Visual Resources

The proposed BESS Project site is located in a rural, mostly undeveloped part of Morgan County along its border with Weld County. Land uses in the area include grazing lands, feedlots, irrigated and non-irrigated cultivated lands, existing transmission lines, and a few rural residences.

The Taelor Energy Storage Project is not expected to significantly affect the visual quality of the area. It is located on moderately flat land and would have a low profile on the landscape having a maximum height of approximately 15 feet. The area around the site does not provide public recreational opportunities or attract public attention. The visually dominant features of the area are the existing feedlots and transmission lines.



### County Services and Capital Facilities

Morgan County provides public facilities and services to all county residents for human services, law enforcement and judicial systems, road building / maintenance, solid waste disposal, property taxation, economic development, planning, zoning and nuisance control. Other facilities and services such as fire protection, education, recreation, hospitals and utilities are the responsibility of special districts that tax users in defined geographical areas of the county (Morgan County 2008).

Construction and operation of the Taelor BESS Project would not be expected to negatively impact any County capital facilities. The Project would utilize County roads to provide access to the site for workers and the delivery of materials, equipment, and supplies. This road use would be subject to a road agreement between the applicant and the County with commitments to conduct a pre-construction baseline survey of County roads to be used during construction, develop a mitigation plan to address traffic congestion and potential impacts to County roads, and an agreement that requires the applicant to return any County roads to their pre-construction baseline condition.

The Project could also utilize County services such as law enforcement, fire, and medical services during construction and operation on an infrequent basis.

### **PROJECT DEVELOPMENT / IMPLEMENTATION SCHEDULE**

The proposed Taelor Energy Storage project in Morgan County would generally be developed and operated according to the following schedule:

- Site design / engineering: Q3 2021 - Q2 2025
- Site permitting / approval: Q1 2023 - Q3 2023
- Notice to Proceed on Construction: Q2 2025
- Generation Interconnection with Transmission System: Q3 2026
- Commercial Operation: Q2 2027

### **PROPOSED DURATION OF PERMIT**

The Applicant proposes to operate the Taelor Energy Storage Project for approximately 40 years and requests permits from Morgan County with a 47-year duration that would allow sufficient time to design, construct, operate, and decommission the Project.

Specifically, the Applicant respectfully requests the prior to substantial completion time frame validity of the Special Use Permit to be extended beyond the initial 36-month maximum to a full six years, as allowed via the zoning amendments passed in May 2023, to allow for a substantial construction completion deadline of August 31, 2030. The applicant requests this to accommodate the long lead time required to move through interconnection processes and to complete construction on a utility-scale project. The Applicant acknowledges that the County has a separate application and process for this request, and will be going through this process in tandem with the final approval of the Special Use Permit application.

### **NEEDED PUBLIC IMPROVEMENTS**

No public improvements would be needed to facilitate the proposed Project.





## COMPLIANCE WITH MORGAN COUNTY COMPREHENSIVE PLAN

The 2008 Morgan County Comprehensive Plan outlines the goals and directions for the County that are implemented through the policies and the provisions of the County Zoning and Subdivision Regulations. The planned land use designation for the proposed Taelor Energy Storage Project site is Vacant (or undesignated).

Development of the Taelor Energy Storage Project would be consistent with the Comprehensive Plan and would specifically help meet the goals, objectives, and policies identified below:

- Economic Development - Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.
- Utilities - Utility facility siting should consider the consolidation with or joint tower use, paralleling of existing facilities where appropriate with regard to sound environmental planning, system reliability, structural integrity and where economically feasible. *(the Project is sited to interconnect to existing infrastructure avoiding the need for new interconnection lines)*
  - Encourage the use of renewable resources for energy production
  - Encourage public utility facilities, which are preferred over individual systems
  - Contribute to the Colorado New Energy Economy; work to attract and maintain renewable energy projects
- Land Use - To encourage development where the proposed development is compatible with existing land uses; there is access to established public infrastructure (primarily road and utilities); and where in outlying areas of the county there is access to utilities and there is little additional burden on rural services.
- Environment – Preserve floodways identified by FEMA, control drainage discharges to preserve water quality

## COMPLIANCE WITH CRITERIA FOR SUP REVIEW

The proposed Project complies with all criteria for SUP review as discussed below:

*The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan*

As discussed above, the proposed Taelor Energy Storage Project would comply with the Morgan County Comprehensive Plan.

*All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County*

The application narrative and site plan fully describe the proposed Project facilities and their arrangement on the site.

*The site plan conforms to the district design standards of these Regulations*

The submitted site plan complies with Morgan County zoning regulations (Section 2-420) and the site plan requirements of the battery storage facility regulations (Section 4-850).





All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures

No off-site improvements are proposed. All on-site improvements are consistent with the County's requirements and their impacts and proposed mitigation are described within this narrative.

The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.

The proposed use is compliant with the County's SUP requirements and the requirements for a battery energy storage system (BESS) found in section 4-850 of Chapter 4 of the Morgan County Zoning Regulations.

The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is the strictest.

The proposed Project would not pose substantial risk to the public health, safety and welfare of residents of Morgan County or other nearby areas. The Project would meet all applicable local, state, and federal health and safety requirements. The applicant will develop a Health and Safety Program (HASP) for the construction and operation of the Project that would include written safety programs and procedures, fire safety program, measures for working in the heat, hearing loss prevention, respiratory protection, heavy equipment procedures, and others. In addition, all work would be done in accordance with applicable Occupational Health and Safety Administration (OSHA) requirements, manufacturer specifications, and applicable building and electrical code.

The special use proposed is not planned to be developed on a non-conforming parcel

The proposed use would not be located on a non-conforming parcel.

The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.

All relevant and required Project information, financial information, and fees have been provided by the applicant.

For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.

The proposed Taelor Energy Storage Project would require moderate amounts of water during the relatively short construction period primarily for dust suppression and concrete needs. Very little water would be needed during the operational life of the Project.

#### **SITE MAPS / PLANS**

A conceptual site plan for the proposed Project is included as part of this application and complies with Morgan County zoning regulations (Section 2-420) and the requirements for a battery energy storage



BALANCED ROCK  
POWER

system (BESS) found in section 4-850. See Figures 1 and 2 for location and site plan maps. Figure 3 is a civil layout of the BESS component.

#### **OWNERSHIP**

The current title insurance commitment is included in **Appendix 5**.

#### **RIGHT TO FARM POLICY**

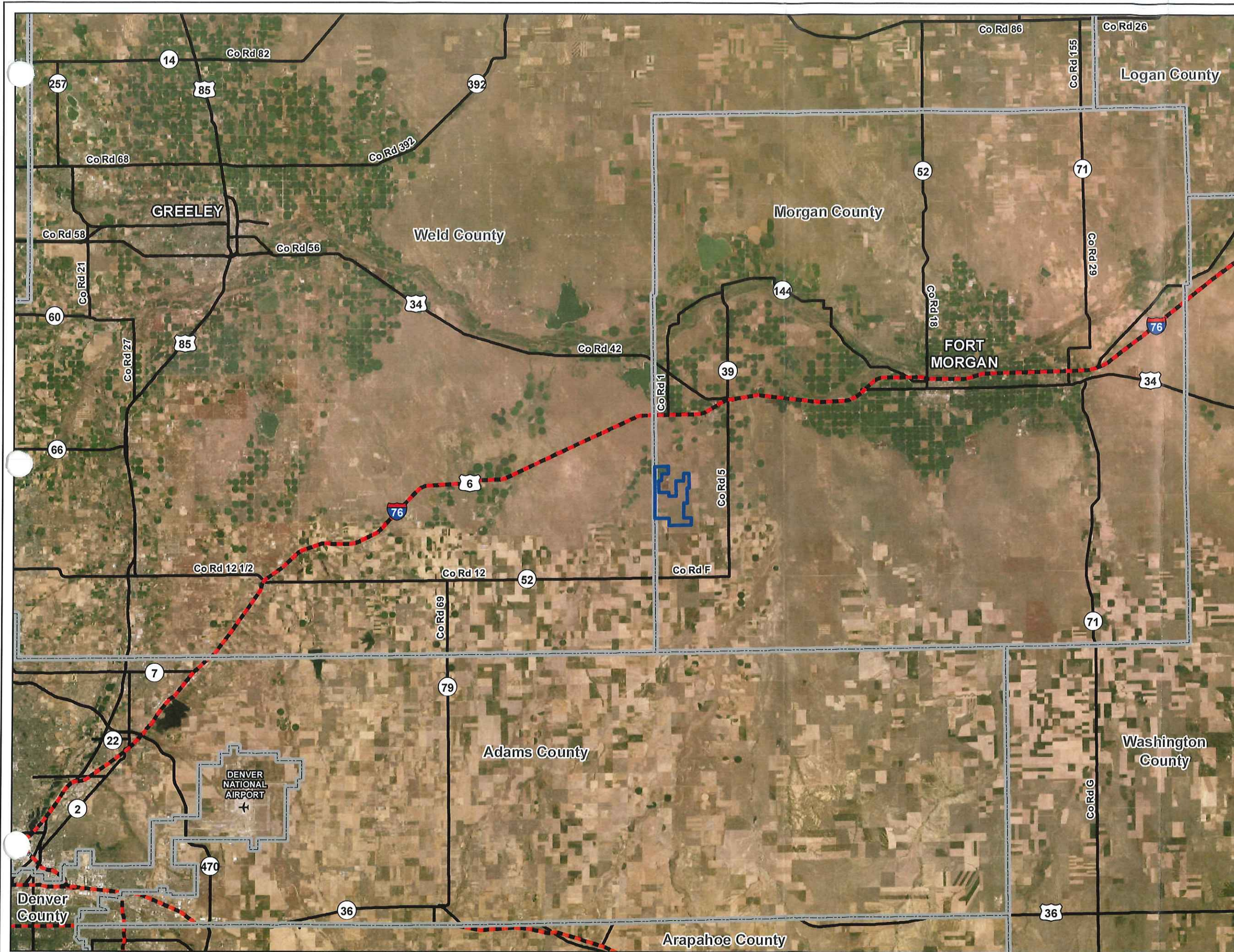
The Morgan County Right to Farm Policy signed by the landowner is included in **the Special Use Permit Application Form section**.


#### **LIABILITY INSURANCE**


Prior to construction, the applicant will provide evidence of liability insurance to cover loss or damage to persons and structures during construction and operation of the energy storage facility. See Appendix 12 for Liability Insurance certificate.

## Figure 1. Location Map







- Legend**
-  Interstate
  -  U.S. or State Highway
  -  County Boundary
- Project Components**
-  Project Parcels




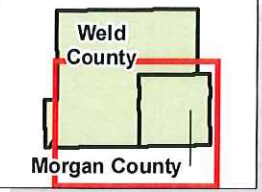
**BALANCED ROCK**  
POWER

Miles

SPCS NAD 83, CO North, US Ft.  
 Data Sources: BLM, ESRI, Weld Co., Morgan Co., USDA.  
 E:\Projects\MorganCoSite\MXDs\MorganCoSite  
 Location Map.mxd

**COLORADO**

**Map Extent**

**TAELOS SOLAR PROJECT  
MORGAN COUNTY**

**FIGURE 1  
GENERAL LOCATION**

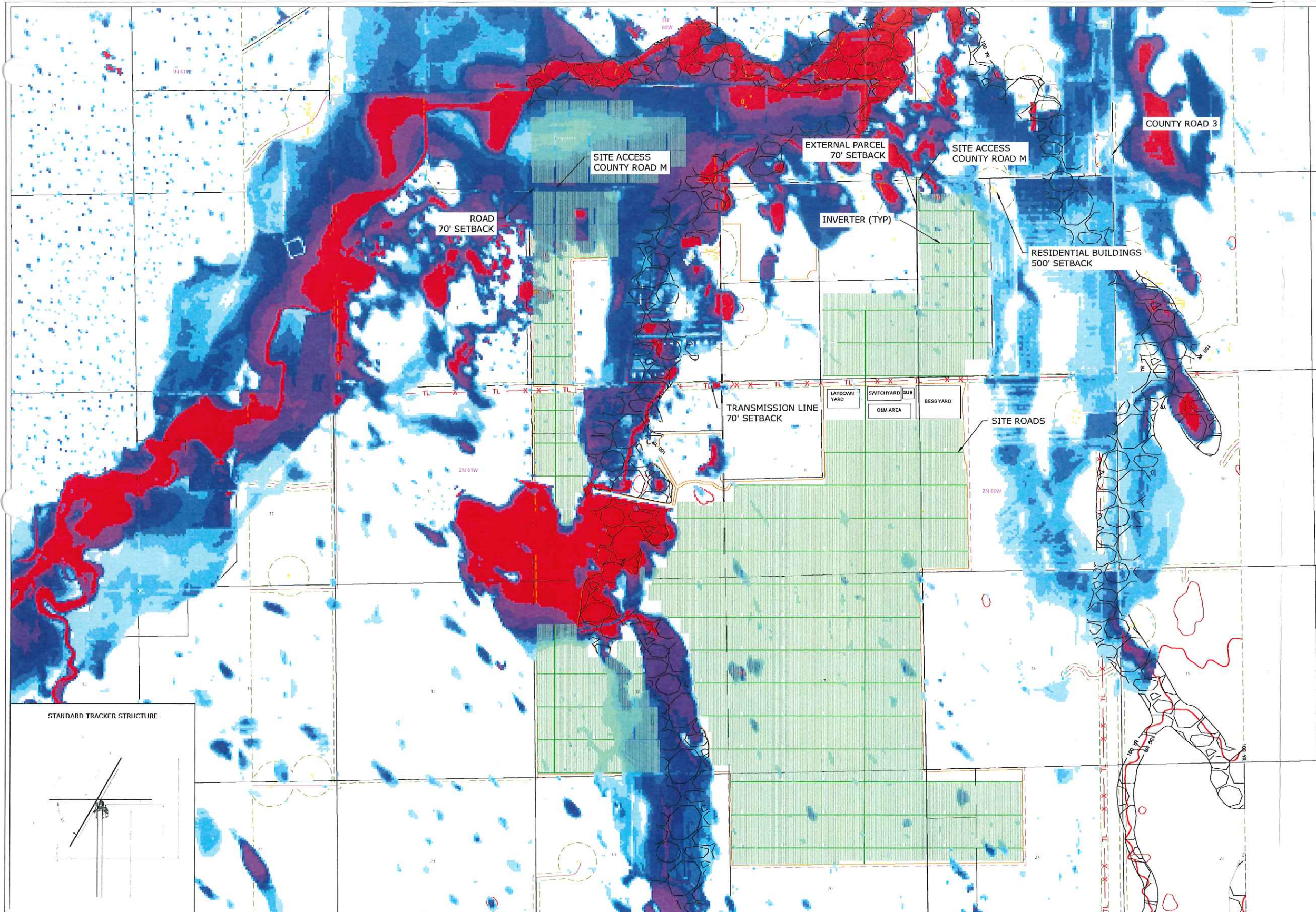
Map Extent: Greeley, Fort Morgan, Denver - Colorado

Date: 4/25/2023 Author: cm



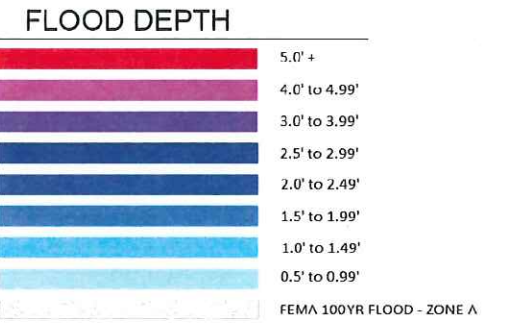
## Figure 2. Site Plan Map



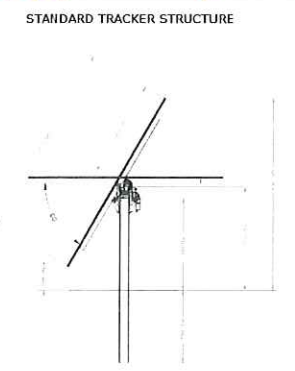


**PROJECT SUMMARY:**

Array Summary	
PROJECT SIZE (MW DC):	300
PROJECT SIZE (MW AC):	250
DESIGN CRITERIA	
WIND SPEED (MPH)	93.00
CORROSION LEVEL	C2
SNOW LOAD (lbs/sqft)	30
MODULE OVERVIEW	
MODULE MANUFACTURER:	Jinko
MODULE SPEC:	JKM570N-72HL4-TV-US
MODULE WATTAGE (w):	570
MODULE QUANTITY:	526,338
MODULES / STRING:	27
INVERTER OVERVIEW	
PCU MODEL:	SUNGROW 4400
PCU QUANTITY:	64
RACKING OVERVIEW	
RACKING MANUFACTURER:	NEXTRACKER
TRACKER PITCH (R):	23.294
GCR:	31.8%
MAX HEIGHT ABOVE GROUND (ft/m):	9.84 / 3
PROJECT LOCATION	
LAT/LONG:	40.145, -104.127



**PROJECT LOCATION:**



**BALANCED ROCK POWER**

310 E 100 S, Hixson, UT 84332

*PRELIMINARY NOT FOR CONSTRUCTION*

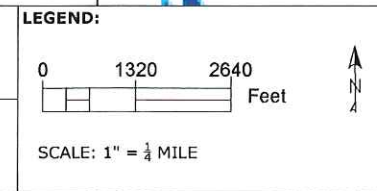
**PROJECT:** TAEOR SOLAR  
MORGAN COUNTY, COLORADO

**SHEET TITLE:** PERMITTING LAYOUT

**PREPARED FOR:** PREPARED FOR

**PREPARED BY:** SM

**CHECKED BY:** LN



**SIGNATURE BLOCK**

PROPERTY OWNER	
COUNTY BOARD	
CLERK TO THE COUNTY BOARD	
FAMILY	SIGNATURE

**PROJECT PHASE:** PROPOSAL

DIVISION: ENGINEERING PAPER SIZE: ANSI D (22 X 34)

DATE: 7/27/2023 REVISION: A SHEET #: E-100



### Figure 3. BESS Civil Layout

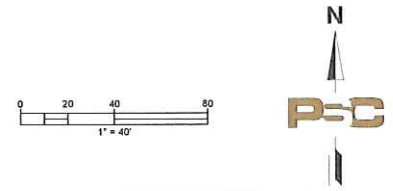


R:\OPPORTUNITIES\01 - BALANCED ROCK\_TAEOR SOLAR PHASE 1\4.0.0. ENGINEERING\4.0.2 CIVIL AND STRUCTURAL\CAD\BESS\PRE\_CIVIL\_TAEOR SO...\_BESS 4HR\_REV B.DWG DATE DEGRAAF 1/16/2023 1:29 PM



**LEGEND:**

- PERIMETER FENCE -
- PROJECT BOUNDARY -
- MAIN ACCESS ROAD -
- INTERIOR ROAD -
- LOW WATER CROSSING -
- CULVERT -
- RAIL -
- BURIED GAS PIPELINE -
- BURIED WATER PIPELINE -
- OVERHEAD POWER LINE -
- UNDERGROUND POWER LINE -
- FLOOD ZONE -
- WETLANDS -
- WATERCOURSE -
- SILT FENCE -
- ROCK CHECK DAM -
- STRAW WATTLE -
- DIVERSION SWALE -
- PRE-DRILL -



**Primoris**  
Renewable Energy

3000 LEVASTON ST. SUITE 300  
AURORA, CO 80011

**BALANCED ROCK**  
POWER

310 E 100 S MOAB, UT 84532

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

**PROJECT: TAEOR PHASE 1 BESS 4HR**  
MORGAN COUNTY, CO

**SHEET TITLE: CIVIL LAYOUT**

NO.	REVISION	DATE	SIGN
B	INVERTER CHANGE	16-JAN-23	ND
LEAD DESIGNER:		CHECKED BY:	
ALEX BLY		NATE DEGRAAF	

PROJECT NO:			
PROJ. PHASE: PROPOSAL			
DISCIPLINE:	DOCUMENT SIZE:		
CIVIL	ANSI D (22 X 34)		
DATE:	REVISION:	SHEET #	
1/16/2023	B	C-100	



## Figure 4. Haul Route Map





Cheryl Brindisi <cbrindisi@co.morgan.co.us>

**Haul Routes**

1 message

Nicole Hay <nhay@co.morgan.co.us>

Thu, Aug 31, 2023 at 4:25 PM

To: Erica Goad

"cc: Matthew Mooney"

, Randy

Schroeder

Dana Diller

Cc: Cheryl Brindisi <cbrindisi@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Good afternoon,

Attached is the response from Road and Bridge. I am also still needing truck weight information from you along with the rest of the requested information.

I will be out of the office until September 11, please reach out to Cheryl or Jenafer

Thanks

--

Nicole F. Hay  
Planning Administrator  
Planning/Zoning Department  
231 Ensign St.  
Fort Morgan, CO 80701  
970-542-3526

**2 attachments**

Haul Routes 083123.pdf  
109K

Bridge Load Ratings.pdf  
1509K



Nicole Hay <nhay@co.morgan.co.us>

---

## Haul Routes

---

**Bruce Bass** <bbass@co.morgan.co.us>  
To: Nicole Hay <nhay@co.morgan.co.us>

Thu, Aug 31, 2023 at 3:52 PM

Nichole

John and I discussed the possible haul routes and we have no issue with the following recommended haul routes:

East bound traffic on I 76 exiting at the Wiggins (County Road 3 Exit), then south on Road 3 to Road O, the west on Road O to Road 2, then South on Road 2 to Road M.5, then West on Road M.5 to Road 1, then South on Road 1 to Road M, then Road M short distance to destination.

West bound traffic on I 76 exiting at the Hwy 34 exit towards Greeley, then west on Hwy 34 to Road 3, then south on Road 3 to Road O, the west on Road O to Road 2, then South on Road 2 to Road M.5, then West on Road M.5 to Road 1, then South on Road 1 to Road M, then Road M short distance to destination.

We will need to require them to be responsible for mitigating any nuisance conditions that arise from the use of the short section of Road M in these haul routes.

As far as using Road M from Road 1 to Road 3, Road & Bridge will not approve the use of this road as part of the haul route unless it is improved using asphalt pavement to CDOT specifications.


Also attached are the two load rating sheets for the two bridges you asked about.

Bridge on Road 2, North of Road M.5 is Load restricted to 22 ton and the bridge on Road 3 from south of Road O is restricted to 19 ton for type 3 trucks. See attached load sheets.

Thank You

*Bruce Bass*  
*Public Works Director*  
*Morgan County Government*  
*970-542-3560*

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 **Bridge Load Ratings.pdf**  
1509K

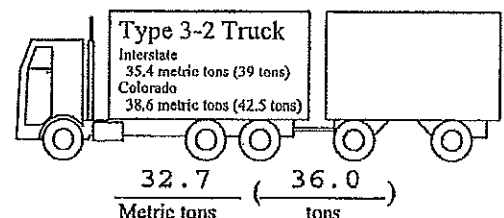
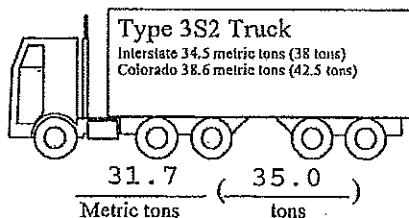
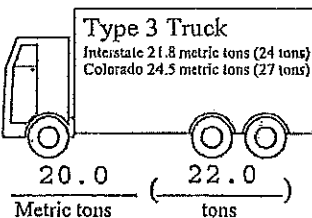
# Bridge on Road 2 North of MS

<b>COLORADO DEPARTMENT OF TRANSPORTATION LOAD FACTOR RATING SUMMARY</b>	Structure # <span style="float: right;">MG2-0.4-M.5</span>
	State Highway # <span style="float: right;">CR 2</span>
Rated using: Asphalt thickness: <u>102</u> mm ( <u>4</u> in.) <input checked="" type="checkbox"/> Colorado legal loads <input type="checkbox"/> Interstate legal loads	Batch I.D.
	Structure Type <span style="float: right;">CI</span>
	Parallel Structure #

Structural Member	Interior Girder	Deck (Visual Rating)	
-------------------	-----------------	----------------------	--

	Metric Tons (Tons)			
Inventory	15.4 ( 17.0 )	32.7 ( 36.0 )	( )	( )
Operating	25.7 ( 28.3 )	36.3 ( 40.0 )	( )	( )

Type 3 truck	20.8 ( 22.9 )	( )	( )	( )
Type 3S2 truck	32.5 ( 35.9 )	( )	( )	( )
Type 3-2 truck	33.0 ( 36.4 )	( )	( )	( )
Type SU4 truck (27T)	20.8 ( 22.9 )	( )	( )	( )
Type SU5 truck (31T)	22.6 ( 24.9 )	( )	( )	( )
Type SU6 truck (35T)	22.8 ( 25.1 )	( )	( )	( )
Type SU7 truck (39T)	23.8 ( 26.3 )	( )	( )	( )
NRL (40T)	23.4 ( 25.8 )	( )	( )	( )
Permit Truck Multi-Lane D.F.	( )	( )	( )	( )



<b>Comments:</b> (T = tons)			
Posting Required			
- EV2 = 24.9 T (Interior Girder)			
- EV3 = 24.0 T (Interior Girder)			
- Deck visually rated due to lack of plans and the deck shows no signs of failure			
- Built 1973			
- 79'-8" Str. Length (39'-4" - 39'-4"); 24'-0 1/2" O/O (23'-6" R/R)			
- 4" Asphalt on 5" CIP Concrete Deck			
- (11) W16x40 @ 2'-4" o.c.			
Rated By Stantec Consulting Services			
Rated by: Z. Banachowski, <i>[Signature]</i>	Date: 2/28/17	Checked by: James Fuller, PE <i>[Signature]</i>	Date: 3/30/17



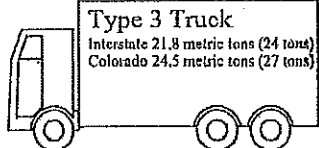
# Bridge on Road 5, South of Road 0

<b>COLORADO DEPARTMENT OF TRANSPORTATION LOAD FACTOR RATING SUMMARY</b>	Structure #	MG3-1.7-M
	State Highway #	CR 3
	Batch I.D.	
	Structure Type	CI
	Parallel Structure #	
Rated using: Asphalt thickness: <u>152</u> mm ( <u>6</u> in.) <input checked="" type="checkbox"/> Colorado legal loads <input type="checkbox"/> Interstate legal loads		

Structural Member	Interior Girder		
-------------------	-----------------	--	--

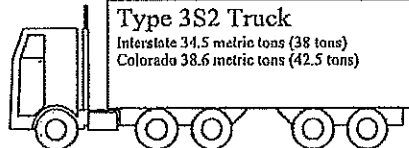
	Metric Tons      (Tons)			
Inventory	13.4 ( 14.8 )	(      )	(      )	(      )
Operating	22.4 ( 24.6 )	(      )	(      )	(      )

Type 3 truck	18.0 ( 19.9 )	(      )	(      )	(      )
Type 3S2 truck	28.1 ( 31.0 )	(      )	(      )	(      )
Type 3-2 truck	28.7 ( 31.7 )	(      )	(      )	(      )
Type SU4 truck (27T)	18.0 ( 19.8 )	(      )	(      )	(      )
Type SU5 truck (31T)	19.6 ( 21.6 )	(      )	(      )	(      )
Type SU6 truck (35T)	19.8 ( 21.8 )	(      )	(      )	(      )
Type SU7 truck (39T)	20.7 ( 22.8 )	(      )	(      )	(      )
NRL (40T)	20.3 ( 22.4 )	(      )	(      )	(      )
Permit Truck Multi-Lane D.F.	(      )	(      )	(      )	(      )



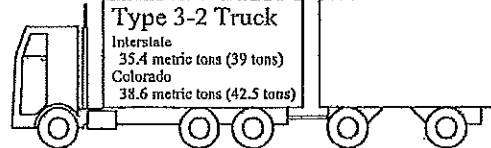
**Type 3 Truck**  
Interstate 21.8 metric tons (24 tons)  
Colorado 24.5 metric tons (27 tons)

17.2      19.0  
Metric tons      tons



**Type 3S2 Truck**  
Interstate 34.5 metric tons (38 tons)  
Colorado 38.6 metric tons (42.5 tons)

28.1      31.0  
Metric tons      tons



**Type 3-2 Truck**  
Interstate 35.4 metric tons (39 tons)  
Colorado 38.6 metric tons (42.5 tons)

28.1      31.0  
Metric tons      tons

Comments: (T = tons)

Posting Required

- EV2 = 21.8 T (Int. Girder)
- EV3 = 20.8 T (Int. Girder)
- Built 1965
- 39'-10" Str. Length (38'-9" CL Brg. - CL Brg.); 24'-4" O/O (23'-9" R/R)
- (11) W16x40 spaced @ 2'-4" o.c.
- 6" Asphalt on 6" CIP Concrete Deck
- Deck Rating not required; reinforcing layout unknown and deck shows no signs of failure

Rated By Stantec Consulting Services

Rated by: <u>Z. Banachowski, EIT</u>	Date: <u>2/27/17</u>	Checked by: <u>Peter LaRue, PE</u>	Date: <u>3/1/17</u>
--------------------------------------	----------------------	------------------------------------	---------------------



Jenafer Santos <jsantos@co.morgan.co.us>

---

## Taelor Solar and Battery SUP Apps

---

Erica Goad

Tue, Sep 5, 2023 at 10:31 AM

To: Jenafer Santos <jsantos@co.morgan.co.us>

Cc: Nicole Hay <nhay@co.morgan.co.us>

Cheryl Brindisi

<cbrindisi@co.morgan.co.us>, Planning Dept Permits Licensing <permits\_licensing@co.morgan.co.us>

Randy Schroeder

; Liam Norris

Good morning Jenafer and Cheryl,

Attached is the packet of the supplemental information requested by the Board for the Taelor Solar and Storage projects, including a revised haul route map, a glare report, a revegetation report, and aerial images of projects (these had been sent over previously). A couple of notes:

-We accept the Road and Bridge proposed haul route assuming our interpretation of their proposal matches the map

-The truck weights used for construction of the Taelor Solar project will have to comply with state and federal interstate requirements, and the maximum we anticipate is 40 tons (most loads will be much less - transporting the GSU is the heaviest load). If additional fortification is needed for bridges along the haul route, the Taelor Solar project will make the bridge improvements. The bridge improvement obligations will be addressed in the future Road Use Agreement.

Thanks again and please let us know if you have any additional questions. See you next week!

Erica

One attachment • Scanned by Gmail ⓘ



Attachment: Supplemental Information

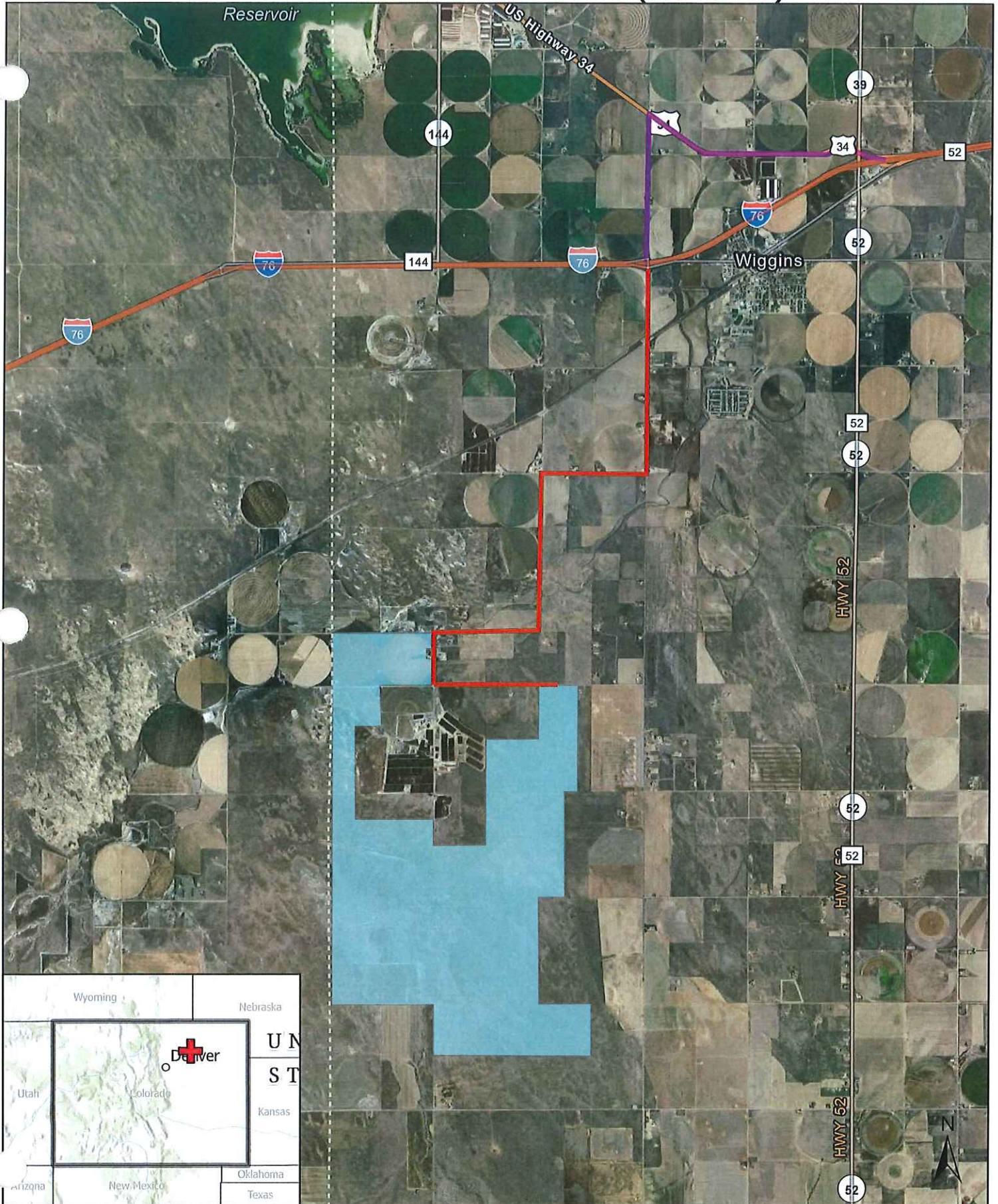


Taelor Supplemen...



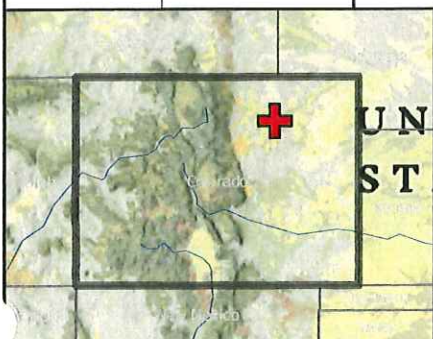
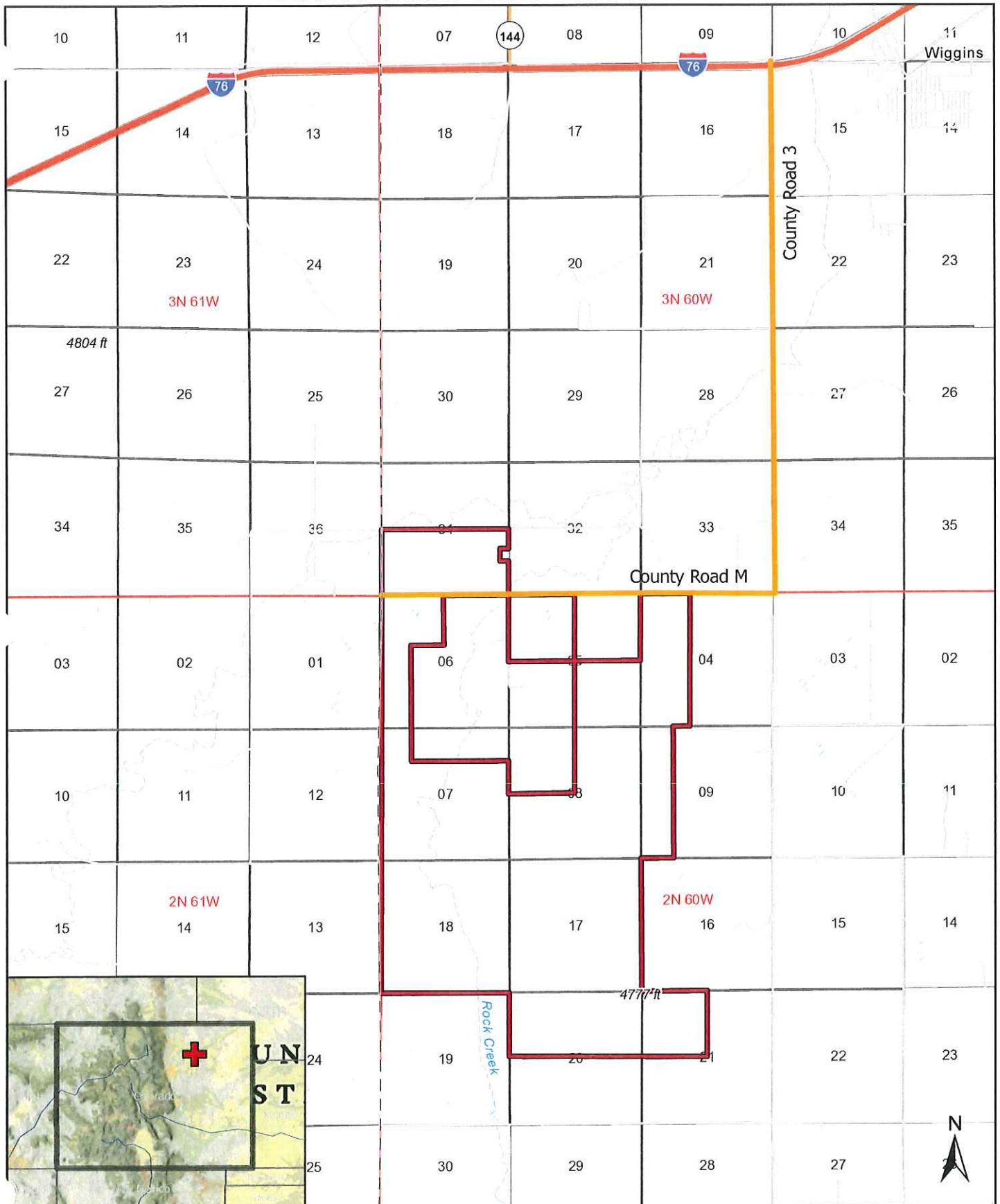


# Taylor Solar Haul Route (Revised)





# Taelor Solar Haul Route



- Taelor Solar Permitting Boundary
- Haul Route Morgan County

0 0.5 1 2 Miles





## **Appendix 1. Taelor Solar Preliminary Decommissioning Plan**



May 1, 2023

Nicole Hay  
Morgan County Planning  
Zoning & Building Department  
231 Ensign, P.O. Box 596  
Fort Morgan, CO 80701

**RE: *Taelor Solar Phase I Decommissioning Plans Request***

Dear Nicole,

Pursuant to your request for a Decommissioning Narrative and Cost Estimate associated with the Taelor Solar Phase I project in Morgan County, CO, kindly refer to the following pages. Should you have any questions, please feel free to contact me directly.

Please contact me at \_\_\_\_\_ or \_\_\_\_\_ should you have any questions or concerns.

Sincerely,  
**KIMLEY-HORN AND ASSOCIATES, INC.**

A handwritten signature in black ink that reads "Erik Strock".

Erik Strock, PE  
*Project Manager*  
(Colorado PE No. 0053883)



**TAEOR SOLAR PHASE I  
DECOMMISSIONING PLAN  
May 1, 2023**

**Purpose**

This decommissioning plan is provided by Balanced Rock Power, LLC (the "Project Company") and will detail the projected decommissioning demands associated with the proposed project.

The purpose of this decommissioning plan is to provide procedures and an opinion of probable construction cost for partial or full closure of the solar facility. Morgan County Code requires a decommissioning plan and performance guarantees to supplement plans submitted as part of a special use permit (SUP) package. This decommissioning plan details provisions for facility deconstruction and site restoration, to satisfy the specific guidelines set forth in the Project's Special Use Permit. This decommissioning plan shall take effect upon facility abandonment, discontinuation of operation, or expiration of the use permit as defined by Morgan County Code.

**Site Location**

Taelor Solar Phase I proposes to build a 250 MW<sub>AC</sub> photovoltaic (PV) solar facility ("Solar Facility") with a collocated 125 MW<sub>AC</sub> BESS facility ("Project"), in Morgan County, CA. The solar facility will include up to 3,782 acres of private land in northeastern Colorado between Greeley and Fort Morgan, and within Sections 29, 30, 31, and 32 in Township 3 North, Range 60 West and Sections 4, 5, 7, 8, 9, 17, 18, 20, and 21 in Township 2 North, Range 60 West. ("Property").

**Anticipated Service Life of the Project**

Unless the system is purchased by the Morgan County or other entity, the facility shall be decommissioned in accordance with this Decommissioning Plan ("Plan"), restoring the site to as close to its agreed-upon post-decommissioned state as practicably possible upon expiration or termination of the Power Purchase Agreement. The expected useful life of the Project is forty (40) years and is expected to be operational for the full forty (40) years.

Decommissioning responsibilities include the removal of any perimeter fences, any concrete or steel foundations, all metal structures (mounting racks and trackers), all photovoltaic (PV) modules, pipelines, alternators, generators, aboveground and underground cables, transformers, inverters, fans, switch boxes, fixtures, etc. and otherwise restoring the premises to its original position or mutually agreed upon state. Other Plan activities include the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

## **Commencement of Decommissioning**

This Plan assumes that the Facility will be decommissioned under any of the following conditions:

1. The land lease (including the exercise of any extension options) ends and will either not be renewed, or a new lease will not be entered into for the Project.
2. The system does not produce power for sale for a consecutive 12-month period.
3. The system is damaged and will not be repaired or replaced.

## **Removal of Nonutility Owned Equipment**

To decommission the Solar Facility, the Project will include at a minimum:

- Disconnection from the utility power grid.
- Removal of all Facility components: panels, inverters, wire, cable, combiner boxes, transformers, racks, trackers, tracker motors, weather monitoring, control system apparatus, etc.
- Removal of all non-utility owned equipment (at point of interconnection), conduits, structures, fencing, and foundations to a depth agreed to in landowner agreements or down 24 inches.
- Restoration of property to a condition reasonably similar to its condition prior to Facility installation, or as initially agreed upon.
- Plant vegetation suitable for the location, native to the region, and which matches surrounding vegetation.

The owner of the leased property may request in writing for certain items to remain, e.g., access roads.

This decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to necessary stakeholders prior to decommissioning.

The decommissioning process will maximize the recycling, reuse, and salvage of applicable facility components, which are outlined in the opinion of probable construction costs. Based on the extent of decommissioning, prior to beginning construction activities, the developer will submit applicable demolition and construction plans and permit applications which will outline the schedule and extents of demolition. Decommissioning activities will not begin prior to issuance of approved permits by local regulatory agencies with appropriate jurisdiction.

## **Restoration of Property**

To adequately restore the site to its previous condition, documentation using pre-construction video and/or digital photography will be performed prior to construction activities. This information will be reviewed prior to preparation of decommissioning demolition documents and included in the submittal to Morgan County. Pre-construction documentation will also consist of detailed descriptions of existing vegetative and soil conditions as well as existing topography and drainage patterns.



At the time of decommissioning, the Project Company will restore the Solar Facility to its pre-construction condition. All waste and excess materials will be disposed of in accordance with municipal, provincial, and federal regulations. Waste that can be recycled under municipal programs will be recycled accordingly. Provided, however, the Project Company shall not be required to replace any structures that were removed to build the Solar Facility.

The restoration will consist of de-compaction of the topsoil by disking or tilling and re-vegetation of the property. Mass grading is not anticipated since the initial project will not alter topography significantly. At the end of the project the area will be seeded and fertilized with native vegetation as needed to return the site to as close as practicable to original or initially agreed-upon condition. Deciding factors will be influenced by Morgan County land use and comprehensive plans and regulations at such time in the future.

The developer will coordinate with Morgan County to monitor vegetation and drainage following restoration until permanent vegetation is established. Erosion and sediment control, re-seeding, soil stabilization, weed control and fertilization will be provided by the developer.

Upon completion of the site restoration, a final report of activities will be submitted to Morgan County documenting the process and results.

### **Time Period to Complete Decommissioning**

The Project Company will have 270 days from the date decommissioning commences to complete decommissioning. Provided, however, the Project Company may request an extension of an additional duration if decommissioning is delayed due to weather conditions or other items outside its control.

### **Party Responsible for Decommissioning**

The Project Company is responsible for this decommissioning, provided however that the Project Company may contract with a third-party to perform the decommissioning on its behalf. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the Facility as outlined in the Special Use Permit in the event the operator of the Facility does not fulfill this obligation.

### **Decommissioning Cost Estimate and Bonding**

An engineer's opinion of probable construction cost and analysis of material salvage value were prepared as part of this decommissioning plan. Every five (5) years during the life of the project, this opinion of probable construction cost will be updated and submitted to Morgan County. Exhibit A summarizes the probable costs and salvage values associated with decommissioning. Exhibit B summarizes probable costs associated with decommissioning exclusive of salvage values. Exhibit C summarizes probable costs associated with trucking panels to approved recycling facilities.

Morgan County Resolution No. 2022 BCC 017 requires Balanced Rock Power, LLC to provide a faithful performance bond as a financial guarantee for proper decommissioning. This bond is separate from, and in addition to, performance bonding submitted for permitting. Furthermore, Balanced Rock Power,



LLC will be required to submit detailed engineering plans at the time of decommissioning, and obtain construction permits as required by appropriate authorities.

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, current RSMeans data for Fort Morgan was used to estimate labor, material, and equipment expenses.

Total probable cost of decommissioning in Year 5 is estimated to be **\$11,238,801.60** (see Detailed Decommissioning Estimate in Appendix A).

### **Resale/Salvage Value Estimate**

There is a robust secondary market for resale of solar PV panels worldwide and a network of facilities available for recycling panels. Solar PV panels are estimated to degrade less than 0.5% per year, meaning they're expected to operate at 90% of capacity after 20 years. Panel manufacturers will guarantee the performance for each individual module and replace defective modules per the terms of warranty. Panels can therefore be sold for a price higher than their scrap value.

In general, the highest component value would be expected at the time of construction with declining value over the life of the Project. Over most of the Project's life, components such as the solar panels could be sold in the wholesale market for reuse or refurbishment. As panel efficiency and power production decrease due to aging and/or weathering, the resale value will decline accordingly. Secondary markets for used solar components include other utility scale solar facilities with similar designs that may require replacement equipment due to damage or normal wear over time; other buyers (e.g., developers, consumers) that are willing to accept a slightly lower power output in return for a significantly lower price point when compared to new equipment. The solar facility's additional supporting components, such as inverters, transformers, racking and piles, can be dismantled and resold for scrap value. Inverters and transformers are comprised of salvageable materials such as copper, aluminum, and silver. Piles and other steel components can likewise be recovered and salvaged. Resale values at the end of Year 5 or equipment of significant value were calculated with straight-line depreciation after an instant depreciation of the original material cost.

A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition (\$0.10 to \$0.50 per watt). Future pricing of solar panels is difficult to predict currently, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. A conservative estimation of the value of solar panels in Year 5 at \$0.18 per watt would yield approximately \$43,809,106.00 (see Estimated PV Panel Valuation in Appendix A). Increased costs of removal, for resale versus salvage, would be expected to preserve the integrity of the panels; however, the net revenue would still be substantially higher than the estimated salvage value.

The resale value of components such as trackers, may decline more quickly; however, the salvage value of the steel that makes up a larger portion of the tracker is expected to stay at or above the value used in this report.

The price used to value the steel in this report is \$100.00 per ton. The price used to value copper in this report is \$2.68 per lb.

No salvage value was anticipated for the battery energy storage system components.

Total probable salvage value of decommissioning in Year 5 is estimated to be **\$27,618,210.65**.

Total probable cost of decommissioning (with salvage) is estimated to be **\$38,857,012.25**.

	<b>Total Price (incl. markups)</b>	<b>Total Price (incl. markups and salvage)</b>
<b>Subtotal:</b>	\$10,432,533.63	<b>(\$36,069,422.83)</b>
<b>Inflation (1.5%):</b>	\$806,267.97	<b>(\$2,787,589.41)</b>
<b>Total:</b>	\$11,238,801.60	<b>(\$38,857,012.25)</b>

*Table 1 – Decommissioning Costs – See Appendix A for further detail*

**EXHIBIT A**



Taylor Solar 1  
Morgan County  
Detailed Decommissioning Estimate  
CCI: Fort Morgan  
Age at Decommissioning

5 YR  
250 MW

Item	Quantity	Unit	Notes	Labor		Material		Equipment		Salvage/Scrap Value	Unit Price (incl. markups)	Total Price (incl. markups)	Total Price (incl. markups and salvage)	
				Productivity (unit/hr)	Labor (\$/hr)	Unit Labor (\$/unit)	Material (\$/unit)	Equipment Cost (\$)	Unit Equipment Cost (\$/unit)					Salvage Value (\$/unit)
Mobilization	1	LS	5% of subtotal, excl. salvage											
Supervision	210	HR	10% of total hours, Construction Manager @ \$61.75/hr											
Temporary Facilities	1	LS	Assume 0.5% of subtotal, excl. salvage											
Storage	1	LS	Assume 0.5% of subtotal, excl. salvage											
General Expenses	1	LS	Assume 0.1% of subtotal, excl. salvage											
General Liability Insurance	1	LS	Assume 0.45% of subtotal, excl. salvage											
Contractor's G.A.	1	LS	Assume 0.85% of subtotal, excl. salvage											
SWPPP, Erosion Control Measures (Disturbed Area)	1,389	Ac	\$670/acre assumed (lit. E&S measures)											
Seeding	68	Ac	B66 crew (1 equip operator @ \$59.7/hr, loader-backhoe @ \$5.516/month for 3 months), fescue erosion mix, 5% of site	0.15	\$ 59.70	\$ 76.65	\$ 800.00	\$ 1,072.00	\$ 16,548.00	\$ 311.36	\$	\$ 1,980.01	\$ 1,934,162.68	
Tilling 6" topsoil/scantling access road and rough grading existing soil	42	Ac	Tilling/removal, B66 crew (1 equip operator @ \$59.7/hr, loader-backhoe @ \$2,758/2wks, 2 dump trucks @ \$11,895/2wks); Grading: B11L crew (1 Construction laborer (Cab) @ \$47.25/hr, 1 med equip operator @ \$53.05/hr, 1 grader @ \$11,065/2 wks)	0.4	\$ 170.00	\$ 615.77	\$	\$	\$ 25,738.00	\$ 790.18	\$	\$ 99,879.60	\$ 98,979.60	
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	B6 crew (2 Cab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, loader-backhoe @ \$44.95/month for 6 months)	50	\$ 154.20	\$ 4.47	\$	\$	\$ 26,610.00	\$ 0.76	\$ 12,638.28	\$	\$ 223,244.21	
Disconnection and Demolition of Secondary/Substation Equipment	1	EA	5 Electricians @ \$67.35/hr, 1 equip operator @ \$59.7/hr, 1 Cab @ \$47.25/hr, 1 crane, 1 demo excavator, 1 crew cab for 3.5 wk @ \$22,750 total	0.007	\$ 443.70	\$ 91,837.03	\$	\$	\$ 22,750.00	\$ 28,269.73	\$ 24,227.35	\$	\$ 121,136.76	\$ 996,009.41
Remove and Recycle AC Cables	376,640	LF	Trenching: B54 crew (1 equip operator @ \$59.7/hr, 1 chain trencher @ \$9,301/2wks for 13 weeks); Demo cable, 1 Electrician @ \$67.35/hr	728	\$ 127.05	\$ 0.25	\$	\$	\$ 60,486.50	\$ 0.21	\$ 50,469.76	\$	\$ 124,253.62	
Remove and Recycle DC Cables	3,820,974	LF	1 crew of B54 crew (3 equip operator @ \$59.7/hr, 3 chain trencher @ \$9,301/2wks for 13 weeks); Demo cable, 3 Electricians @ \$67.35/hr	3975	\$ 381.15	\$ 0.14	\$	\$	\$ 111,612.00	\$ 0.04	\$ 572,010.52	\$	\$ 171,663.13	
Backfill AC and DC trenches	1,875,980	LF	B10R crew (3 equip operator @ \$63.05/hr, 1.5 Cab @ \$47.25/hr, 1 FE loader @ \$37,869/5wks for 26 weeks)	1836	\$ 260.03	\$ 0.21	\$	\$	\$ 40,903.20	\$ 0.03	\$	\$	\$ 442,485.07	
Remove and Recycle Inverters	87	EA	Incl. 12x7x6" pad demo (B38 crew (1 foreman @ \$49.25/hr, 2 Cab @ \$47.25/hr, 2 equip operators @ \$59.7 & \$63.05/hr, 1 backhoe loader @ \$110B/wk, 1 hyd. hammer @ \$3915/wk, 1 FE loader @ \$3,915/wk, 1 bucket @ \$330/week); 1 Electrician @ \$67.35/hr	2	\$ 333.85	\$ 241.86	\$	\$	\$ 6,288.00	\$ 92.79	\$ 4,698.00	\$	\$ 230,114.55	\$ 440,655.45
Remove and Recycle Photovoltaic Modules	570,186	EA	9 Cab @ \$47.25/hr each, 1 equip operator @ \$63.05/hr, trucking and disposal @ \$120/4 weeks for 26 weeks, resin panels @ \$1.05/max resin unit	540	\$ 976.60	\$ 2.63	\$	\$	\$ 1,001,675.00	\$ 2.27	\$ 76.76	\$ 43,768,298.05	\$	\$ 40,974,386.65
Remove and Recycle Piles (10' Wx6' Piles @ 25' OC assumed)	126,000	EA	2 Cab @ \$47.25/hr each, 2 equip operator @ \$63.05/hr, 1 FE loader @ \$3,915/week for 26 weeks, 1 crew cab @ \$2,250/month for 6.5 months	120	\$ 220.60	\$ 2.67	\$	\$	\$ 126,480.00	\$ 1.31	\$ 700.00	\$	\$ 202,500.00	
Remove and Recycle Support Assemblies	19,290,450	LB	4 Cab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, dump truck @ \$3,800/month for 9 months	14000	\$ 248.70	\$ 0.03	\$	\$	\$ 34,200.00	\$ 0.01	\$ 664,522.50	\$	\$ 275,121.11	
Remove and Hauling of BESS Batteries	1,920	EA	2 Electricians @ \$67.35/hr, 1 equip operator @ \$59.7/hr, 1 Cab @ \$47.25/hr, 1 crane, 1 demo excavator, 1 crew cab for \$13,000/2wks for 24 weeks; Packs to be hauled to recycling center	2	\$ 174.30	\$ 126.27	\$	\$	\$ 2,078,100.00	\$ 1,384.63	\$	\$ 2,820,124.45	\$ 82,600,124.45	
Disassembly and Removal of BESS Shells	240	EA	B6 crew (2 Cab @ \$47.25/hr, 1 equip operator @ \$59.7/hr, loader-backhoe @ \$1,600/month each for 1.5 months)	1	\$ 154.20	\$ 223.41	\$	\$	\$ 487.50	\$ 2.62	\$	\$ 54,248.21	\$ 54,248.21	
Contaminated Soils Testing	1	LS	\$2,000 allowance of 5rd party soil sample collection, analysis and reporting										\$ 2,000.00	
Reclamation Monitoring and Maintenance	1	LS	\$5,000 allowance										\$ 5,000.00	
<b>Subtotal:</b>													\$ 110,432,333.63	
<b>Inflation (1.5%/year):</b>													\$ 2,767,569.41	
<b>Total with Salvage:</b>													\$ 113,200,000.00	

Notes:  
1. A size of similar size was used to derive potential quantities for erosion and sediment control (loading from 38 MM to 250 MM). Quantities were determined by comparing "unitary" quantities directly.  
2. Labor productivity and unit rates were derived from RSMans Online (Perry Construction, 2023 data).  
3. Labor, material, and equipment rates are based on the RSMans City Cost Index (CCI) for Fort Morgan.  
4. Material salvage values were based off of current US salvage exchange rates.  
5. Equipment rental rates were determined from local rental facilities.  
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (2.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.  
7. Photovoltaic Module material salvage rate and equipment costs are completed at present values, while salvage value is completed at 20 year depreciated values.  
8. Labor Pile/Inverter/Recycle labor and equipment costs are completed at present values, while salvage value is completed at 20 year depreciated values.  
9. Inverter material values is dependent on the assumption that all inverters will be decommissioned and road that may through their useful life every 5 years.

**Taelor Solar I  
Morgan County  
Decommissioning Estimate Pro Forma w/ Salvage**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

Item	Quantity	Unit	Unit Price	Total Salvage	Total Price (Incl. markups)	Total Price
Mobilization	1	LS		\$ -	\$487,980.00	\$ (487,980.00)
Supervision	210	HR	\$90.00	\$ -	\$18,900.00	\$ (18,900.00)
Temporary Facilities	1	LS		\$ -	\$42,030.00	\$ (42,030.00)
Safety	1	LS		\$ -	\$28,470.00	\$ (28,470.00)
Legal Expenses	1	LS		\$ -	\$7,460.00	\$ (7,460.00)
General Liability Insurance	1	LS		\$ -	\$30,510.00	\$ (30,510.00)
Contractor's G&A	1	LS		\$ -	\$57,620.00	\$ (57,620.00)
SWPPP, Erosion Control Measures (Disturbed Area)	1,369	Ac	\$670.00	\$ -	\$917,230.00	\$ (917,230.00)
Seeding	68	Ac	\$1,960.01	\$ -	\$134,162.68	\$ (134,162.68)
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	\$1,405.95	\$ -	\$58,979.60	\$ (58,979.60)
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	\$5.23	\$ 12,628.28	\$235,872.49	\$ (223,244.21)
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$121,136.76	\$ 24,227.35	\$121,136.76	\$ (96,909.41)
Removal and Recycle AC Cables	376,640	LF	\$0.46	\$ 50,469.76	\$174,723.38	\$ (124,253.62)
Removal and Recycle DC Cables	3,820,974	LF	\$0.18	\$ 512,010.52	\$683,673.65	\$ (171,663.13)
Backfill AC and DC trenches	1,875,980	LF	\$0.24	\$ -	\$442,485.07	\$ (442,485.07)
Remove and Recycle Inverters	87	EA	\$334.65	\$ 469,800.00	\$29,114.55	\$ 440,685.45
Removed and Recycle Photovoltaic Modules	570,186	EA	\$4.90	\$ 43,768,298.05	\$2,793,911.40	\$ 40,974,386.65
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed )	125,000	EA	\$3.98	\$ 700,000.00	\$497,500.00	\$ 202,500.00
Remove and Recycle Support Assemblies	19,290,450	LB	\$0.04	\$ 964,522.50	\$689,401.39	\$ 275,121.11
Removal and Hauling of BESS Batteries	1,920	EA	\$1,520.90	\$ -	\$2,920,124.45	\$ (2,920,124.45)
Dissassembly and Removal of BESS Shells	240	EA	\$226.03	\$ -	\$54,248.21	\$ (54,248.21)
Contaminated Soils Testing	1	LS		\$ -	\$2,000.00	\$ (2,000.00)
Reclamation Monitoring and Maintenance	1	LS		\$ -	\$5,000.00	\$ (5,000.00)
<b>Subtotal:</b>				<b>\$ 46,501,956.46</b>	<b>\$10,432,533.63</b>	<b>\$ 36,069,422.83</b>
					<b>Inflation (1.5%/year):</b>	<b>\$ 2,787,589.41</b>
					<b>Total:</b>	<b>\$ 38,857,012.25</b>

**Notes:**

1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 250 MW). Quantities were determined by comparing "unit/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment rental rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.13/LF (AC and DC Cables) and Steel @0.28/LF of fence, @\$0.35/pile, and @\$0.05/LB.
9. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).

**Taylor Solar I  
Morgan County  
Decommissioning Salvage/Resale Values**

**Table 1. Material Salvage Values**

Line Item	Quantity	Unit	Quantity	Unit	Unit Density (Lb/unit)	Weight (Lb)	Price/Lb	Unit Price	Total Price
Copper Wire			4197614	lf	0.05	209,881	\$ 2.68	\$ 0.13	\$ 562,480.28
Steel Piles	125000	EA	2000000	lf	7	14,000,000	\$ 0.05	\$ 0.35	\$ 700,000.00
Racks	250	MW			77161.8	19,290,450	\$ 0.05	\$ 3,858.09	\$ 964,522.50
Fence	45101	LF	45101	ft	5.6	252,566	\$ 0.05	\$ 0.28	\$ 12,628.28

**Table 2. Equipment Resale Values**

Line Item	Quantity	Unit	Unit Price	Original Total Cost	Instant Depreciation	End of Life Salvage Value	Useful Life	Age of Component at Decommissioning	Resale Value
Modules	570186	EA	\$76.76	\$ 87,500,000.00	\$ 62,500,000.00	\$ 43,768,298.05	5	5	\$ 43,768,298.05
Inverters	87	EA	18000	\$ 1,566,000.00	\$ 783,000.00	\$ 156,600.00	10	5	\$ 469,800.00

**References:** Site Work & Landscape Costs with RSM Means Data, 36th annual ed. 2017  
RS Means Heavy Construction Cost Data, 29th Edition



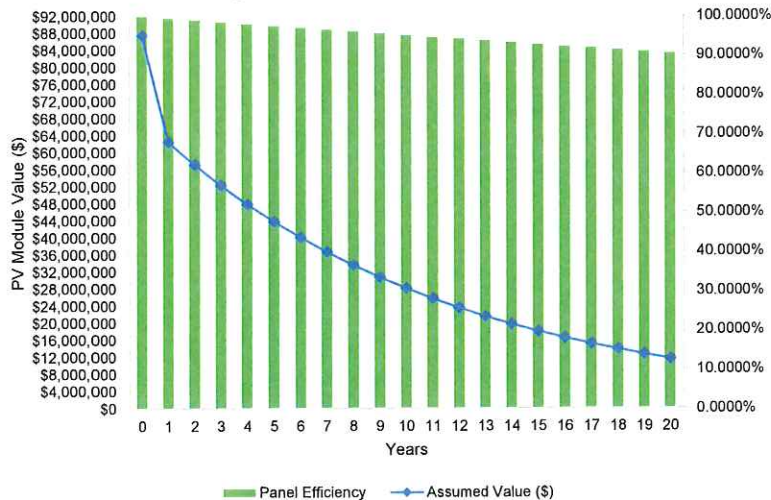
**Taylor Solar I  
Morgan County  
Estimated PV Panel Valuation**

Project Size 250,000,000 W

Year	Panel Efficiency	Assumed Value (\$/W)	Assumed Value (\$)
0	100.0000%	\$0.3500	\$87,500,000
1	99.5000%	\$0.2500	\$62,500,000
2	99.0025%	\$0.2288	\$57,187,500
3	98.5075%	\$0.2093	\$52,326,563
4	98.0150%	\$0.1915	\$47,878,805
5	97.5249%	\$0.1752	\$43,809,106
6	97.0373%	\$0.1603	\$40,085,332
7	96.5521%	\$0.1467	\$36,678,079
8	96.0693%	\$0.1342	\$33,560,442
9	95.5890%	\$0.1228	\$30,707,805
10	95.1110%	\$0.1124	\$28,097,641
11	94.6355%	\$0.1028	\$25,709,342
12	94.1623%	\$0.0941	\$23,524,048
13	93.6915%	\$0.0861	\$21,524,504
14	93.2230%	\$0.0788	\$19,694,921
15	92.7569%	\$0.0721	\$18,020,853
16	92.2931%	\$0.0660	\$16,489,080
17	91.8316%	\$0.0604	\$15,087,508
18	91.3725%	\$0.0552	\$13,805,070
19	90.9156%	\$0.0505	\$12,631,639
20	90.4610%	\$0.0462	\$11,557,950
21	90.0087%	\$0.0423	\$10,575,524
22	89.5587%	\$0.0387	\$9,676,605
23	89.1109%	\$0.0354	\$8,854,093
24	88.6654%	\$0.0324	\$8,101,495
25	88.2220%	\$0.0297	\$7,412,868
26	87.7809%	\$0.0271	\$6,782,774
27	87.3420%	\$0.0248	\$6,206,239
28	86.9053%	\$0.0227	\$5,678,708
29	86.4708%	\$0.0208	\$5,196,018
30	86.0384%	\$0.0190	\$4,754,357
31	85.6082%	\$0.0174	\$4,350,236
32	85.1802%	\$0.0159	\$3,980,466
33	84.7543%	\$0.0146	\$3,642,127
34	84.3305%	\$0.0133	\$3,332,546
35	83.9089%	\$0.0122	\$3,049,279
36	83.4893%	\$0.0112	\$2,790,091
37	83.0719%	\$0.0102	\$2,552,933
38	82.6565%	\$0.0093	\$2,335,934
39	82.2432%	\$0.0085	\$2,137,379
40	81.8320%	\$0.0078	\$1,955,702

5 97.90% \$ 0.18 \$ 43,768,298.05

**Figure 1 - PV Panel Valuation Graph**



*EXHIBIT B*

**Taelor Solar I  
Morgan County  
Decommissioning Estimate Pro Forma w/o Salvage**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

Item	Quantity	Unit	Unit Price	Total Price
Mobilization	1	LS		\$487,980
Supervision	210	HR	\$90.00	\$18,900
Temporary Facilities	1	LS		\$42,030
Safety	1	LS		\$28,470
Legal Expenses	1	LS		\$7,460
General Liability Insurance	1	LS		\$30,510
Contractor's G&A	1	LS		\$57,620
SWPPP, Erosion Control Measures (Disturbed Area)	1,369	Ac	\$670.00	\$917,230
Seeding	68	Ac	\$1,960.01	\$134,163
Tilling 6" topsoil/scarifying access road and rough grading existing soil	42	Ac	\$1,405.95	\$58,980
Remove and Recycle Chainlink Fence, 6' High	45,101	LF	\$5.23	\$235,872
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$121,136.76	\$121,137
Removal and Recycle AC Cables	376,640	LF	\$0.46	\$174,723
Removal and Recycle DC Cables	3,820,974	LF	\$0.18	\$683,674
Backfill AC and DC trenches	1,875,980	LF	\$0.24	\$442,485
Remove and Recycle Inverters	87	EA	\$334.65	\$29,115
Removed and Recycle Photovoltaic Modules	570,186	EA	\$4.90	\$2,793,911
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed )	125,000	EA	\$3.98	\$497,500
Remove and Recycle Support Assemblies	19,290,450	LB	\$0.04	\$689,401
Removal and Hauling of BESS Batteries	1,920	EA	\$1,520.90	\$2,920,124
Dissassembly and Removal of BESS Shells	240	EA	\$226.03	\$54,248
Contaminated Soils Testing	1	LS		\$2,000
Reclamation Monitoring and Maintenance	1	LS		\$5,000
			<b>Subtotal:</b>	<b>\$10,432,534</b>
			<b>Inflation (1.5%/year):</b>	<b>\$806,268</b>
			<b>Total:</b>	<b>\$11,238,802</b>

**Notes:**

1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 250 MW). Quantities were determined by comparing "unit/MW" quantities directly.
2. Labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
3. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Fort Morgan.
4. Material salvage values were based off of current US salvage exchange rates.
5. Equipment rental rates were determined from local rental facilities.
6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year). See Figure 1 in Appendix A of the Decommissioning Plan.
7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.13/LF (AC and DC Cables) and Steel @0.28/LF of fence, @\$0.35/pile, and @\$0.05/LB.
9. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).



*EXHIBIT C*

**Taelor Solar I  
Morgan County  
Panel Trucking Costs**

\$/mo/truck rental	\$	4,000
\$/mo/truck labor (FT+benefits)*	\$	5,000
\$/mo/truck maintenance	\$	500
\$/mo/truck insurance	\$	1,000
<b>Total \$/mo/truck cost</b>	<b>\$</b>	<b>10,500.00</b>

\$/gallon gas	\$	4.00
miles /gallon		8
Mileage (Fort Morgan, CO to Phoenix, AZ) roundtrip		898
<b>Total fuel cost per trip</b>	<b>\$</b>	<b>449.00</b>

Capacity in tons per trip		20
total number of panels		570,186
panel weight (tons)		17,106
Misc. Waste (tons)		20
<b>Total trips</b>		<b>857</b>

Loading/unloading hours per trip		1
road hours per trip		12.0
hours per day		10
days/month		21
trips per month per truck		16.2
<b>Total truck months</b>		<b>54</b>

Subtotal of Truck and Labor Cost	\$	567,000
Fuel Cost	\$	384,793
<b>Total Trucking Cost</b>	<b>\$</b>	<b>951,793</b>

\*Assumes truck labor only works half of the month at standard heavy truck operator rates

**Taelor Solar I  
Morgan County  
Battery Pack Trucking Costs**

\$/mo/truck rental	\$	4,000
\$/mo/truck labor (FT+benefits)*	\$	5,000
\$/mo/truck maintenance	\$	500
\$/mo/truck insurance	\$	1,000
<b>Total \$/mo/truck cost</b>	<b>\$</b>	<b>10,500.00</b>

\$/gallon gas	\$	4.00
miles /gallon		8
Mileage (Fort Morgan, CO to Phoenix, AZ) roundtrip		898
<b>Total fuel cost per trip</b>	<b>\$</b>	<b>449.00</b>

Capacity in tons per trip		20
total number of megapacks		1920
pack weight (tons)		38,400
Misc. Waste (tons)		20
<b>Total trips</b>		<b>1921</b>

Loading/unloading hours per trip		1
road hours per trip		10.0
hours per day		10
days/month		21
trips per month per truck		19.1
<b>Total truck months</b>		<b>101</b>

Subtotal of Truck and Labor Cost	\$	1,060,500
Fuel Cost	\$	862,529
<b>Total Trucking Cost</b>	<b>\$</b>	<b>1,923,029</b>

\*Assumes truck labor only works half of the month at standard heavy truck operator rates



## Appendix 2. Maintenance Certification



# BALANCED ROCK

POWER

Ms. Nicole Hay  
Director, Planning and Zoning, Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Solar Panel Maintenance Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. The Project is proposed to utilize solar panels manufactured by Jinko Solar, although exact panel supplier will be selected during final design. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(M), Balanced Rock Power hereby certifies that the solar panels will be maintained and operated in accordance with manufacturer specifications, Owner Environmental Health and Safety Plans, and applicable Occupational Health and Safety Administration requirements to ensure the safety of site personnel and the public, and in a manner that reduces fire risks caused by vegetation.

Sincerely,

DocuSigned by:  
*Dana Diller*  
AC2004D2B181493...

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC



## Appendix 3. Fire Mitigation and Emergency Operations Plan

Prior to construction, Balanced Rock Power will submit a Fire Mitigation Plan and an Emergency Operations Plan to the County, to provide the County and the Wiggins Fire District with all information necessary to respond to emergency events at the Taelor Battery Storage facility.

- Fire Mitigation Plan

The fire mitigation plan is a site plan which will include strategic information for first responders including: fire department access roads, gates and fences/access restrictions, lock box locations, fire command center or response location(s), water supply locations, water source and controls, critical fire protection system information, site hazards, and high level ERP notes.

- Emergency Response Plan

The Emergency Response Plan (ERP) will be developed to provide a base document to be used during operations, by site personnel and first responders if an event occurs. The ERP will be prepared utilizing final project design information and based on industry standards. The following subjects will be addressed:

- Equipment description and overview, emergency access
- Site map, access points, and staging areas
- Hazard evaluations, signage
- Safety protocols



## **Appendix 4. Erosion Control Certification and Preliminary Plan**



**BALANCED ROCK**  
POWER

Ms. Nicole Hay  
Director, Planning and Zoning, Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Water and/or Wind Erosion Control Plan Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(I), Balanced Rock Power hereby submits a Preliminary Erosion Control Plan and its 30% design for the Project, including a description of best management practices that will be utilized to prevent erosion and run-off during construction. For purposes of this application, the attached document constitutes a “30% Design Plan”. A final drainage and erosion control plan will be provided prior to commencement of Project construction.

Sincerely,

DocuSigned by:  
*Dana Diller*  
AC2004D2B181493...

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC

Encl.: 30% Design Plan, Preliminary Erosion Control Plan

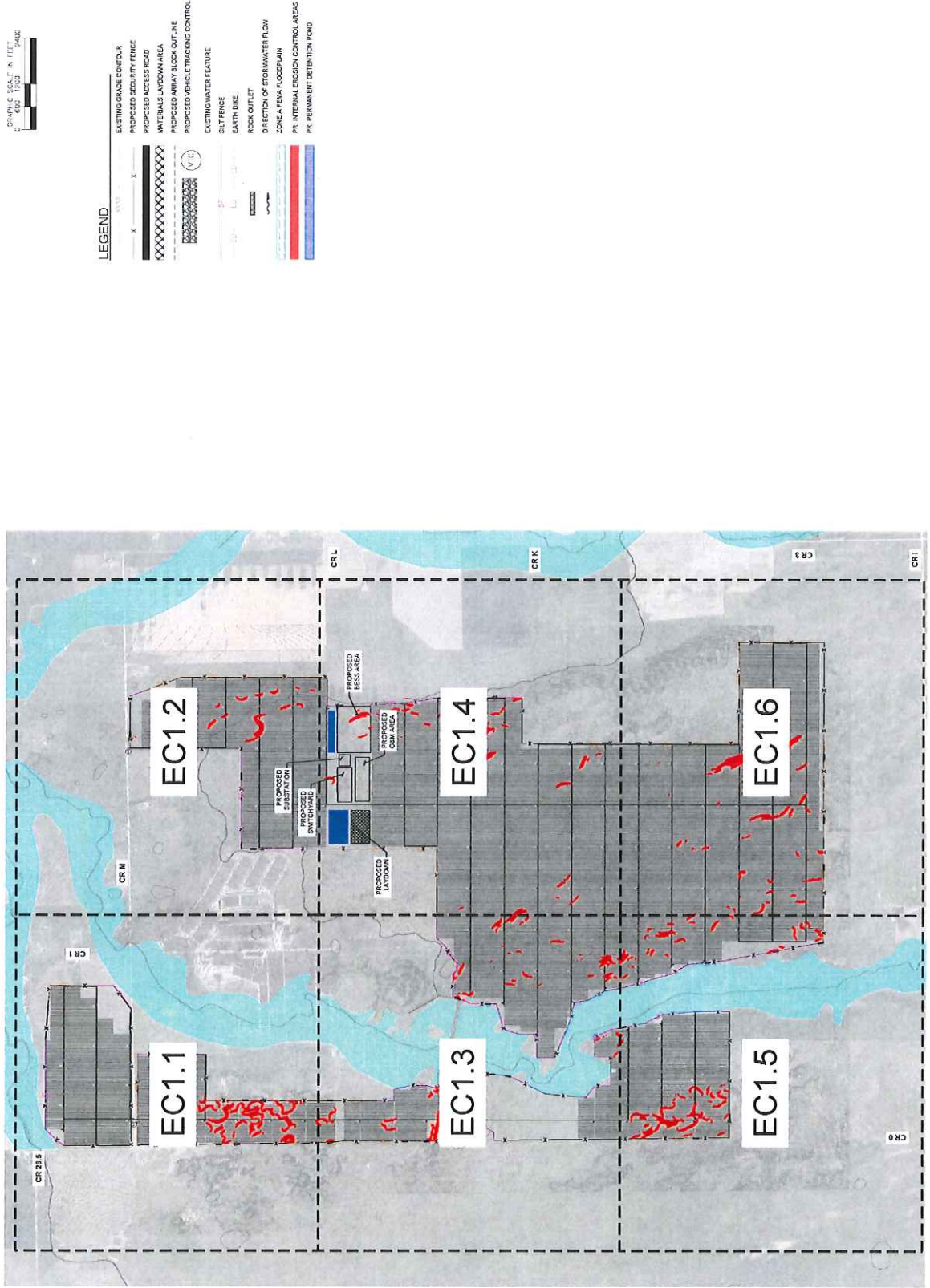




**GENERAL EROSION CONTROL NOTES**

1. BMPs shall conform to all applicable regulatory requirements. For precise location, refer to detail or consult engineer.
2. BMPs shall be installed in the correct location and orientation.
3. BMPs shall be installed in the correct location and orientation.
4. BMPs shall be installed in the correct location and orientation.
5. BMPs shall be installed in the correct location and orientation.
6. BMPs shall be installed in the correct location and orientation.
7. BMPs shall be installed in the correct location and orientation.
8. BMPs shall be installed in the correct location and orientation.
9. BMPs shall be installed in the correct location and orientation.
10. BMPs shall be installed in the correct location and orientation.
11. BMPs shall be installed in the correct location and orientation.
12. BMPs shall be installed in the correct location and orientation.
13. BMPs shall be installed in the correct location and orientation.
14. BMPs shall be installed in the correct location and orientation.
15. BMPs shall be installed in the correct location and orientation.
16. BMPs shall be installed in the correct location and orientation.

REV	DATE	DESCRIPTION
1	07/26/2023	ISSUE FOR PERMITS
2	08/16/2023	REVISED PER COMMENTS



**LEGEND**

- EXISTING GRADE CONTOUR
- PROPOSED SECURITY FENCE
- PROPOSED ACCESS ROAD
- MATERIALS LAYDOWN AREA
- PROPOSED ARRAY BLOCK OUTLINE
- PROPOSED VEHICLE TRACKING CONTROL
- EXISTING WATER FEATURE
- SILT FENCE
- BATH DISE
- ROCK OUTLET
- DIRECTION OF STORMWATER FLOW
- ZONE A FEMA FLOODPLAIN
- PK INTERNAL EROSION CONTROL AREAS
- PK PERMANENT DETENTION POND



DATE	DESCRIPTION
07/17/2023	REVISED
07/18/2023	REVISED
07/19/2023	REVISED

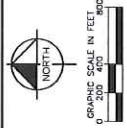


PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT NO.	2023-001
DATE	07/17/2023
SCALE	AS SHOWN
DESIGNED BY	EC1.1
CHECKED BY	EC1.1
DATE	07/17/2023

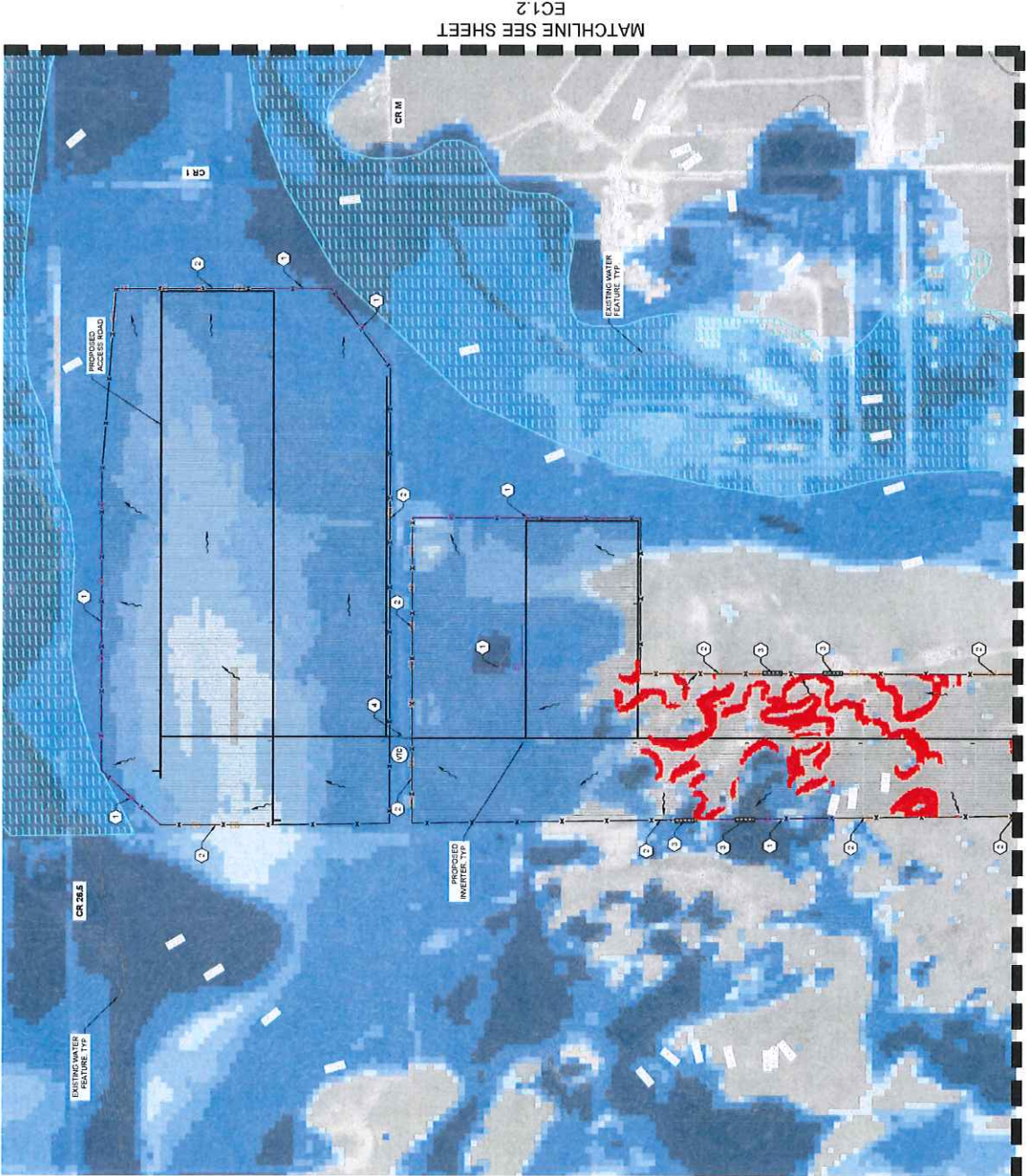
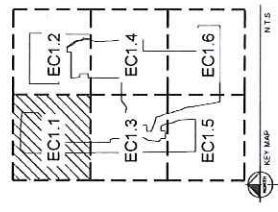
TAEOR SOLAR  
FACILITY  
PHASE 1  
EROSION CONTROL  
PLAN

SHEET NUMBER  
EC1.1



- LEGEND**
- EXISTING GRADE CONTOUR
  - PROPOSED SECURITY FENCE
  - PROPOSED ACCESS ROAD
  - MATERIALS LAYDOWN AREA
  - PROPOSED ANIRAY FLOOD OUTLINE
  - PROPOSED VEHICLE TRACKING CONTROL
  - EXISTING WATER FEATURE
  - SILT FENCE
  - BARTH DISE
  - ROCK OUTLET
  - DIRECTION OF FLOW
  - ZONE A FEMA FLOODPLAIN
  - PR INTERNAL EROSION CONTROL AREAS
  - PR PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
- INSTALL SILT FENCE SEE DETAIL 1, SHEET EC2.0
  - INSTALL BARTH DISE SEE DETAIL 2, SHEET EC2.0
  - INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
  - CONSTRUCTION ENTRANCE SEE DETAIL 6, SHEET EC2.0



MATCHLINE SEE SHEET  
EC1.2

MATCHLINE SEE SHEET  
EC1.3



NO.	REV.	DATE
1	REVISED	07/11/2023
2	REVISED	07/11/2023
3	REVISED	07/11/2023
4	REVISED	07/11/2023



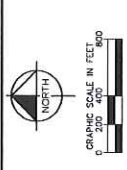
PRELIMINARY  
NOT FOR CONSTRUCTION

DATE	07/11/2023
DESIGNER	AS/SC/ST
CHECKER	AS/SC/ST
SCALE	AS SHOWN
PROJECT NO.	23-000000
SHEET NO.	1

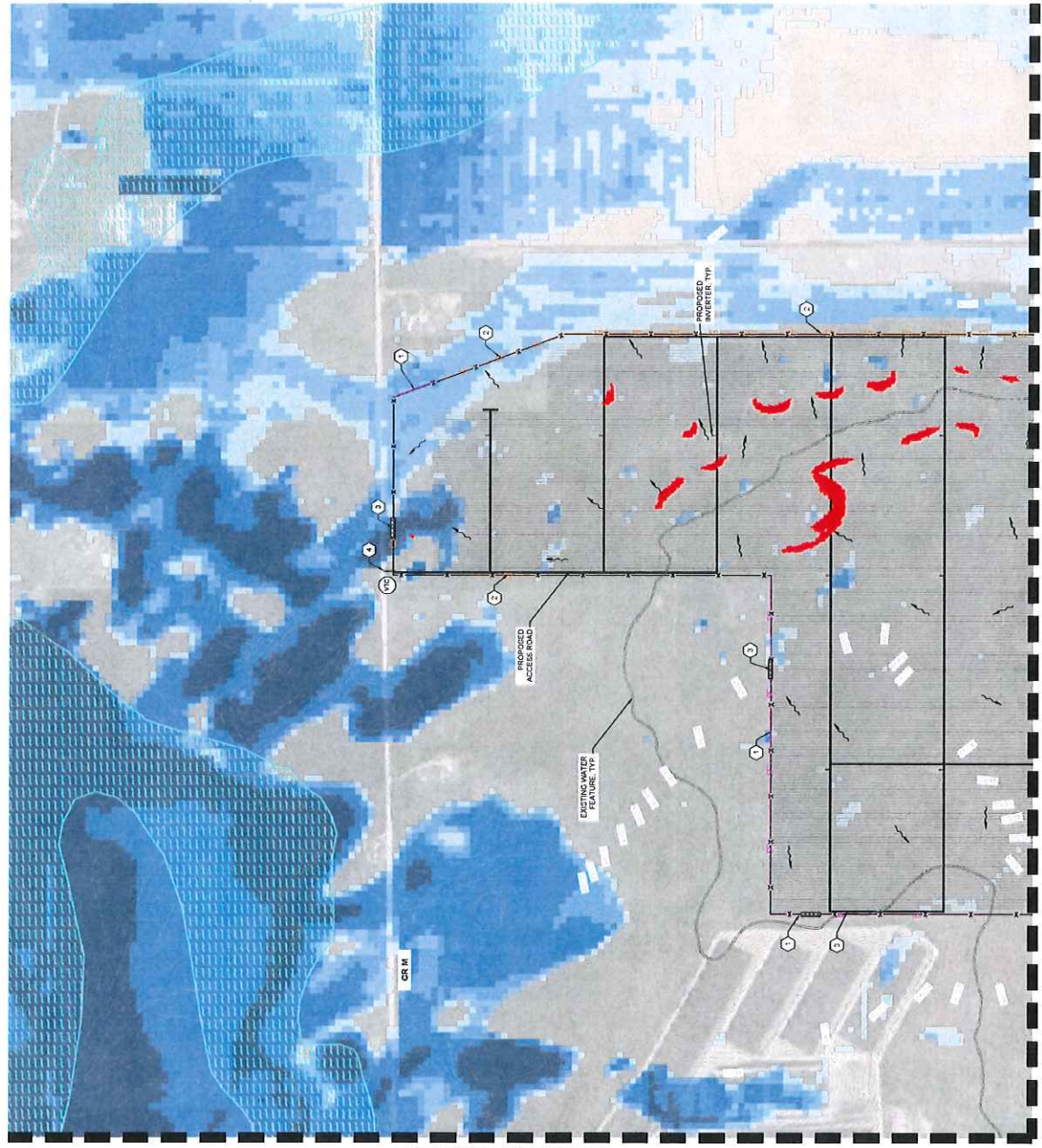
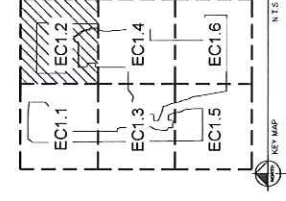
EROSION CONTROL PLAN

TAEOR SOLAR FACILITY  
PHASE 1

SHEET NUMBER  
EC1.2



- LEGEND**
- EXISTING GRADE CONTOUR
  - PROPOSED SECURITY FENCE
  - PROPOSED ACCESS ROAD
  - MATERIALS LAYDOWN AREA
  - PROPOSED ARRAY FLOOD OUTLINE
  - PROPOSED VEHICLE TRACKING CONTROL
  - EXISTING WATER FEATURE
  - SILT FENCE
  - EARTH BARRI
  - ROCK OUTLET
  - DIRECTION OF FLOW
  - ZONE A FEW FLOODPLAIN
  - INTERNAL EROSION CONTROL AREAS
  - PERMANENT DETENTION POND
- EROSION CONTROL NOTES**
1. INITIAL SILT FENCE SEE DETAIL 1, SHEET EC2.0
  2. INITIAL EARTH BARRI SEE DETAIL 2, SHEET EC2.0
  3. INITIAL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
  4. CONSTRUCTION ENTRANCE SEE DETAIL 6, SHEET EC2.0



MATCHLINE SEE SHEET  
EC1.1

MATCHLINE SEE SHEET  
EC1.4



**LEGEND**

- EXISTING GRADE CONTOUR
- PROPOSED SECURITY FENCE
- PROPOSED ACCESS ROAD
- MATERIALS LAYDOWN AREA
- PROPOSED AIRWAY BLOCK OUTLINE
- PROPOSED VEHICLE TRACKING CONTROL
- EXISTING WATER FEATURE
- SILT FENCE
- ROCK OUTLET
- DIRECTION OF FLOW WATER FLOW
- ZONE A FLOW FLOODPLAIN
- PER INTERNAL EROSION CONTROL AREAS
- PER PERMANENT DETENTION POND

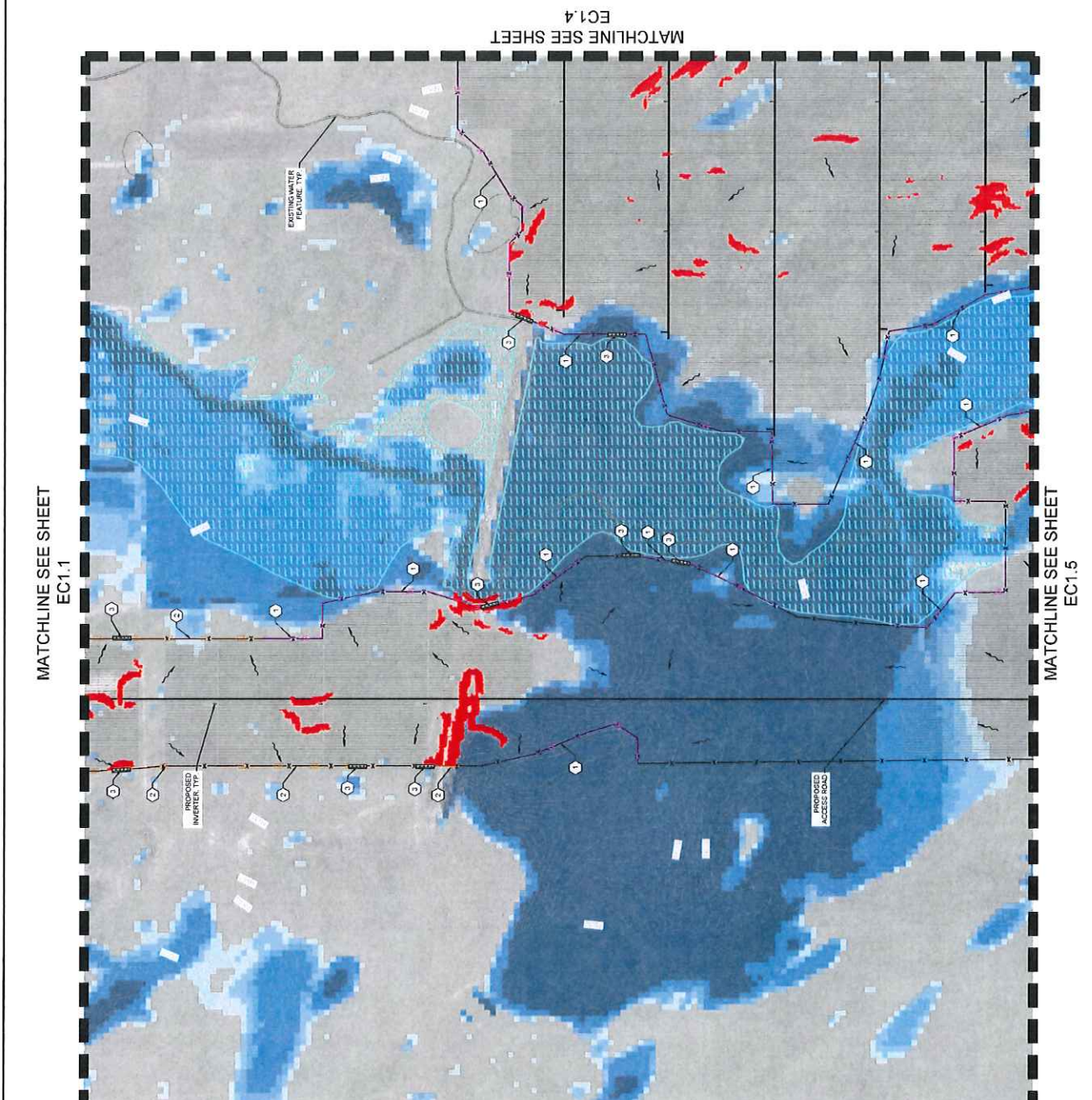
**EROSION CONTROL NOTES**

- INSTALL SILT FENCE SEE DETAIL 1, SHEET EC2.0
- INSTALL EARTH CHAIN SEE DETAIL 2, SHEET EC2.0
- INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC2.0
- CONSTRUCTION ENTRANCE SEE DETAIL 6, SHEET EC2.0

**PROVIDED FLOOD DEPTH AND SCOUR (FT)**

- FLOOD DEPTH (0.0 - 1.00)
- FLOOD DEPTH (1.00 - 1.50)
- FLOOD DEPTH (1.50 - 2.00)
- FLOOD DEPTH (2.01 - 4.00)
- FLOOD DEPTH (4.01+)

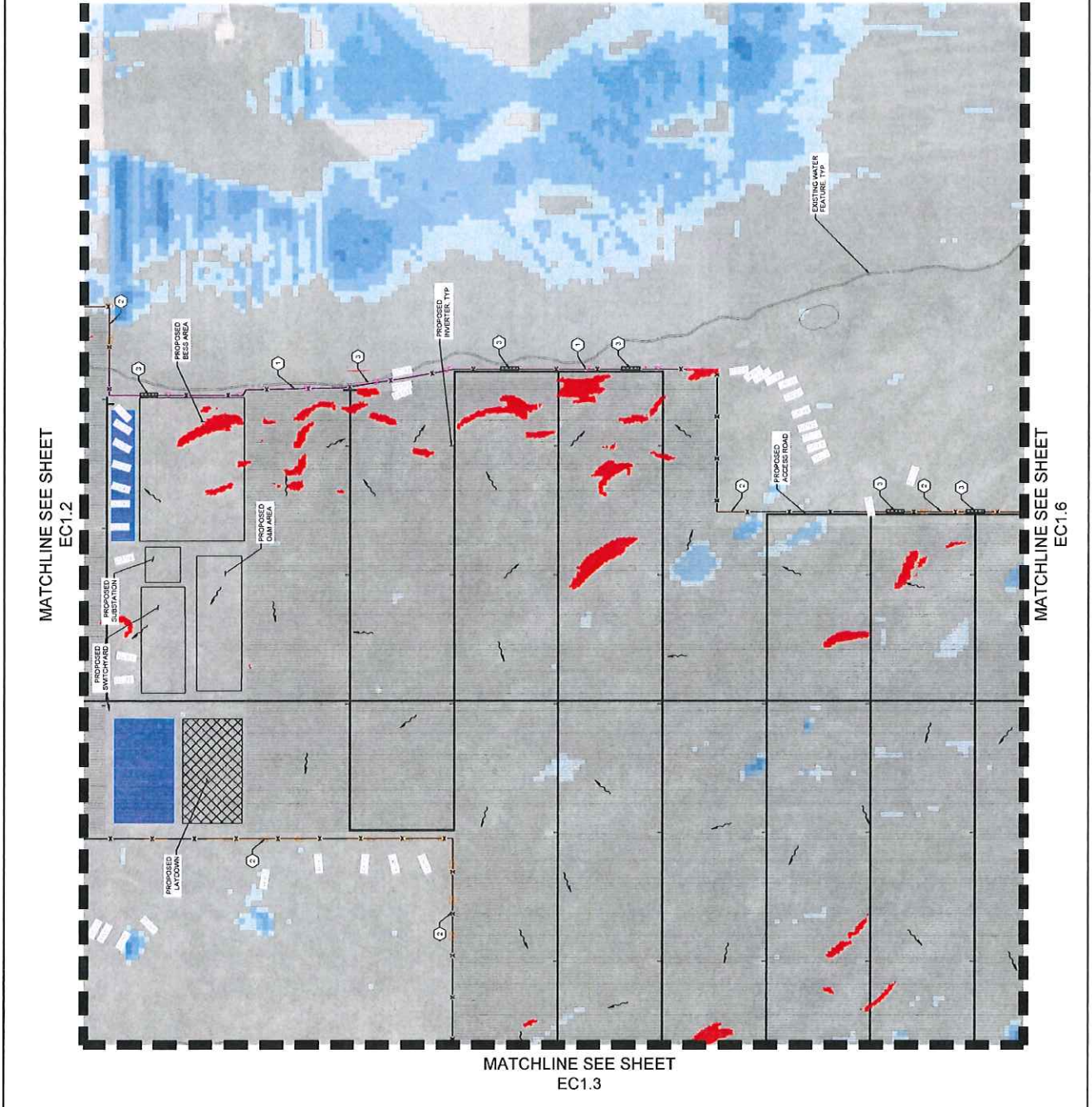
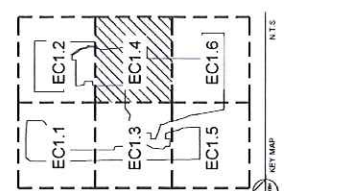
**NET MAP**







- LEGEND**
- EXISTING GRADE CONTOUR
  - PROPOSED SECURITY FENCE
  - PROPOSED ACCESS ROAD
  - MATERIALS LAYDOWN AREA
  - PROPOSED ARMY BLOCK OUTLINE
  - PROPOSED VEHICLE TRACKING CONTROL
  - EXISTING WATER FEATURE
  - SILT FENCE
  - EARTHBARE
  - ROCK OUTLET
  - DIRECTION OF FLOW/WATER FLOW
  - ZONE A FEMA FLOODPLAIN
  - PERMANENT EROSION CONTROL AREAS
  - PERMANENT DETENTION POND
- EROSION CONTROL NOTES**
- INSTALL SILT FENCE. SEE DETAIL 1, SHEET EC2.0
  - INSTALL EARTHBARE. SEE DETAIL 2, SHEET EC2.0
  - INSTALL ROCK OUTLET. SEE DETAIL 3, SHEET EC2.0
  - CONSTRUCTION DRAINAGE. SEE DETAIL 6, SHEET EC2.0









DATE	04/15/2023
BY	EC1.1
BY	EC1.2
BY	EC1.3
BY	EC1.4
BY	EC1.5
BY	EC1.6



**Kimley»Horn**  
 2021 WEST 4TH AVENUE, SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.8800  
 WWW.KIMLEYHORN.COM

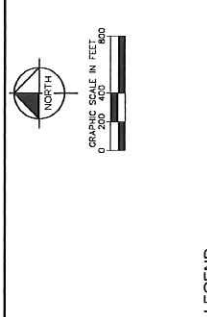
**PRELIMINARY  
 NOT FOR CONSTRUCTION**

PROJECT NO.	2023-001
DATE	04/15/2023
SCALE	AS SHOWN
BY	EC1.1
BY	EC1.2
BY	EC1.3
BY	EC1.4
BY	EC1.5
BY	EC1.6

**EROSION CONTROL PLAN**

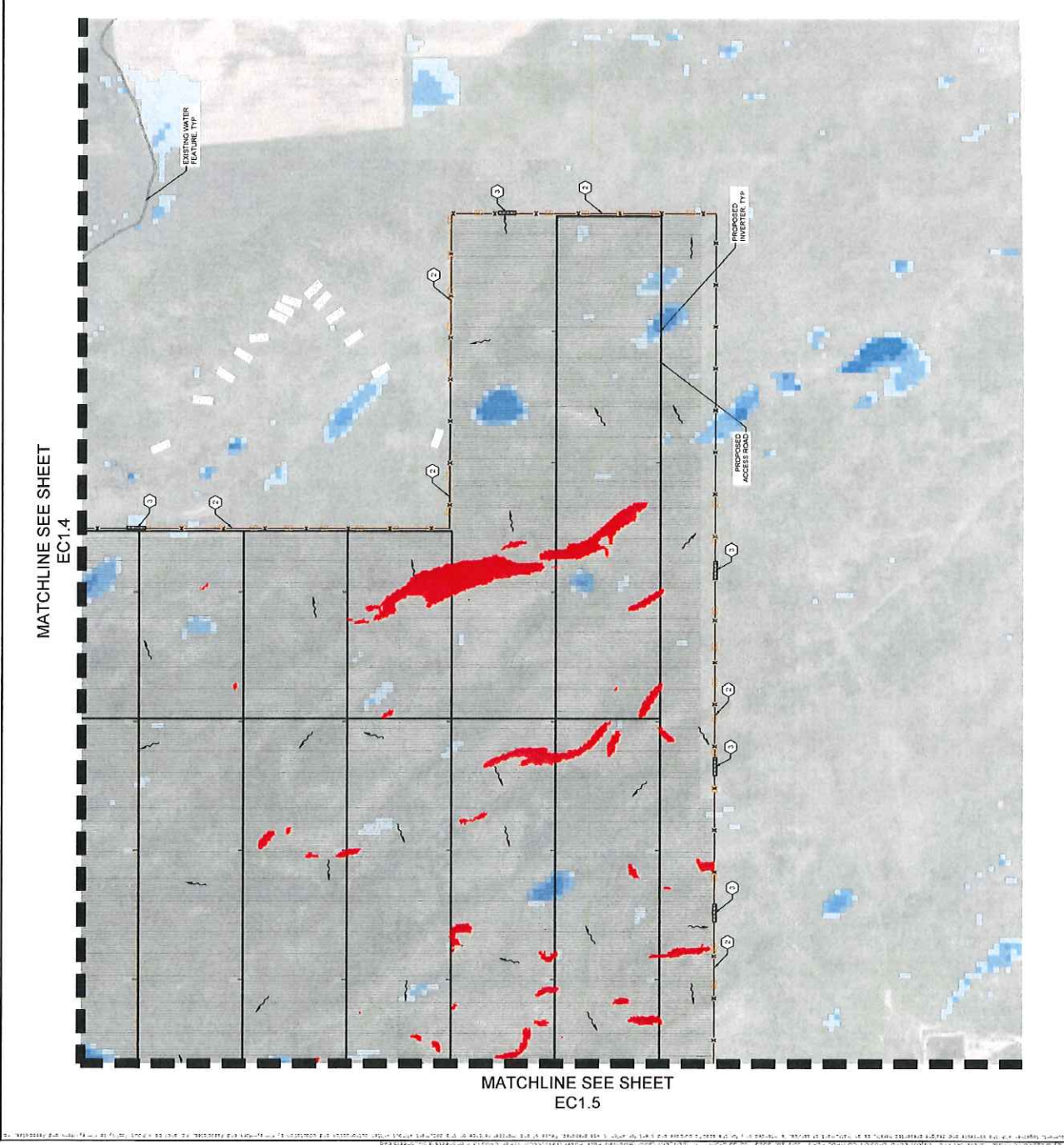
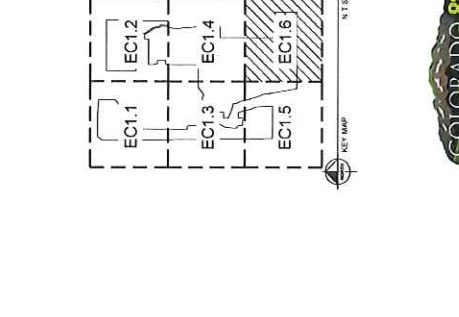
**TAELOR SOLAR FACILITY PHASE 1**

WORLD CONSTRUCTION CO  
 SHEET NUMBER  
**EC1.6**



- LEGEND**
- EXISTING GRADE CONTOUR
  - PROPOSED SECURITY FENCE
  - PROPOSED ACCESS ROAD
  - INTERING LANDOWN AREA
  - PROPOSED ARMY BLOCK OUTLINE
  - PROPOSED VEHICLE TRACKING CONTROL
  - EXISTING WATER FEATURE
  - SILT FENCE
  - EARTH DIKE
  - ROCK OUTLET
  - DIRECTION OF STORMWATER FLOW
  - ZONE A FEMA FLOODPLAIN
  - PR INTERNAL EROSION CONTROL AREAS
  - PR PERMANENT DETENTION POND

- EROSION CONTROL NOTES**
1. INSTALL SILT FENCE SEE DETAIL 1, SHEET EC1.0
  2. INSTALL EARTH DIKE SEE DETAIL 2, SHEET EC1.0
  3. INSTALL ROCK OUTLET SEE DETAIL 3, SHEET EC1.0
  4. CONSTRUCTION ENTRANCE SEE DETAIL 4, SHEET EC1.0









## **Appendix 5. Current Title Commitment**

ALTA Commitment  
SCHEDULE A

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issued By:  
Stewart Title Guaranty Company  
P.O. Box 2029, Houston, TX 77252

Commitment Number: 22000330597-02

Revision Number: 2

Agreement Number: TBD ]

1. Commitment Date: March 13, 2023, at 8:00 a.m.
  
2. Policy to be issued:
  - a. 2021 ALTA® Owner's Policy  
  
Proposed Insured: To Be Determined  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: To Be Determined
  
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
  
4. The Title is, at the Commitment Date, vested in:  
  
[L&R Rumsey Land, LLC](#)
  
5. The Land is described as follows:  
  
**SEE ATTACHED SCHEDULE A - EXHIBIT A**

**SCHEDULE A - EXHIBIT A**

**Parcel 1:**

**Parcel ID No.: 1297-040-00-003**

Section 4: W1/2W1/2 and W1/2E1/2W1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 2:**

**Parcel ID No.: 1297-050-00-003**

Section 5: SE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 3:**

**Parcel ID No.: 1297-070-00-002**

Lot 3, NE1/4SW1/4, N1/2SE1/4 (also known as N1/2S1/2) of Section 7, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 4:**

**Parcel ID No.: 1297-070-00-003**

Section 7: N1/2 and S1/2S1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 5:**

**Parcel ID No.: 1297-080-00-002**

Section 8: S1/2 and the NE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 6:**

**Parcel ID No.: 1297-090-00-002**

Section 9: W1/2W1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 7:**

**Parcel ID No.: 1297-180-00-001**

Section 18: All, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 8:**

**Parcel ID No.: 1297-170-00-001**

Section 17: All, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 9:**

**Parcel ID No.: 1297-200-00-003**

Section 20: N1/2NE1/4, SW1/4NE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 10:**



**Parcel ID No.: 1297-210-00-004**

Section 21: SW1/4NW1/4 & NW1/4SW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 11:**

**Parcel ID No.: 1297-210-00-003**

Section 21: NW1/4NW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 12:**

**Parcel ID No.: 1297-210-00-005**

Section 21: E1/2W1/2, SW1/4SW1/4, and SE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

EXCEPT parcel in the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M. described as follows: A parcel of land 200 feet north and south by 600 feet east and west, the sides of which are parallel to the East and South sides of the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M., and described as commencing at a point 30 feet West and 30 feet North of the SE corner of the SE1/4 of said Section 21, thence North 200 feet; thence West 600 feet; thence South 200 feet; thence East 600 feet to the point of beginning..

**Parcel 13:**

**Parcel ID No.: 1297-280-00-002**

Section 28: W1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 14**

**Parcel ID No.: 129707000001**

The South Half of the North Half of Section 7, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 15**

**Parcel ID No.: 129720000001**

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 16**

**Parcel ID No.: 129720000003**

The North Half of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 20, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 17**

**Parcel ID No.: 129721000003**

The Northwest Quarter of the Northwest Quarter of Section 21, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

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## SCHEDULE B – I

### Requirements

File No.: 22000330597-02

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

With regard to L&R Rumsey Land, LLC The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
  - b. Operating Agreement, and any amendment thereof;
  - c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
  - d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
  - e. Evidence of payment of franchise taxes due, where applicable.
8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or in otherwise ascertaining further details of the transaction.



## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B – II

#### Exceptions

File No.: 22000330597-02

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

#### Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.
9. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
10. Water rights, claims or title to water.

**Special Exceptions:**

11. Taxes for 2022 in the amount of \$170.40 are not paid.  
Parcel ID No.: 1297-040-00-003 (Parcel 1)

Taxes for 2022 in the amount of \$113.60 are not paid.  
Parcel ID No.: 1297-050-00-003 (Parcel 2)

Taxes for 2022 in the amount of \$111.32 are not paid.  
Parcel ID No.: 1297-070-00-002 (Parcel 3)

Taxes for 2022 in the amount of \$112.08 are not paid.  
Parcel ID No.: 1297-070-00-003 (Parcel 4)

Taxes for 2022 in the amount of \$341.56 are not paid.  
Parcel ID No.: 1297-080-00-002 (Parcel 5)

Taxes for 2022 in the amount of \$113.60 are not paid.  
Parcel ID No.: 1297-090-00-002 (Parcel 6)

Taxes for 2022 in the amount of \$1,171.56 are not paid.  
Parcel ID No.: 1297-180-00-001 (Parcel 7)

Taxes for 2022 in the amount of \$455.12 are not paid.  
Parcel ID No.: 1297-170-00-001 (Parcel 8)

Taxes for 2022 in the amount of \$84.80 are not paid.  
Parcel ID No.: 1297-200-00-003 (Parcel 9)

Taxes for 2022 in the amount of \$56.80 are not paid.  
Parcel ID No.: 1297-210-00-004 (Parcel 10)

Taxes for 2022 in the amount of \$28.04 are not paid.  
Parcel ID No.: 1297-210-00-003 (Parcel 11)

Taxes for 2022 in the amount of \$250.68 are not paid.  
Parcel ID No.: 1297-210-00-005 (Parcel 12)

Taxes for 2022 in the amount of \$112.84 are not paid.  
Parcel ID No.: 1297-280-00-002 (Parcel 13)

Taxes for 2022 in the amount of \$111.32 are not paid.  
Parcel ID No.: 129707000001 (Parcel 14)

Taxes for 2022 in the amount of \$56.80 are not paid.  
Parcel ID No.: 129720000001 (Parcel 15)

Taxes for 2022 in the amount of \$84.80 are not paid.  
Parcel ID No.: 129720000003 (Parcel 16)

Taxes for 2022 in the amount of \$28.04 are not paid.  
Parcel ID No.: 129721000003 (Parcel 17)



12. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district
13. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded March 5, 1891 as [Reception No. 9662](#) in Public Records of Morgan County, Colorado. (Parcel 7)
14. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded August 30, 1909 as [Reception No. 76790](#) in Public Records of Morgan County, Colorado, reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States. (Parcel 7)
15. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 13, 1918 as [Reception No. 644216](#) in Public Records of Morgan County, Colorado. (Parcel 2)
16. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 7, 1919 as [Reception No. 657654](#) in Public Records of Morgan County, Colorado. (Parcel 13)
17. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 17, 1919 as [Reception No. 687163](#) in Public Records of Morgan County, Colorado. (Parcel 6)
18. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 24, 1919 as [Reception No. 690009](#) in Public Records of Morgan County, Colorado. (Parcel 7)
19. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 13, 1919 as [Reception No. 718838](#) in Public Records of Morgan County, Colorado. (Parcel 11)
20. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 22, 1920 as [Reception No. 23546](#) in Public Records of Morgan County, Colorado. (Parcel 4)
21. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 18, 1922 as [Reception No. 862900](#) in Public Records of Morgan County, Colorado. (Parcel 8)
22. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 26, 1924 as [Reception No. 934626](#) in Public Records of Morgan County, Colorado. (Parcel 10)



23. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#) in Public Records of Morgan County, Colorado. (Parcel 9)
24. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 23, 1932 as [Reception No. 213712](#) in Public Records of Morgan County, Colorado. (Parcel 2)
25. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 2, 1932 as [Reception No. 217497](#) in Public Records of Morgan County, Colorado. (Parcel 3)
26. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 17, 1940 as [Reception No. 282997](#) in Public Records of Morgan County, Colorado. (Parcel 7)
27. Contract and Grant of Easement by and between William Epple, Jr., and Berenice E. Epple, and The United States of America dated August 12, 1949, and recorded August 25, 1949 as [Reception No. 339322](#) in Public Records of Morgan County, Colorado. (Parcel 12)
28. Reservation of mineral interest in favor of Federal Farm Mortgage Corporation as contained in Corporation Special Warranty Deed dated October 22, 1951, and recorded November 5, 1951 as [Reception No. 373146](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

29. Reservation of mineral interest in favor of Dale Henson as contained in Warranty Deed dated February 4, 1952, and recorded February 8, 1952 as [Reception No. 375609](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

30. Reservation of mineral interest in favor of Ernest Rosener as contained in Warranty Deed dated June 7, 1952, and recorded July 2, 1952 as [Reception No. 379629](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

31. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960, and recorded September 29, 1960 as [Reception No. 472684](#) in Public Records of Morgan County, Colorado. (Parcel 11)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

32. Oil and Gas Lease by and between Evelyn M. Campbell and M.E. Thrash dated February 20, 1966 and recorded March 5, 1968 as [Reception No. 547497](#), in Public Records of Morgan County, Colorado. (Parcel 10)



33. Oil and Gas Lease by and between William Epple, Jr. and Bernice E. Epple, his wife and Robert D. St. John dated January 31, 1968 and recorded February 27, 1967 as [Reception No. 547361](#), in Public Records of Morgan County, Colorado. (Parcel 9)
  34. Oil and Gas Lease by and between William Epple, Jr., also known as Wm. Epple, Jr., and Bernice E. Epple, also known as Berenice E. Epple and Berneice Epple, husband and wife and Sundance Oil Company dated November 5, 1970, and recorded November 23, 1970 as [Reception No. 562516](#) in Public Records of Morgan County, Colorado. (Parcel 4)
  35. Oil and Gas Lease by and between Warren R. Barney and Elinor L. Barney, his wife; Burton R. Bancroft and Sue Bancroft, his wife; Helen Jensen, a widow, heir of John P Jensen, deceased; Helen Jensen as Trustee and Sundance Oil Company dated November 5, 1970, and recorded April 30, 1971 as [Reception No. 565248](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  36. Reservation of mineral interest in favor of William Epple, Jr. and Berenice Epple, also Known as Bernice E. Epple, and Berneice Epple as contained in Warranty Deed dated April 1, 1976, and recorded April 30, 1976 as [Reception No. 603039](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
- Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
37. Oil and Gas Lease by and between Evelyn M. Campbell and her husband, Harry E. Campbell and Energy Minerals Corporation dated April 29, 1977 and recorded May 13, 1977 as [Reception No. 612796](#) in Public Records of Morgan County, Colorado. (Parcel 10)
  38. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620320](#) in Public Records of Morgan County, Colorado. (Parcel 9)
  39. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620321](#) in Public Records of Morgan County, Colorado. (Parcel 10 & 12)
  40. Memorandum of Gas Storage Lease Agreement by and between Smits Farms, Inc. and Western Slope Gas Company, a Colorado corporation dated December 20, 1979 and recorded January 8, 1979 as [Reception No. 638682](#) in Public Records of Morgan County, Colorado. (Parcel 4)
  41. Oil and Gas Lease by and between Warren R. Barney aka Warren Barney and Elinor L. Barney, husband and wife and Rocky Mountain Oilfinders, Inc. dated April 8, 1981, and recorded June 1, 1981 as [Reception No. 652058](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  42. Oil and Gas Lease by and between Helen K. Jensen, a widow and Rocky Mountain Oilfinders, Inc. dated May 4, 1981, and recorded June 1, 1981 as [Reception No. 652056](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  43. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 1, 1981 and recorded December 23, 1981 as [Reception No. 657989](#) in Public Records of Morgan County, Colorado. (Parcel 9)
  44. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 8, 1981 and recorded December 23, 1981 as [Reception No. 657991](#) in Public Records of Morgan County, Colorado. (Parcel 4)



45. Oil and Gas Lease by and between Warren R. Barney and Nancy Barney, husband and wife and Fina Oil and Chemical Company, dated June 1, 1990, and recorded August 6, 1990 as [Reception No. 720606](#) in Public Records of Morgan County, Colorado. (Parcel 3)
46. Oil and Gas Lease by and between Helen K. Jensen, a widow, an heir and sole devisee of the estate of John P. Jensen, deceased and Fina Oil and Chemical Company, dated June 20, 1990, and recorded September 17, 1990 as [Reception No. 721164](#) in Public Records of Morgan County, Colorado. (Parcel 3)
47. Reservation of mineral interest in favor of Smits Farms, Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004, and recorded April 8, 2004 as [Reception No. 816892](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
48. Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
49. Memorandum of Gas Storage Lease Agreement by and between Lyle L. Rumsey Limited Partnership and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded March 4, 2011 as [Reception No. 867291](#) in Public Records of Morgan County, Colorado. (Parcel 10,12)
50. Paid-Up Oil and Gas Lease by and between Ora Ruth Jensen Special Needs Trust, represented herein by Kay J. Maser, as trustee and Chesapeake Exploration, LLC, dated May 28, 2011, and recorded September 19, 2011 as [Reception No. 871149](#) in Public Records of Morgan County, Colorado. (Parcel 3)
51. Paid-Up Oil and Gas Lease by and between Albert T. Candy, husband of Lucille L. Candy, dealing herein with his separate property and Chesapeake Exploration, LLC, dated September 12, 2011, and recorded October 20, 2011 as [Reception No. 871829](#) in Public Records of Morgan County, Colorado. (Parcel 3)
52. Memorandum of Development Agreement by and between Chesapeake Exploration, L.L.C, an Oklahoma limited liability company, and OOGC America, Inc., a Delaware corporation dated August 1, 2011, and recorded March 16, 2012 as [Reception No. 874591](#) in Public Records of Morgan County, Colorado. (Parcel 5, 8)
53. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Martin Smits, and M & J Smits LLC, a Colorado limited liability company and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880499](#) in Public Records of Morgan County, Colorado. (Parcel 12)
54. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Ann Smits Dingeman and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880500](#) in Public Records of Morgan County, Colorado. (Parcel 12)
55. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between William Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880501](#) in Public Records of Morgan County, Colorado. (Parcel 12)
56. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between David Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880502](#) in Public Records of Morgan County, Colorado. (Parcel 12)
57. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Leonard Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880503](#) in Public Records of Morgan County, Colorado. (Parcel 12)



58. Reservation of mineral interest in favor of Barney Building & Land Company, L.L.C. as contained in General Warranty Deed dated February 16, 2017, and recorded February 23, 2017 as [Reception No. 904202](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

59. Reservation of mineral interest in favor of Lyle L. Rumsey Limited Partnership, a Colorado limited partnership as contained in Special Warranty Deed dated April 13, 2017, and recorded April 17, 2017 as [Reception No. 905040](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

60. Memorandum of Option Agreement by and between L&R Rumsey Land, LLC, a Colorado limited liability company and Balanced Rock Power Development, LLC, a Delaware limited liability company, dated June 6, 2022, and recorded June 8, 2022 as [Reception No. 941087](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)

Note: Assignment and Assumption Agreement dated January 31, 2023, recorded January 31, 2023 as [Reception No. 944812](#), of Public Records of Morgan County, Colorado.

61. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

62. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 1, 1926 as [Reception No. 159705](#), Public Records, Morgan County, Colorado. (Parcel 14)

63. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States [Patent No. 934626](#). (Parcel 15)

64. Reservation of mineral interest in favor of Katie Shook as contained in Quit Claim Deed dated September 29, 1942 and recorded October 5, 1942 as [Reception No. 299978](#), Public Records, Morgan County, Colorado. (Parcel 14)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

65. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960 and recorded September 29, 1960 as [Reception No. 472684](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

66. Easement in favor of Public Service Company of Colorado, a Colorado corporation dated April 17, 1963, recorded as [Reception No. 503169](#), Public Records, Morgan County, Colorado. (Parcel 14)

67. Oil and Gas Lease by and between Evelyn M. Campbell, as Grantor and M. E. Thrash, as Grantee dated February 20, 1968, recorded March 5, 1968 as [Reception No. 547497](#), Public Records, Morgan County, Colorado. (Parcel

15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

68. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Energy Minerals Corporation, as Grantee dated October 18, 1977, recorded March 11, 1978 as [Reception No. 620321](#), Public Records, Morgan County, Colorado. (Parcel 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

69. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Powers Energy Corporation, as Grantee dated November 1, 1981, recorded December 23, 1981 as [Reception No. 657989](#), Public Records, Morgan County, Colorado. (Parcel 16)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

70. Right of Way Easement (Post Construction) in favor of Western Slope Gas Company, a Colorado corporation dated April 16, 1981, recorded April 23, 1981 as [Reception No. 650921](#), Public Records, Morgan County, Colorado. (Parcel 14)

71. Reservation of mineral interest in favor of Smits Farms Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004 and recorded April 8, 2004 as [Reception No. 816892](#), Public Records, Morgan County, Colorado. (Parcel 15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.



## Appendix 6. Property Owners Within 1320', Mineral Ownership, and Notification Form

app

Property Owners Within 1320' of the Taelor Energy Storage Project

Parcel ID Number(s)	Name	Address	City, State, Zip
129704000001	EWERTZ LEROY ELLEN	4134 HWY 52	WIGGINS, CO 80654
129704000002	SAWALL ARTHUR BERNICE	2432 CO RD M	WIGGINS, CO 80654
129709000004	EWERTZ FARMS LLC	4311 CO RD G	WIGGINS, CO 80654
129730000003	HOLMES CHARLES L L E	00398 CO RD I	WIGGINS, CO 80654
122331000001, 122332000005	GABEL CATTLE LLC	P O BOX 717	GALETON, CO 80622
129704000004, 129705000005	LECHUGA JOSE R RENE	339 WILLOW DR	LOCHBUIE, CO 80603



TWN	RGE	SEC	TRACT	LEGAL DESC. OR SUB, BLK, LOT (INCLUDE LOT ACREAGE)	MINERAL INTEREST (Decimal not %)	GROSS ACRES	NET ACRES	CURRENT MIN. OWNER LAST NAME OR COMPANY NAME (SEPARATE BY LINE BREAK)	CURRENT MIN. OWNER FIRST NAME	ADDRESS	CITY	STATE	ZIP	LEASED (Y/N)
2N	60W	8	1	1 NE/4	0.5	160	80	The Federal Land Bank of Wichita		245 N. Waco Ave.	Wichita	KS	87202	N
2N	60W	8	1	1 NE/4	0.25	160	40	EPL Oil & Gas Ltd.		15436 CR 19	Fort Morgan	CO	80701	N
2N	60W	8	1	1 NE/4	0.05675	160	9.08	M & J Smits, L.L.C.		4207 - 402 Sally St.	Wiggins	CO	80654	N
2N	60W	8	1	1 NE/4	0.05675	160	9.08	Smits	David	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	8	1	1 NE/4	0.05675	160	9.08	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008		17053 Florence View Dr.	Montverde	FL	34756	N
2N	60W	8	1	1 NE/4	0.05675	160	9.08	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	8	1	1 NE/4	0.023	160	3.68	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634	N
2N	60W	9	1	1 W/2W/2	0.25	160	40	EPL Oil and Gas LTD.		16466 County Road 19	Fort Morgan	CO	80701	N
2N	60W	9	1	1 W/2W/2	0.023	160	3.68	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634	N
2N	60W	9	1	1 W/2W/2	0.05675	160	9.08	Smits	Leonard	14009 State Highway 256	Platteville	CO	80651	N
2N	60W	9	1	1 W/2W/2	0.05675	160	9.08	Smits	David	11570 County Road 20	Fort Morgan	CO	80701	N
2N	60W	9	1	1 W/2W/2	0.05675	160	9.08	M & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		402 Sally Street	Wiggins	CO	80654	N
2N	60W	9	1	1 W/2W/2	0.05675	160	9.08	2008		5304 Pebble Beach Blvd.	Winter Haven	FL	33884	N
2N	60W	9	1	1 W/2W/2	0.5	160	80	U.S. Agbank, FCB, fka, Farm Credit Bank of Wichita, fka The Federal Land Bank of Wichita		245 N. Waco Street	Wichita	KS	67202	N

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013092  
Assessed To

Parcel 129709000002  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

Legal Description  
S: 09 T: 2 R: 60 W1/2W1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$113.60	\$0.00	\$0.00	(\$113.60)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$29.23	GRAZING LAND	\$5,690	\$1,500
ROAD AND BRIDGE FUND	7.5000000	\$11.25	Total	\$5,690	\$1,500
SOCIAL SERVICES FUND	2.0000000	\$3.00			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.50			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.68			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.87			
RE 50-J WIGGINS BOND	14.6950000	\$22.04			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$113.60</b>			

\*\*\*\*\*TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK\*\*\*\*\*

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER  
231 Ensign St, PO Box 593, Fort Morgan, CO 80701  
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us  
Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013091  
Assessed To

Parcel 129708000002  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

Legal Description  
S: 08 T: 2 R: 60 S1/2 & NE1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$341.56	\$0.00	\$0.00	(\$341.56)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$87.88	GRAZING LAND	\$17,080	\$4,510
ROAD AND BRIDGE FUND	7.5000000	\$33.83	Total	\$17,080	\$4,510
SOCIAL SERVICES FUND	2.0000000	\$9.02			
WIGGINS RURAL FIRE DIST	7.0000000	\$31.57			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.10			
WIGGINS PEST CONTROL	0.4510000	\$2.03			
RE 50-J WIGGINS GENERAL	24.5780000	\$110.85			
RE 50-J WIGGINS BOND	14.6950000	\$66.28			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$341.56</b>			

\*\*\*\*\*TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK\*\*\*\*\*

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER  
231 Ensign St, PO Box 593, Fort Morgan, CO 80701  
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us  
Website: morgancounty.colorado.gov



## **Appendix 5. Current Title Commitment**

**ALTA Commitment  
SCHEDULE A**

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issued By:  
Stewart Title Guaranty Company  
P.O. Box 2029, Houston, TX 77252

Commitment Number: 22000330597-02

Revision Number: 2

Agreement Number: TBD ]

1. Commitment Date: March 13, 2023, at 8:00 a.m.
  
2. Policy to be issued:
  - a. 2021 ALTA® Owner's Policy  
  
Proposed Insured: To Be Determined  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: To Be Determined
  
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
  
4. The Title is, at the Commitment Date, vested in:  
  
[L&R Rumsey Land, LLC](#)
  
5. The Land is described as follows:  
  
**SEE ATTACHED SCHEDULE A - EXHIBIT A**

**SCHEDULE A - EXHIBIT A**

**Parcel 1:**

**Parcel ID No.: 1297-040-00-003**

Section 4: W1/2W1/2 and W1/2E1/2W1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 2:**

**Parcel ID No.: 1297-050-00-003**

Section 5: SE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 3:**

**Parcel ID No.: 1297-070-00-002**

Lot 3, NE1/4SW1/4, N1/2SE1/4 (also known as N1/2S1/2) of Section 7, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 4:**

**Parcel ID No.: 1297-070-00-003**

Section 7: N1/2 and S1/2S1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 5:**

**Parcel ID No.: 1297-080-00-002**

Section 8: S1/2 and the NE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 6:**

**Parcel ID No.: 1297-090-00-002**

Section 9: W1/2W1/2, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 7:**

**Parcel ID No.: 1297-180-00-001**

Section 18: All, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 8:**

**Parcel ID No.: 1297-170-00-001**

Section 17: All, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 9:**

**Parcel ID No.: 1297-200-00-003**

Section 20: N1/2NE1/4, SW1/4NE1/4, Township 2 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

**Parcel 10:**



**Parcel ID No.: 1297-210-00-004**

Section 21: SW1/4NW1/4 & NW1/4SW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 11:**

**Parcel ID No.: 1297-210-00-003**

Section 21: NW1/4NW1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 12:**

**Parcel ID No.: 1297-210-00-005**

Section 21: E1/2W1/2, SW1/4SW1/4, and SE1/4, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

EXCEPT parcel in the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M. described as follows: A parcel of land 200 feet north and south by 600 feet east and west, the sides of which are parallel to the East and South sides of the SE1/4SE1/4 of Section 21, Township 2 North, Range 60 West of the 6th P.M., and described as commencing at a point 30 feet West and 30 feet North of the SE corner of the SE1/4 of said Section 21, thence North 200 feet; thence West 600 feet; thence South 200 feet; thence East 600 feet to the point of beginning..

**Parcel 13:**

**Parcel ID No.: 1297-280-00-002**

Section 28: W1/2W1/2, Township 2 North, Range 60 West of the 6th P.M., Morgan County, Colorado.

**Parcel 14**

**Parcel ID No.: 129707000001**

The South Half of the North Half of Section 7, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 15**

**Parcel ID No.: 129720000001**

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 16**

**Parcel ID No.: 129720000003**

The North Half of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 20, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

**Parcel 17**

**Parcel ID No.: 129721000003**

The Northwest Quarter of the Northwest Quarter of Section 21, Township 2 North, Range 60 West of the 6<sup>th</sup> Principal Meridian, Morgan County, Colorado

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## SCHEDULE B – I

### Requirements

File No.: 22000330597-02

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

With regard to L&R Rumsey Land, LLC The Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
  - b. Operating Agreement, and any amendment thereof;
  - c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
  - d. Evidence of the authorization of the proposed transaction and the authority of the officers, managers, or members to execute the transaction documents; and
  - e. Evidence of payment of franchise taxes due, where applicable.
8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or in otherwise ascertaining further details of the transaction.



## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B – II

#### Exceptions

File No.: 22000330597-02

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

#### Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.
9. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
10. Water rights, claims or title to water.

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**Special Exceptions:**

11. Taxes for 2022 in the amount of \$170.40 are not paid.  
Parcel ID No.: 1297-040-00-003 (Parcel 1)

Taxes for 2022 in the amount of \$113.60 are not paid.  
Parcel ID No.: 1297-050-00-003(Parcel 2)

Taxes for 2022 in the amount of \$111.32 are not paid.  
Parcel ID No.: 1297-070-00-002 (Parcel 3)

Taxes for 2022 in the amount of \$112.08 are not paid.  
Parcel ID No.: 1297-070-00-003 (Parcel 4)

Taxes for 2022 in the amount of \$341.56 are not paid.  
Parcel ID No.: 1297-080-00-002 (Parcel 5)

Taxes for 2022 in the amount of \$113.60 are not paid.  
Parcel ID No.: 1297-090-00-002 (Parcel 6)

Taxes for 2022 in the amount of \$1,171.56 are not paid.  
Parcel ID No.: 1297-180-00-001 (Parcel 7)

Taxes for 2022 in the amount of \$455.12 are not paid.  
Parcel ID No.: 1297-170-00-001 (Parcel 8)

Taxes for 2022 in the amount of \$84.80 are not paid.  
Parcel ID No.: 1297-200-00-003 (Parcel 9)

Taxes for 2022 in the amount of \$56.80 are not paid.  
Parcel ID No.: 1297-210-00-004 (Parcel 10)

Taxes for 2022 in the amount of \$28.04 are not paid.  
Parcel ID No.: 1297-210-00-003(Parcel 11)

Taxes for 2022 in the amount of \$250.68 are not paid.  
Parcel ID No.: 1297-210-00-005 (Parcel 12)

Taxes for 2022 in the amount of \$112.84 are not paid.  
Parcel ID No.: 1297-280-00-002 (Parcel 13)

Taxes for 2022 in the amount of \$111.32 are not paid.  
Parcel ID No.: 129707000001 (Parcel 14)

Taxes for 2022 in the amount of \$56.80 are not paid.  
Parcel ID No.: 129720000001 (Parcel 15)

Taxes for 2022 in the amount of \$84.80 are not paid.  
Parcel ID No.: 129720000003 (Parcel 16)

Taxes for 2022 in the amount of \$28.04 are not paid.  
Parcel ID No.: 129721000003 (Parcel 17)



12. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district
13. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded March 5, 1891 as [Reception No. 9662](#) in Public Records of Morgan County, Colorado. (Parcel 7)
14. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded August 30, 1909 as [Reception No. 76790](#) in Public Records of Morgan County, Colorado, reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States. (Parcel 7)
15. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 13, 1918 as [Reception No. 644216](#) in Public Records of Morgan County, Colorado. (Parcel 2)
16. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 7, 1919 as [Reception No. 657654](#) in Public Records of Morgan County, Colorado. (Parcel 13)
17. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 17, 1919 as [Reception No. 687163](#) in Public Records of Morgan County, Colorado. (Parcel 6)
18. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 24, 1919 as [Reception No. 690009](#) in Public Records of Morgan County, Colorado. (Parcel 7)
19. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 13, 1919 as [Reception No. 718838](#) in Public Records of Morgan County, Colorado. (Parcel 11)
20. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 22, 1920 as [Reception No. 23546](#) in Public Records of Morgan County, Colorado. (Parcel 4)
21. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 18, 1922 as [Reception No. 862900](#) in Public Records of Morgan County, Colorado. (Parcel 8)
22. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 26, 1924 as [Reception No. 934626](#) in Public Records of Morgan County, Colorado. (Parcel 10)



23. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#) in Public Records of Morgan County, Colorado. (Parcel 9)
24. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 23, 1932 as [Reception No. 213712](#) in Public Records of Morgan County, Colorado. (Parcel 2)
25. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded August 2, 1932 as [Reception No. 217497](#) in Public Records of Morgan County, Colorado. (Parcel 3)
26. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 17, 1940 as [Reception No. 282997](#) in Public Records of Morgan County, Colorado. (Parcel 7)
27. Contract and Grant of Easement by and between William Epple, Jr., and Berenice E. Epple, and The United States of America dated August 12, 1949, and recorded August 25, 1949 as [Reception No. 339322](#) in Public Records of Morgan County, Colorado. (Parcel 12)
28. Reservation of mineral interest in favor of Federal Farm Mortgage Corporation as contained in Corporation Special Warranty Deed dated October 22, 1951, and recorded November 5, 1951 as [Reception No. 373146](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

29. Reservation of mineral interest in favor of Dale Henson as contained in Warranty Deed dated February 4, 1952, and recorded February 8, 1952 as [Reception No. 375609](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

30. Reservation of mineral interest in favor of Ernest Rosener as contained in Warranty Deed dated June 7, 1952, and recorded July 2, 1952 as [Reception No. 379629](#) in Public Records of Morgan County, Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

31. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960, and recorded September 29, 1960 as [Reception No. 472684](#) in Public Records of Morgan County, Colorado. (Parcel 11)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

32. Oil and Gas Lease by and between Evelyn M. Campbell and M.E. Thrash dated February 20, 1966 and recorded March 5, 1968 as [Reception No. 547497](#), in Public Records of Morgan County, Colorado. (Parcel 10)



33. Oil and Gas Lease by and between William Epple, Jr. and Bernice E. Epple, his wife and Robert D. St. John dated January 31, 1968 and recorded February 27, 1967 as [Reception No. 547361](#), in Public Records of Morgan County, Colorado. (Parcel 9)
  34. Oil and Gas Lease by and between William Epple, Jr., also known as Wm. Epple, Jr., and Bernice E. Epple, also known as Berenice E. Epple and Berneice Epple, husband and wife and Sundance Oil Company dated November 5, 1970, and recorded November 23, 1970 as [Reception No. 562516](#) in Public Records of Morgan County, Colorado. (Parcel 4)
  35. Oil and Gas Lease by and between Warren R. Barney and Elinor L. Barney, his wife; Burton R. Bancroft and Sue Bancroft, his wife; Helen Jensen, a widow, heir of John P Jensen, deceased; Helen Jensen as Trustee and Sundance Oil Company dated November 5, 1970, and recorded April 30, 1971 as [Reception No. 565248](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  36. Reservation of mineral interest in favor of William Epple, Jr. and Berenice Epple, also Known as Bernice E. Epple, and Berneice Epple as contained in Warranty Deed dated April 1, 1976, and recorded April 30, 1976 as [Reception No. 603039](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
- Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
37. Oil and Gas Lease by and between Evelyn M. Campbell and her husband, Harry E. Campbell and Energy Minerals Corporation dated April 29, 1977 and recorded May 13, 1977 as [Reception No. 612796](#) in Public Records of Morgan County, Colorado. (Parcel 10)
  38. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620320](#) in Public Records of Morgan County, Colorado. (Parcel 9)
  39. Oil and Gas Lease by and between Smits Farms, Inc., a Colorado Corporation and Energy Minerals Corporation dated October 18, 1977 and recorded March 14, 1978 as [Reception No. 620321](#) in Public Records of Morgan County, Colorado. (Parcel 10 & 12)
  40. Memorandum of Gas Storage Lease Agreement by and between Smits Farms, Inc. and Western Slope Gas Company, a Colorado corporation dated December 20, 1979 and recorded January 8, 1979 as [Reception No. 638682](#) in Public Records of Morgan County, Colorado. (Parcel 4)
  41. Oil and Gas Lease by and between Warren R. Barney aka Warren Barney and Elinor L. Barney, husband and wife and Rocky Mountain Oilfinders, Inc. dated April 8, 1981, and recorded June 1, 1981 as [Reception No. 652058](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  42. Oil and Gas Lease by and between Helen K. Jensen, a widow and Rocky Mountain Oilfinders, Inc. dated May 4, 1981, and recorded June 1, 1981 as [Reception No. 652056](#) in Public Records of Morgan County, Colorado. (Parcel 3)
  43. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 1, 1981 and recorded December 23, 1981 as [Reception No. 657989](#) in Public Records of Morgan County, Colorado. (Parcel 9)
  44. Oil and Gas Lease by and between Smits Farms, Inc, a Colorado Corporation and Powers Energy Corp. dated November 8, 1981 and recorded December 23, 1981 as [Reception No. 657991](#) in Public Records of Morgan County, Colorado. (Parcel 4)



45. Oil and Gas Lease by and between Warren R. Barney and Nancy Barney, husband and wife and Fina Oil and Chemical Company, dated June 1, 1990, and recorded August 6, 1990 as [Reception No. 720606](#) in Public Records of Morgan County, Colorado. (Parcel 3)
46. Oil and Gas Lease by and between Helen K. Jensen, a widow, an heir and sole devisee of the estate of John P. Jensen, deceased and Fina Oil and Chemical Company, dated June 20, 1990, and recorded September 17, 1990 as [Reception No. 721164](#) in Public Records of Morgan County, Colorado. (Parcel 3)
47. Reservation of mineral interest in favor of Smits Farms, Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004, and recorded April 8, 2004 as [Reception No. 816892](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)
48. Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.
49. Memorandum of Gas Storage Lease Agreement by and between Lyle L. Rumsey Limited Partnership and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded March 4, 2011 as [Reception No. 867291](#) in Public Records of Morgan County, Colorado. (Parcel 10,12)
50. Paid-Up Oil and Gas Lease by and between Ora Ruth Jensen Special Needs Trust, represented herein by Kay J. Maser, as trustee and Chesapeake Exploration, LLC, dated May 28, 2011, and recorded September 19, 2011 as [Reception No. 871149](#) in Public Records of Morgan County, Colorado. (Parcel 3)
51. Paid-Up Oil and Gas Lease by and between Albert T. Candy, husband of Lucille L. Candy, dealing herein with his separate property and Chesapeake Exploration, LLC, dated September 12, 2011, and recorded October 20, 2011 as [Reception No. 871829](#) in Public Records of Morgan County, Colorado. (Parcel 3)
52. Memorandum of Development Agreement by and between Chesapeake Exploration, L.L.C, an Oklahoma limited liability company, and OOGC America, Inc., a Delaware corporation dated August 1, 2011, and recorded March 16, 2012 as [Reception No. 874591](#) in Public Records of Morgan County, Colorado. (Parcel 5, 8)
53. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Martin Smits, and M & J Smits LLC, a Colorado limited liability company and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880499](#) in Public Records of Morgan County, Colorado. (Parcel 12)
54. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Ann Smits Dingeman and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880500](#) in Public Records of Morgan County, Colorado. (Parcel 12)
55. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between William Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880501](#) in Public Records of Morgan County, Colorado. (Parcel 12)
56. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between David Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880502](#) in Public Records of Morgan County, Colorado. (Parcel 12)
57. Paid-Up Mineral Lease Agreement in Connection with Subsurface Storage of Gas by and between Leonard Smits and Public Service Company of Colorado, a Colorado corporation dated January 1, 2011, and recorded February 14, 2013 as [Reception No. 880503](#) in Public Records of Morgan County, Colorado. (Parcel 12)



58. Reservation of mineral interest in favor of Barney Building & Land Company, L.L.C. as contained in General Warranty Deed dated February 16, 2017, and recorded February 23, 2017 as [Reception No. 904202](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

59. Reservation of mineral interest in favor of Lyle L. Rumsey Limited Partnership, a Colorado limited partnership as contained in Special Warranty Deed dated April 13, 2017, and recorded April 17, 2017 as [Reception No. 905040](#) in Public Records of Morgan County, Colorado. (Parcel 4)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

60. Memorandum of Option Agreement by and between L&R Rumsey Land, LLC, a Colorado limited liability company and Balanced Rock Power Development, LLC, a Delaware limited liability company, dated June 6, 2022, and recorded June 8, 2022 as [Reception No. 941087](#) in Public Records of Morgan County, Colorado. (Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)

Note: Assignment and Assumption Agreement dated January 31, 2023, recorded January 31, 2023 as [Reception No. 944812](#), of Public Records of Morgan County, Colorado.

61. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 15, 1925 as [Reception No. 153506](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

62. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded May 1, 1926 as [Reception No. 159705](#), Public Records, Morgan County, Colorado. (Parcel 14)

63. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States [Patent No. 934626](#). (Parcel 15)

64. Reservation of mineral interest in favor of Katie Shook as contained in Quit Claim Deed dated September 29, 1942 and recorded October 5, 1942 as [Reception No. 299978](#), Public Records, Morgan County, Colorado. (Parcel 14)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

65. Reservation of mineral interest in favor of Orange McNeal as contained in Warranty Deed dated September 20, 1960 and recorded September 29, 1960 as [Reception No. 472684](#), Public Records, Morgan County, Colorado. (Parcel 16, 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

66. Easement in favor of Public Service Company of Colorado, a Colorado corporation dated April 17, 1963, recorded as [Reception No. 503169](#), Public Records, Morgan County, Colorado. (Parcel 14)

67. Oil and Gas Lease by and between Evelyn M. Campbell, as Grantor and M. E. Thrash, as Grantee dated February 20, 1968, recorded March 5, 1968 as [Reception No. 547497](#), Public Records, Morgan County, Colorado. (Parcel

15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

68. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Energy Minerals Corporation, as Grantee dated October 18, 1977, recorded March 11, 1978 as [Reception No. 620321](#), Public Records, Morgan County, Colorado. (Parcel 17)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

69. Oil and Gas Lease by and between Smits Farms Inc., a Colorado corporation, as Grantor and Powers Energy Corporation, as Grantee dated November 1, 1981, recorded December 23, 1981 as [Reception No. 657989](#), Public Records, Morgan County, Colorado. (Parcel 16)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

70. Right of Way Easement (Post Construction) in favor of Western Slope Gas Company, a Colorado corporation dated April 16, 1981, recorded April 23, 1981 as [Reception No. 650921](#), Public Records, Morgan County, Colorado. (Parcel 14)

71. Reservation of mineral interest in favor of Smits Farms Inc., a Colorado corporation as contained in Warranty Deed dated April 8, 2004 and recorded April 8, 2004 as [Reception No. 816892](#), Public Records, Morgan County, Colorado. (Parcel 15)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.



## Appendix 6. Property Owners Within 1320', Mineral Ownership, and Notification Form

app

Property Owners Within 1320' of the Taelor Energy Storage Project

Parcel ID Number(s)	Name	Address	City, State, Zip
129704000001	EWERTZ LEROY ELLEN	4134 HWY 52	WIGGINS, CO 80654
129704000002	SAWALL ARTHUR BERNICE	2432 CO RD M	WIGGINS, CO 80654
129709000004	EWERTZ FARMS LLC	4311 CO RD G	WIGGINS, CO 80654
129730000003	HOLMES CHARLES L L E	00398 CO RD I	WIGGINS, CO 80654
122331000001, 122332000005	GABEL CATTLE LLC	P O BOX 717	GALETON, CO 80622
129704000004, 129705000005	LECHUGA JOSE R RENE	339 WILLOW DR	LOCHBUIE, CO 80603



TWN	RGE	SEC	TRACT	LEGAL DESC. OR SUB, BLK, LOT (INCLUDE LOT ACREAGE)	MINERAL INTEREST (Decimal not %)	GROSS ACRES	NET ACRES	CURRENT MIN. OWNER LAST NAME OR COMPANY NAME (SEPARATE BY LINE BREAK)	CURRENT MIN. OWNER FIRST NAME	ADDRESS	CITY	STATE	ZIP	LEASED (Y/N)
2N	60W	8	1	NE/4	0.5	160	80	The Federal Land Bank of Wichita		245 N. Waco Ave.	Wichita	KS	87202	N
2N	60W	8	1	NE/4	0.25	160	40	EPL Oil & Gas Ltd.		16436 CR 19	Fort Morgan	CO	80701	N
2N	60W	8	1	NE/4	0.05675	160	9.08	IM & J Smits, L.L.C.		4207 - 402 Sally St.	Wiggins	CO	80654	N
2N	60W	8	1	NE/4	0.05675	160	9.08	Smits	David	15570 CR 20	Fort Morgan	CO	80701	N
2N	60W	8	1	NE/4	0.05675	160	9.08	The William D. Smits and Cheryl Marie Smits Revocable Trust, dated 2/15/2008		17053 Florence View Dr.	Montverde	FL	34756	N
2N	60W	8	1	NE/4	0.05675	160	9.08	Smits	Leonard	14009 CR 44	Platteville	CO	80657	N
2N	60W	8	1	NE/4	0.023	160	3.68	Dingeman	Ann Smits	4207 W. 29th St.	Greeley	CO	80634	N
2N	60W	9	1	W/2W/2	0.25	160	40	EPL Oil and Gas LTD.		16466 County Road 19	Fort Morgan	CO	80701	N
2N	60W	9	1	W/2W/2	0.023	160	3.68	Dingeman	Ann Smits	4207 29th Street	Greeley	CO	80634	N
2N	60W	9	1	W/2W/2	0.05675	160	9.08	Smits	Leonard	14009 State Highway 256	Platteville	CO	80651	N
2N	60W	9	1	W/2W/2	0.05675	160	9.08	Smits	David	11570 County Road 20	Fort Morgan	CO	80701	N
2N	60W	9	1	W/2W/2	0.05675	160	9.08	IM & J Smits, LLC The William D. Smits and Cheryl Marie Smits Revocable Trust under date of February 15, 2008		402 Sally Street	Wiggins	CO	80654	N
2N	60W	9	1	W/2W/2	0.05675	160	9.08	2008		5304 Pebble Beach Blvd.	Winter Haven	FL	33884	N
2N	60W	9	1	W/2W/2	0.5	160	80	U.S. Agbank, FCB, fka, Farm Credit Bank of Wichita, fka The Federal Land Bank of Wichita		245 N. Waco Street	Wichita	KS	67202	N



BALANCED ROCK  
POWER

June 16<sup>th</sup>, 2023

«AddressBlock»

«Salutation»:

I write to you on behalf of Balanced Rock Power (BRP) to give notice of a solar project and battery energy storage system that our firm is actively permitting with the Morgan County Planning and Zoning Department. As you may be aware, your land is located near to existing and newly proposed electric transmission circuits owned or under development by Xcel Energy. Additionally, you may also be aware that Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve this mandate by providing its customers with energy generated from 100 percent clean energy resources by 2050. BRP has offered the output of this facility to Xcel Energy to help meet the State's growing need for renewable energy. The facility is named the Taelor Solar Project. You are receiving this notice because we identified a homestead on your property within a 2-mile radius of the Taelor Solar Project boundary and we wish to be proactive in starting a dialogue to address questions and comments.

To give you background on BRP, we are a small, regionally focused, renewable energy development company based in Moab, UT with a pipeline of over 7,500 MW of solar and battery storage projects throughout the western United States. BRP's founding partners have delivered over 9500 MW of projects to the US renewable market. Our team brings decades of collective experience in renewable energy development. We have included a one-pager that describes more about our company and founders and provides a visual overview of our project portfolio. Furthermore, our company culture, based on the four value pillars of honesty, respect, fun, and diversity ensure that our project stakeholders and landowners can rely on us for a development process that is honest, upfront, and respectful.

As your homestead falls within a 2-mile radius of the Taelor Solar Project's real estate footprint, you are likely to receive a notice from the Morgan County Planning and Zoning Department 10 days prior to the Taelor Solar Project going before a hearing with the Morgan County Commissioners. My colleagues and I would appreciate the opportunity to respond to any questions or comments you may have before, during or after the hearing. I am based in Denver, CO, at Balanced Rock Power's regional Colorado office. Please don't hesitate to reach out to me via email at the address below if you would like to discuss the Project further or to meet in person. Additionally, we have a website for all project information at [www.taelorsolarproject.com](http://www.taelorsolarproject.com). Thank you!

Sincerely,

Matt Mooney  
Vice President of Development  
taelorsolar@balancedrockpower.com  
310 E 100 S  
Moab, UT 84532



BALANCED ROCK  
POWER

July 13, 2023

«AddressBlock»

*Sent via Certified Mail*

Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, Balanced Rock Power is notifying you that a Special Use Permit application has been submitted to the Morgan County Planning and Zoning Department for the Taelor Solar Project, located in Sections 4-9, 17, 18, 20, and 21 of Township 2 North Range 60 West and Section 31 of Township 3 North Range 60 West of the 6th P.M., Morgan County, Colorado.

The application will be heard by the Morgan County Planning Commission in a public hearing on August 14<sup>th</sup>, 2023 at 7:00 PM in the Assembly Room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

For more information on the Taelor Solar Project, please visit our project website at [www.taelorsolarproject.com](http://www.taelorsolarproject.com), which includes additional contact information.

Sincerely,

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC





## **Appendix 7. Proof of Current Paid Taxes**

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013092  
Assessed To

Parcel 129709000002  
RUMSEY, L&R LAND LLC  
1131 CO RD I  
WIGGINS, CO 80654

Legal Description  
S: 09 T: 2 R: 60 W1/2W1/2

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$113.60	\$0.00	\$0.00	(\$113.60)	\$0.00
<b>Total Tax Charge</b>					<b>\$0.00</b>
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$29.23	GRAZING LAND	\$5,690	\$1,500
ROAD AND BRIDGE FUND	7.5000000	\$11.25	Total	\$5,690	\$1,500
SOCIAL SERVICES FUND	2.0000000	\$3.00			
WIGGINS RURAL FIRE DIST	7.0000000	\$10.50			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.03			
WIGGINS PEST CONTROL	0.4510000	\$0.68			
RE 50-J WIGGINS GENERAL	24.5780000	\$36.87			
RE 50-J WIGGINS BOND	14.6950000	\$22.04			
<b>Taxes Billed 2022</b>	<b>75.7300000</b>	<b>\$113.60</b>			

\*\*\*\*\*TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK\*\*\*\*\*

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER  
231 Ensign St, PO Box 593, Fort Morgan, CO 80701  
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us  
Website: morgancounty.colorado.gov

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R013091  
Assessed To

Parcel 129708000002  
RUMSEY, L&R LAND LLC  
1131 CO RD 1  
WIGGINS, CO 80654

Legal Description  
S: 08 T: 2 R: 60 S1/2 & NE1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$341.56	\$0.00	\$0.00	(\$341.56)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/27/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 303 - 303 - RE 50J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$87.88	GRAZING LAND	\$17,080	\$4,510
ROAD AND BRIDGE FUND	7.5000000	\$33.83	Total	\$17,080	\$4,510
SOCIAL SERVICES FUND	2.0000000	\$9.02			
WIGGINS RURAL FIRE DIST	7.0000000	\$31.57			
N KIOWA BIJOU MGMT DIST	0.0230000	\$0.10			
WIGGINS PEST CONTROL	0.4510000	\$2.03			
RE 50-J WIGGINS GENERAL	24.5780000	\$110.85			
RE 50-J WIGGINS BOND	14.6950000	\$66.28			
Taxes Billed 2022	75.7300000	\$341.56			

\*\*\*\*\*TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK\*\*\*\*\*

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER  
231 Ensign St, PO Box 593, Fort Morgan, CO 80701  
Phone: 970-542-3518, Fax: 970-542-3520, Email: [esale@co.morgan.co.us](mailto:esale@co.morgan.co.us)  
Website: [morgancounty.colorado.gov](http://morgancounty.colorado.gov)



## Appendix 8. Proof of Well Access

Water for the Taelor Project will be sourced from the Magnum Feedyard, LLC Ranch. As a part of the Option to Lease Agreement with Magnum Feedyard, the following language ensures that water for construction and operations will be purchased from and served by the Landowner.

10.3. **Water for Project; Cooperation and Reimbursement of Costs.** During the Term, Landowner shall make agricultural water available to Lessee to the extent available to Landowner and in an amount not greater than one thousand (1,000) acre feet at a price of [REDACTED] [REDACTED] dollars per acre foot in accordance with the Water Supply Agreement to be negotiated in good faith and entered into by the Parties. Lessee will not attempt to obtain any water rights on the Property and will have no right to drill for water on the Property without Landowner's prior written consent.



## **Appendix 9. Interconnection Certification**



## BALANCED ROCK POWER

Ms. Nicole Hay  
Director, Planning and Zoning  
Morgan County  
231 Ensign Street  
P.O. Box 596  
Fort Morgan, Colorado 80701

Re: Taelor Solar – Special Use Permit Application; Interconnection Certification

Dear Ms. Hay:

Taelor Solar 1, LLC, doing business as Balanced Rock Power Development LLC (“Balanced Rock Power”), has submitted an application for a Special Use Permit (“SUP”) for the Taelor Solar project (the “Project”) to be located south of Wiggins in Township 2 North Range 60 West. Pursuant to Morgan County’s SUP application submittal requirements and Morgan County’s Solar Collector Facility Regulations, specifically § 4-820(D), Balanced Rock Power hereby certifies that it intends to enter into an interconnection agreement with Public Service Company of Colorado (Xcel Energy) in connection with the Project. The Project is proposed to interconnect at a new switching station along Xcel Energy’s Fort Lupton to Pawnee 230kV transmission line, which runs through the Project area. Final details concerning the point of interconnection and the interconnection facilities are subject to negotiations with Xcel Energy. Additionally, Balanced Rock Power hereby certifies that it intends to enter into a crossing agreement with Xcel Energy to accommodate the Project’s electrical lines crossing Xcel Energy’s transmission line. Final details concerning the crossing agreement are subject to negotiations with Xcel Energy.

Sincerely,

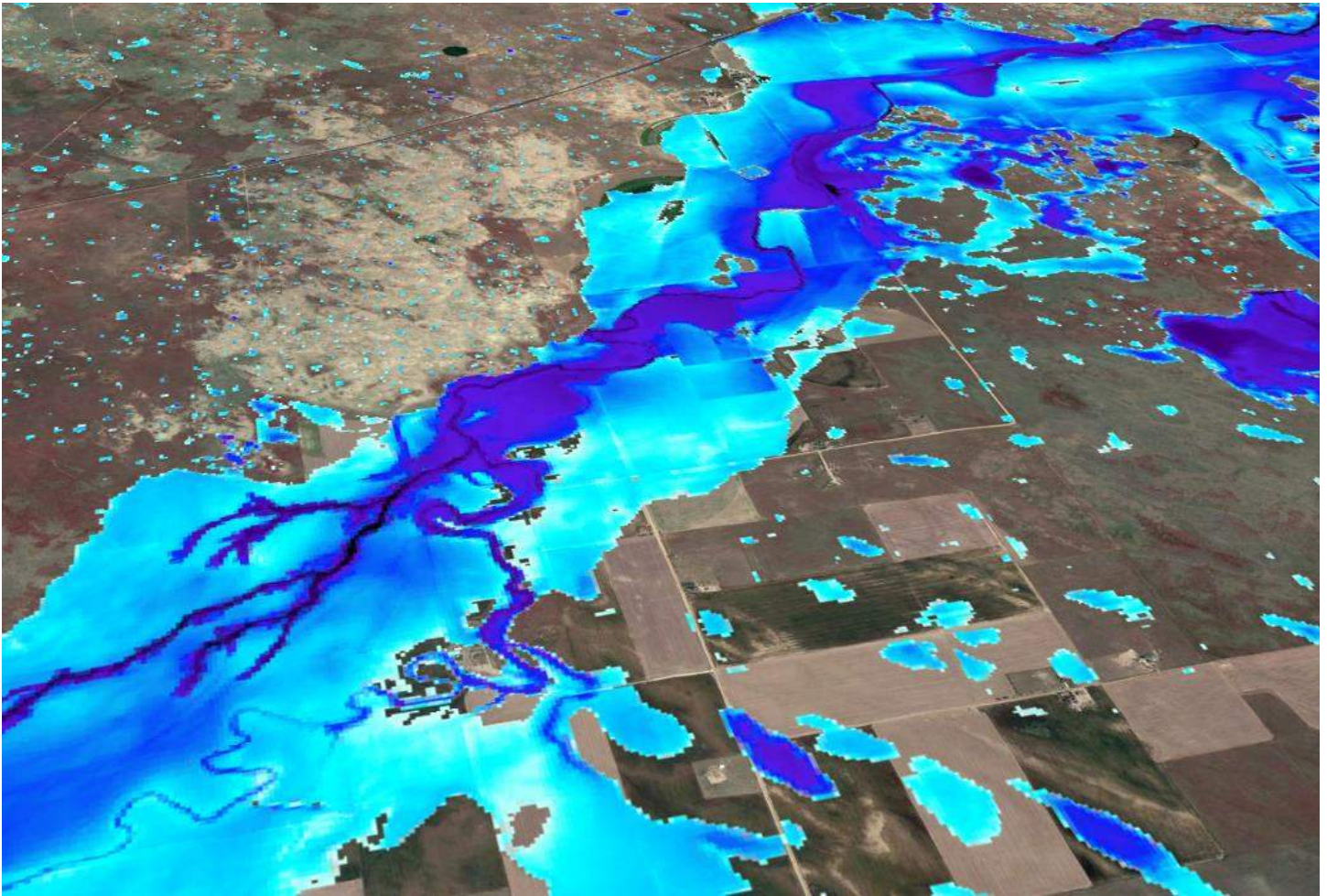
DocuSigned by:  
*Dana Diller*  
AC2004D2B181493...

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC





## **Appendix 10. Hydrology Study**



**PRELIMINARY HYDROLOGY STUDY**

# **Taelor Solar Project**

**Weld and Morgan Counties, Colorado**

**FEBRUARY 8, 2022**

**PREPARED FOR:**



**PREPARED BY:**

**Westwood**

**Westwood**

# Preliminary Hydrology Study

**Taelor Solar Project**

Weld and Morgan Counties, Colorado

**Prepared For:**

Balanced Rock Power  
310 E 100 S  
Moab, UT 84532

**Prepared By:**

Westwood  
12701 Whitewater Drive, Suite 300  
Minnetonka, MN 55343  
(952) 937-5150

Project Number: R0034723.00

Date: February 8, 2022

**Westwood**



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## Exhibits

- Exhibit 1: Location Map
- Exhibit 2: Base Hydrologic Map
- Exhibit 3: USGS, FEMA, and NWI Wetlands Map
- Exhibit 4: Soils Map
- Exhibit 5: Landcover Map
- Exhibit 6: Curve Number and Topographic Source Map
- Exhibit 7: 100-Year Max Flood Depth Map
- Exhibit 7a: 100-Year Max Flood Depth Project Area Map
- Exhibit 8: 100-Year Peak Velocity Map
- Exhibit 8a: 100-Year Peak Velocity Project Area Map
- Exhibit 9: 100-Year Scour Map
- Exhibit 10: 50-Year Max Flood Depth Map
- Exhibit 10a: 50-Year Max Flood Depth Project Area Map
- Exhibit 11: 50-Year Peak Velocity Map
- Exhibit 11a: 50-Year Peak Velocity Project Area Map
- Exhibit 12: 50-Year Scour Map

## Appendices

- Appendix A: NOAA Atlas 14 Precipitation Data
- Appendix B: Curve Number Table
- Appendix C: FEMA Flood Insurance Rate Map (FIRM)
- Appendix D: USGS StreamStats Reports

## Executive Summary

The purpose of this study is to analyze and review the existing hydrology of Phases 1 and 2 of the Taelor Solar Project (Project or Site) and any impacts that the hydrology may play in the design of the proposed solar array. This report was prepared to be used by the Project Team in the design and layout of the Project and not intended for submittal to reviewing agencies for stormwater permitting.

The Project Site is proposed on approximately 17 square miles and is located within Weld and Morgan Counties, Colorado, approximately 2.75 miles southwest of the city of Wiggins in Morgan County, Colorado. The Site is located on rough and varying land that generally slopes inwards towards the onsite reaches. The modeled watershed area encompasses approximately 94 square miles and generally drains northeast.

The analysis of the 100-year, 24-hour storm shows low water depths and velocities (Exhibits 7 through 8A) across the majority of the Site, outside of the onsite reaches and creeks. Higher flood depths and velocities exist within these creeks and their surrounding area. The floodplains onsite are fairly large; however, the flooding is generally well-contained within the floodplain limits. There are also scattered low-lying areas with localized ponding across the Project Site. Minimal velocities and scour are expected on site, outside of the onsite reaches and floodplains, due to the rough terrain and lack of consistent steep slopes.

The analysis of the 50-year, 24-hour storm event yielded similar results to those of the 100-year, 24-hour storm, but with slightly less severe depths, velocities, and scour (Exhibits 10-12).

Based on experience with similar projects, the majority of the Site is suitable for the planned development; however there are portions of the site which will be unusable for solar development, based on the presences of hazardous flows and velocities.



## 1.0 Data Sources

Table 1 – Data Sources

Task	Format	Source	Use
Elevation	2ft LiDAR	The National Map	FLO-2D Model Elevations
Crop Data	Shapefile	USDA 2013 Crop Data Layer	Landcover
Soils	Shapefile	USGS SSURGO Dataset	Curve Numbers
Precipitation	PDF File	NOAA Atlas 14	Design Storms
HUC-12 Drainage Boundary	Shapefile	USGS	Define Model Extents
Site Boundary	Taelor Solar - Max Footprint2.shp	Balanced Rock Power	Define Model Extents
2014 Aerial Photography	ArcGIS Map Service	USDA FSA	Reference
FEMA Flood Zones	PDF; Shapefile	FEMA	Reference
Culvert Locating and Sizing	Aerial Imagery	Google Earth	Culvert Modeling
Peak Flowrates	PDF	USGS StreamStats	Inflow Hydrographs

## 2.0 Coordinate System

Table 2 – Coordinate System Used

Projection	State Plane Coordinate System
Zone	Colorado North (FIPS 501)
Datum	NAD83
Planar Units	Feet (U.S. Survey)

## 3.0 Existing Conditions

### 3.1 Project Location

The Project Site, Phases 1 and 2 of the Taelor Solar Project, covers approximately 17 square miles and is located within Weld and Morgan Counties, Colorado (Exhibit 1). The Project Site is located approximately 50 miles northeast of Denver, with the nearest town being Wiggins in Morgan County, Colorado. Wiggins is located 2.75 miles northeast of the Project Area (Exhibit 1).

### 3.2 Watershed Hydrology

The modeled watershed area encompasses approximately 94 square miles that generally discharges to the northeast. The watershed is primarily defined by Kiowa Creek, which originates south of the Project, entering the Project through its southwest corner and flowing northeast through its limits. Kiowa Creek is defined by a fairly wide floodplain, which can range from 2,000 ft to over a mile in width.

Jack Rabbit Creek flows into Kiowa Creek just within the southwest limits of the Site, also originating from the south, but just west of Kiowa Creek.

Rock Creek enters the watershed from the south, approximately 5 miles east of Kiowa Creek, and then flows north through the eastern portion of the Site. Rock Creek then flows into Kiowa Creek within the northeastern corner of the Project.

An additional unnamed tributary of Kiowa Creek enters the watershed from the southeast. The tributary flows north-northwest just east of the project, before flowing into Kiowa Creek roughly 2,500 ft downstream of its junction with Rock Creek, just off the eastern limits of the Site.

See Exhibits 2 and 3 for geospatial displays of the watershed and its features.

### 3.3 Onsite Conditions

The Project is located on varying landscape, defined by several reaches as well as distributed patches of rougher terrain. The northwestern portion of the site generally is rougher, containing rolling slopes of 1% to 4%, with rougher distributions of a sort of prairie-pothole landscape, defined by many pockets of low-lying depressions. This area minimally discharges; however, there is a subtle drainage pattern towards Kiowa Creek to the southeast.

The majority of the stretch of land extended from the southwestern corner to the northeastern corner of the Site is defined by the channel and floodplain of Kiowa Creek. The floodplain is generally flatter, with more consistent slopes generally less than 0.5%. The southeastern banks are generally made up of rolling terrain with slopes generally between 1% to 4%, whereas the northwestern banks are more

comprised of the rough, prairie-pothole landscape. Kiowa Creek discharges offsite to the northeast.

The eastern portion of the project is generally covered by the channel and floodplain of Rock Creek, as it flows north and merges with Kiowa Creek. The banks are generally made up of the rolling landscape; however, there are small instances of isolated rough prairie-pothole patches. The majority of the runoff from this portion of the site discharges offsite to the northeast via Kiowa Creek.

US Fish and Wildlife Service National Wetlands Inventory (NWI Wetlands) provides information on the distribution of US wetlands and are shown in Exhibit 3. The NWI Wetlands dataset is not all-inclusive and other wetlands not shown may exist. The landcover on the Project area is primarily pastureland and agricultural row crops (Exhibit 6) and has soils that are primarily belonging to Hydrologic Soil Group (HSG) A (Exhibit 5). Typically, A soils are sands.

The main potential hydrologic issues on Site are riverine flooding and erosive velocities, although isolated pockets of ponding should also be considered.

### 3.4 FEMA Flood Zones

FEMA has completed a study to determine flood hazards for the selected location; the project area is covered by FIRM panels 08087C0575D, 08123C2035E, 08123C2050E, and 08087C0555D (Appendix C). FIRM panels 08123C2035E and 08123C2050E are within Weld County and have not yet been printed; however, electronic flood zones have been delineated for portions of these panels. The Project contains areas of FEMA Zone A flood hazards (Exhibits 3, 7, and 10), particularly associated with Rock Creek and the portions of Kiowa Creek within Morgan County. A FEMA Zone A flood hazard is a 100-year flood hazard with no defined base flood elevation. Preliminary FIRM panels have been issued for Weld County; however, they have not yet been made available or effective.

## 4.0 Proposed Conditions

### 4.1 Proposed Conditions

The majority of the proposed solar facility will consist of above ground mounted solar modules. A climate-specific grass seed mix should be planted below the modules and would make up a majority of the land cover. A small amount of impervious surface will be added from the gravel access roads and electrical equipment pads. The Project should be designed to minimize grading and maintain existing drainage patterns. A flood analysis of pre-development and post development depths may need to be completed once civil design is finalized for permitting purposes.



## 4.2 Post-Construction Stormwater Management

A desktop review of Weld County and Morgan County Stormwater Management and Drainage Requirements identified the 2020 Weld County Engineering and Construction Criteria manual, the Morgan County Zoning Regulations, and the Mile High Flood District (MHFD) Criteria Manual. As the Site design progresses, these manuals and documents should be referenced in order to assure that the Site design complies with any rate control, volume control, or water quality requirements that are outlined within them.

The typical solar project's low-impact development technique of converting the land cover from a row crop field to a meadow grass will provide post-construction stormwater management to meet most agency requirements. The proposed meadow grass will act as a vegetated filter providing both runoff treatment and reduction when compared to existing conditions. As the Project design advances, the post-construction stormwater management should be reviewed in further detail with the County Engineer.

## 5.0 FLO-2D Modeling

### 5.1 FLO-2D Modeling Overview

FLO-2D is a physical process model that routes rainfall runoff and flood hydrographs over flow surfaces or in channels using the dynamic wave approximation to the momentum equation. FLO-2D offers advantages over 1-D models and unit hydrograph methods by allowing for breakout flows and visualization of flows across a potential site. The primary inputs are a DTM (elevation data), curve numbers, and precipitation. No culverts were included in the model; all roadways and berms were assumed to overtop.

A FLO-2D model with 50-foot grid cells was utilized to model the watershed within and directly impacting the Project Site.

### 5.2 Elevation Data

The elevation data input into the FLO-2D model was 2ft LiDAR data from The National Map (Exhibit 6). This data was exported as a single digital terrain model (DTM), which is read directly into FLO-2D.

### 5.3 Watershed Soils and Land Cover

USDA-NRCS SSURGO soil data provides soil types within the Project boundary and full coverage of the contributing watershed. Soils are primarily classified as Hydrologic Soil Group (HSG) A within the Project boundary (Exhibit 4). Land cover was obtained from the USDA 2013 Crop Data Layer. Exhibit 5 displays the land cover classes for the entire watershed. Curve numbers were applied to each

grid cell in the FLO-2D model based on intersecting the grid with the curve numbers (Exhibit 6).

### 5.4 Precipitation

Precipitation data was downloaded from NOAA Atlas 14 (Appendix A) and used for the FLO-2D analysis for the 100-Year and 50-Year, 24-Hour storm events. Using the 100-Year and 50-Year rainfall depths of 4.54 inches and 3.95 inches, respectively, for this location allows for the best initial analysis in order to determine the worst areas of flooding and erosion during multiple different storm events. Rainfall inputs were distributed based on a site-specific nested Atlas 14 distribution pattern.

### 5.5 Inflows

Jack Rabbit Creek, Kiowa Creek, Rock Creek, and an Unnamed Tributary of Kiowa Creek all flow into the modeled watershed. USGS StreamStats provides 50-year and 100-year peak flow rates for these reaches (Appendix D). In order to account for these flows, inflow hydrographs were created at each location where these reaches enter the modeled watershed. Table 3 below displays the flow rates for each reach and flood event. See Exhibits 7 and 10 for inflow locations.

Table 3 – Inflow Rates

Reach	50-Year Peak Flow (cfs)	100-Year Peak Flow (cfs)
Jack Rabbit Creek	3,250	4,660
Kiowa Creek	28,900	40,700
Rock Creek	8,780	12,500
Unnamed Tributary	2,750	3,940

## 6.0 Flood Analysis Results

### 6.1 Existing Conditions Flood Analysis

The 100-year, 24-hour analysis shows low to moderate water depths and low velocities (Exhibits 7 through 8A) across the majority of the Site, outside of the influence of the onsite reaches. During a 100-year storm, the flood depths across the majority of the Project Area are less than 0.5 feet with velocities less than 1 foot/second, with the exception of the flows within the main onsite creeks and their associated floodplains. The 100-year flood depths within the onsite portions of the main channels of Kiowa Creek and Rock Creek can easily exceed 10ft, whereas the depths within the floodplains are generally between 2ft to 8ft. The area where the two creeks converge results in a large area of more significant flooding, due to the convergence of the creeks’ floodplains. Although the extents of the floodplains are fairly wide, the flooding within them is generally well-contained to the floodplain

limits. The 100-year peak velocities within the channels can exceed 13 ft/second, whereas the velocities within the floodplain are generally between 1 ft/second and 6 ft/second. The majority of flood depths and velocities associated with the unnamed tributary to the east do not directly encroach onto the Project Area itself.

In addition to the riverine flooding, there are additional areas of isolated flooding within the more prairie-pothole portions of the site, particularly to the northwest. The 100-year flood depths within these pothole areas are generally less than 5ft, but have minimal velocities due to their disconnected nature. The presence of HSG A soils within the Project will likely help these flood depths infiltrate more quickly. See Table 3 below for a breakdown of 100-year flood depths within the Project Site.

Table 4 – Flood Depths Onsite

<b>Peak Flow Depth (ft)</b>	<b>Percentage of Project Area Covered by Peak Flow Depths</b>
0.00 - 0.49	56.5%
0.50 - 1.00	4.5%
1.01 - 1.50	5.6%
1.51 - 2.00	6.4%
2.01 - 2.50	5.9%
2.51 - 3.00	4.6%
3.01 - 4.00	5.9%
4.01 - 6.00	6.6%
6.01+	4.0%

See Exhibits 7 through 8A for areas within the Project with higher flood depths and velocities during the 100-year, 24-hour storm.

Overall, the results of the 50-year, 24-hour storm model were similar to those of the 100-year, 24-hour storm, but with slightly lower extremes. The exceedance of 13 ft flood depths within the creek channels is less common during the 50-year storm, although it still occurs in some areas. The majority of channel depths are generally less than 10 ft. Similarly, the presence of floodplain depths in excess of 7ft is less common during the 50-year storm, with the majority of the floodplain depths being less than 5ft. Within the isolated ponding locations, flood depths rarely exceed 4ft. Channel velocities are generally less than 10 ft/second, with floodplain velocities generally between 1 ft/second and 5.5 ft/second. See Exhibits 7 through 8A for areas within the Project with higher flood depths and velocities during the 50-year, 24-hour storm.



## 6.2 Scour

Minimal scour is expected onsite, outside of the main reaches and their associated floodplains, during both the 50-year and 100-year storms (Exhibits 9 and 12). The scour depths calculated for this Project are based on HEC-18 Pier Scour Equations of a 6-inch-wide pile perpendicular to flow. Scour calculations consist of local scour only with unarmored soils and pile bases to provide the conservative local scour results. These scour results do not account for general, rill, or gully scour.

## 7.0 Recommendations

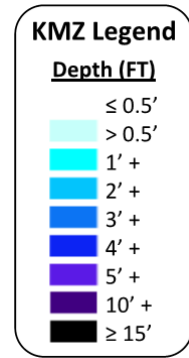
Based on experience on similar projects, the majority of the Site is suitable for the planned development; however, portions of the site, as is seen in Table 4 as well as Exhibits 7-12, will be unsuitable for solar development, due to the presence of hazardous flows and velocities. These areas should be reviewed and considered as Site design progresses, for areas of avoidance, as well as any potential locations where infrastructure could be designed to accommodate higher flood depths. Additionally, local stormwater requirements and regulations should be reviewed as the design progresses, in order to ensure Site compliance.

## 8.0 Next Steps

1. Final engineering design should account for the flood depths and velocities presented in Exhibits 7-11A.
2. Facilities to be elevated 1' above the 100-year, 24-hour peak flood elevations.
3. Proposed facilities should avoid FEMA Flood Zones located onsite.
4. Stormwater management should be revisited to ensure the final design meets the local and state requirements.

## 9.0 Included Output Files

1. Shapefile of 100-Year Rain Event Flow Depth  
*2022-02-08\_Taelor\_PrelimFlowDepthatCell\_100yr.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Flow Depth (Feet)
  
2. Shapefile of 100-Year Rain Event Velocity  
*2022-02-08\_Taelor\_PrelimVelocityatCell\_100yr.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Velocity (Feet)
  
3. Shapefile of 50-Year Rain Event Flow Depth  
*2022-02-08\_Taelor\_PrelimFlowDepthatCell\_50yr.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Flow Depth (Feet)
  
4. Shapefile of 50-Year Rain Event Velocity  
*2022-02-08\_Taelor\_PrelimVelocityatCell\_50yr.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Velocity (Feet)
  
5. KMZ of FLO-2D Results  
*2022-02-08\_Taelor\_PrelimFLO-2D.kmz*  
 Overlay in Google Earth for graphical representation.





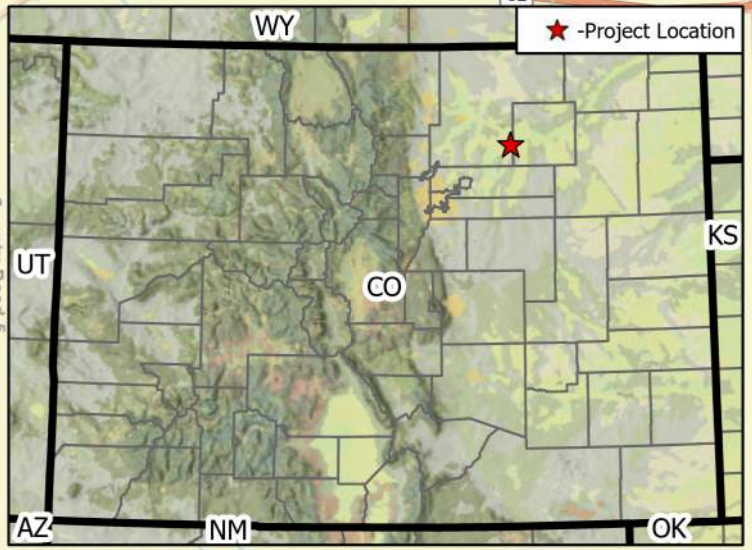
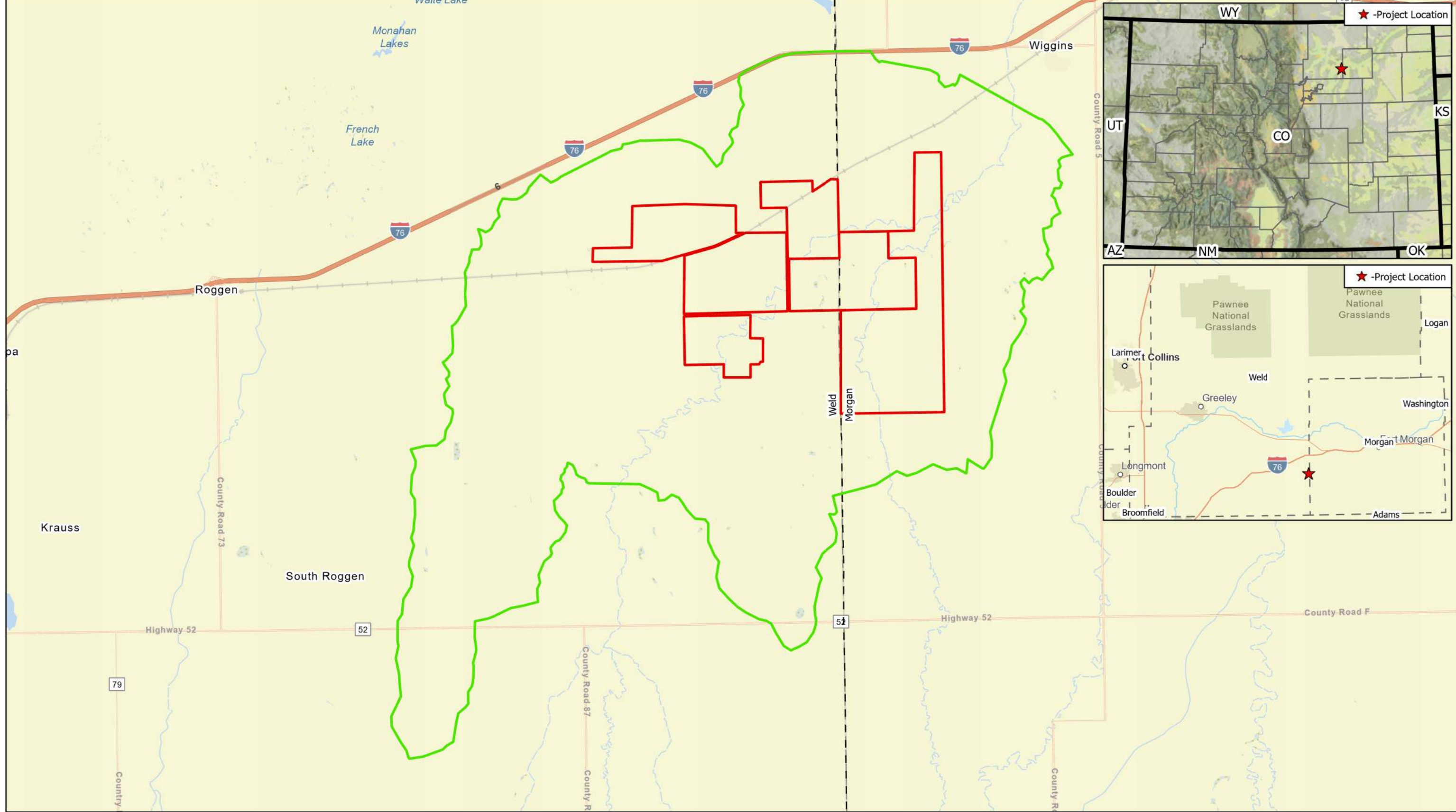
## 10.0 References Cited

- National Engineering Handbook, Part 630 Hydrology. Chapter 9 Hydrologic Soil-Cover Complexes. USDA. NRCS. 210-VI-NEH, July 2004
- The National Map, 2-ft DEM, Elevation data, Accessed February 2022, from <https://viewer.nationalmap.gov/basic/>
- Web soil survey. Retrieved February 2022, from <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
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- USGS. USGS water resources: About USGS water resources. Retrieved February 2022, from <https://water.usgs.gov/GIS/huc.html>
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- FEMA Flood Insurance Rate Maps, retrieved February 2022, from <https://msc.fema.gov/portal/advanceSearch#searchresultsanchor>
- USGS Streamstats Flow Rates, retrieved February 2022, from [https://www.usgs.gov/mission-areas/water-resources/science/streamstats-streamflow-statistics-and-spatial-analysis-tools?qt-science\\_center\\_objects=0#qt-science\\_center\\_objects](https://www.usgs.gov/mission-areas/water-resources/science/streamstats-streamflow-statistics-and-spatial-analysis-tools?qt-science_center_objects=0#qt-science_center_objects)
- Morgan County Zoning Regulations, retrieved February 2022, from <https://morgancounty.colorado.gov/sites/morgancounty/files/Zoning-Regulations-21819.pdf>
- Mile High Flood District. Criteria Manual, retrieved February 2022, from <https://mhfd.org/resources/criteria-manual-volume-3/>
- Weld County Engineering and Construction Criteria, retrieved February 2022, from <https://www.weldgov.com/files/sharedassets/public/departments/public-works/documents/evans-folder/2020-weld-county-engineering-and-construction-criteria-final-version-2021-03-17.pdf>

The background of the page is a dark red topographic map with intricate contour lines. A dashed red line runs vertically through the center-left area. A red 'X' is located in the middle of the page, and a solid red dot is positioned near the bottom of the dashed line.

# Exhibits





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

**Westwood**  
Toll Free (888) 937-5150 westwoodps.com

**Legend**

- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- County Boundary

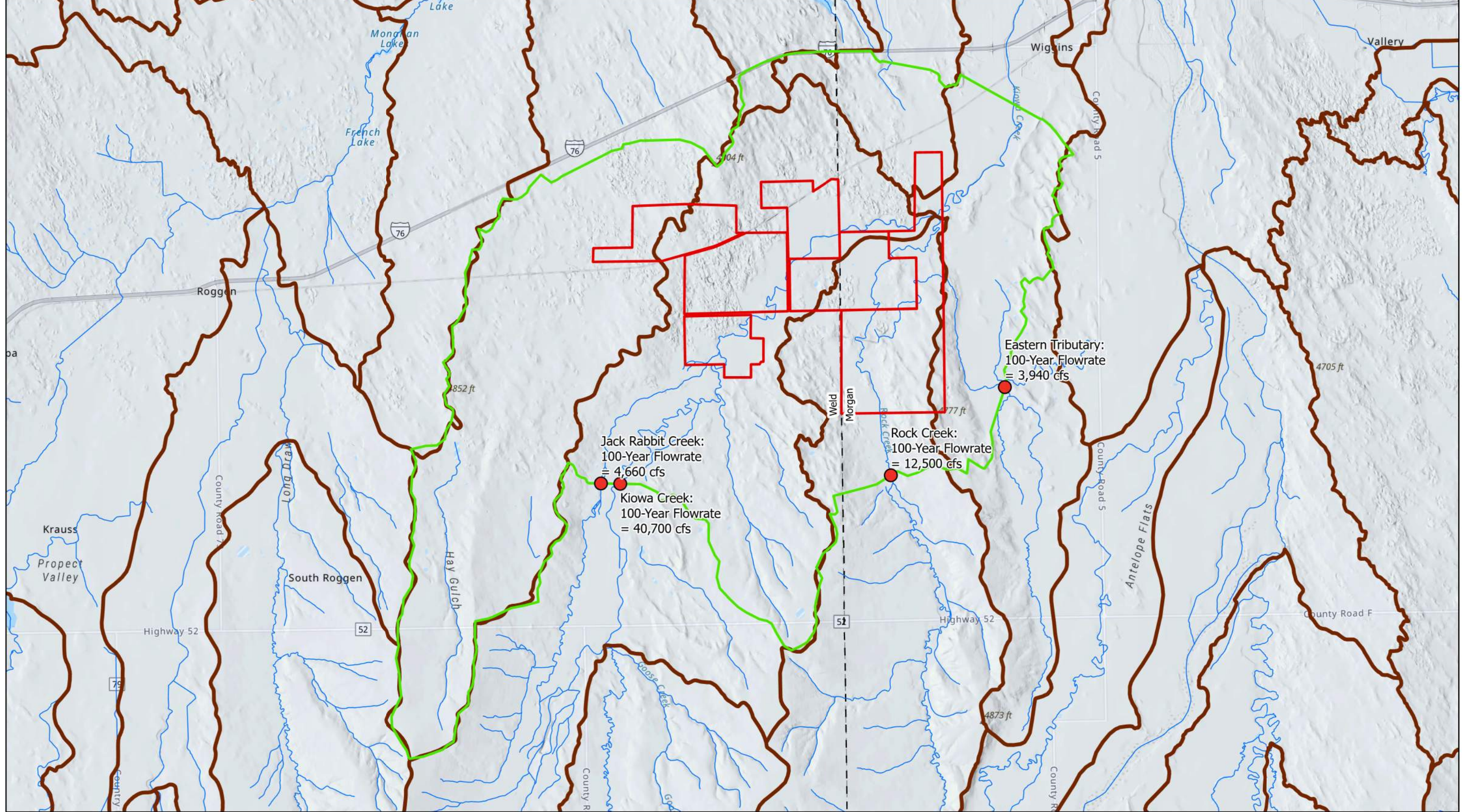


**Taelor Solar Project**  
Weld and Morgan Counties, Colorado

Exhibit 1: Location Map  
February 7, 2022

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Location Map - Location Map | 2/7/2022 2:39 PM | G:\Powerant





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Base Hydrologic Map - Base Hydrologic Map 12/7/2022 2:53 PM | G:\Powerent

Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

**Westwood**  
Toll Free (888) 937-5150 westwoodps.com

- Legend**
- Project Boundary- Phases 1 & 2
  - HUC-12 Boundary
  - FLO-2D Boundary
  - County Boundary
  - NHD Flowlines
  - Inflow Location

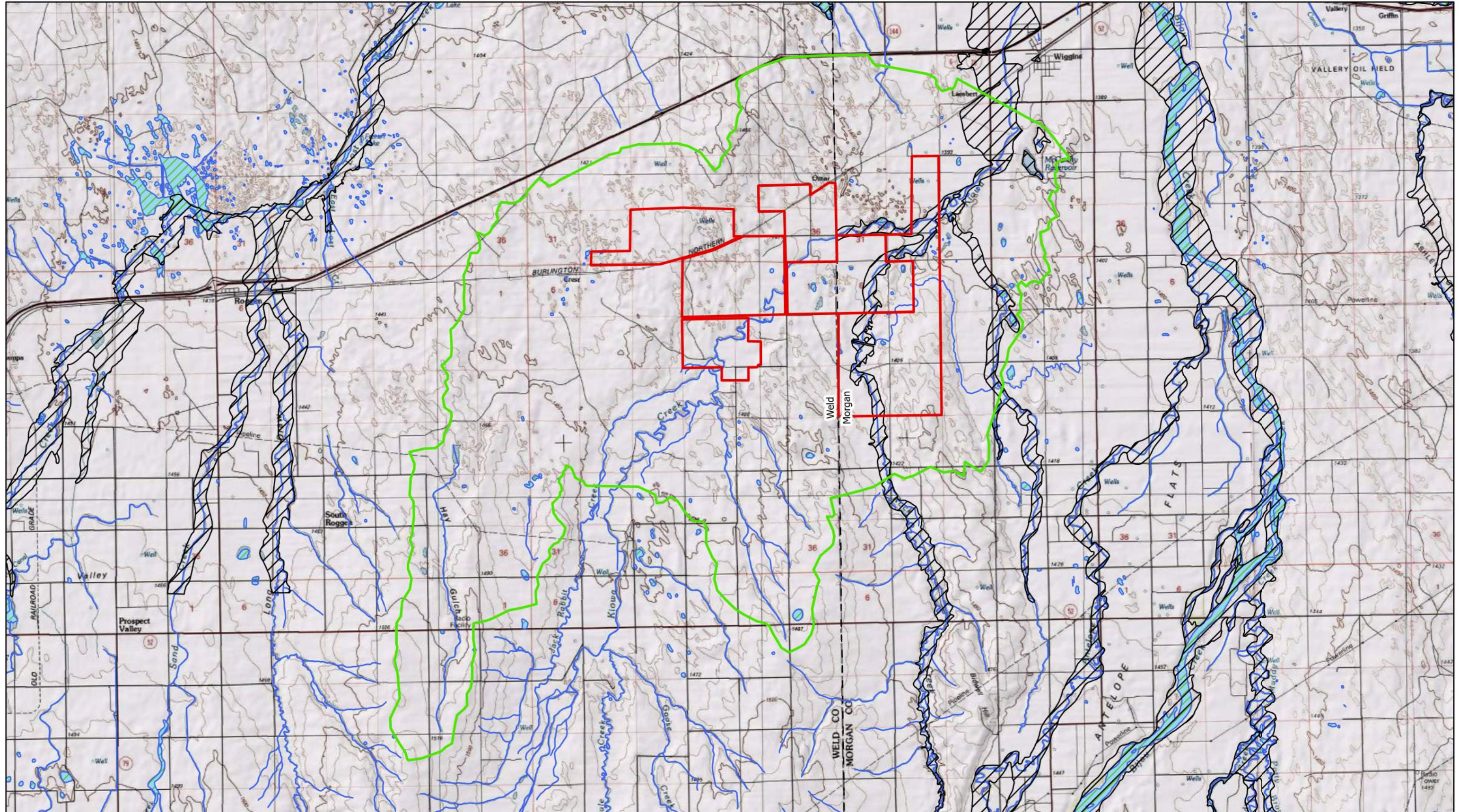


**Taelor Solar Project**  
Weld and Morgan Counties, Colorado

**Exhibit 2: Base Hydrologic Map**

February 7, 2022





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

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**Legend**

- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- County Boundary
- FEMA Zone A
- NWI Wetlands



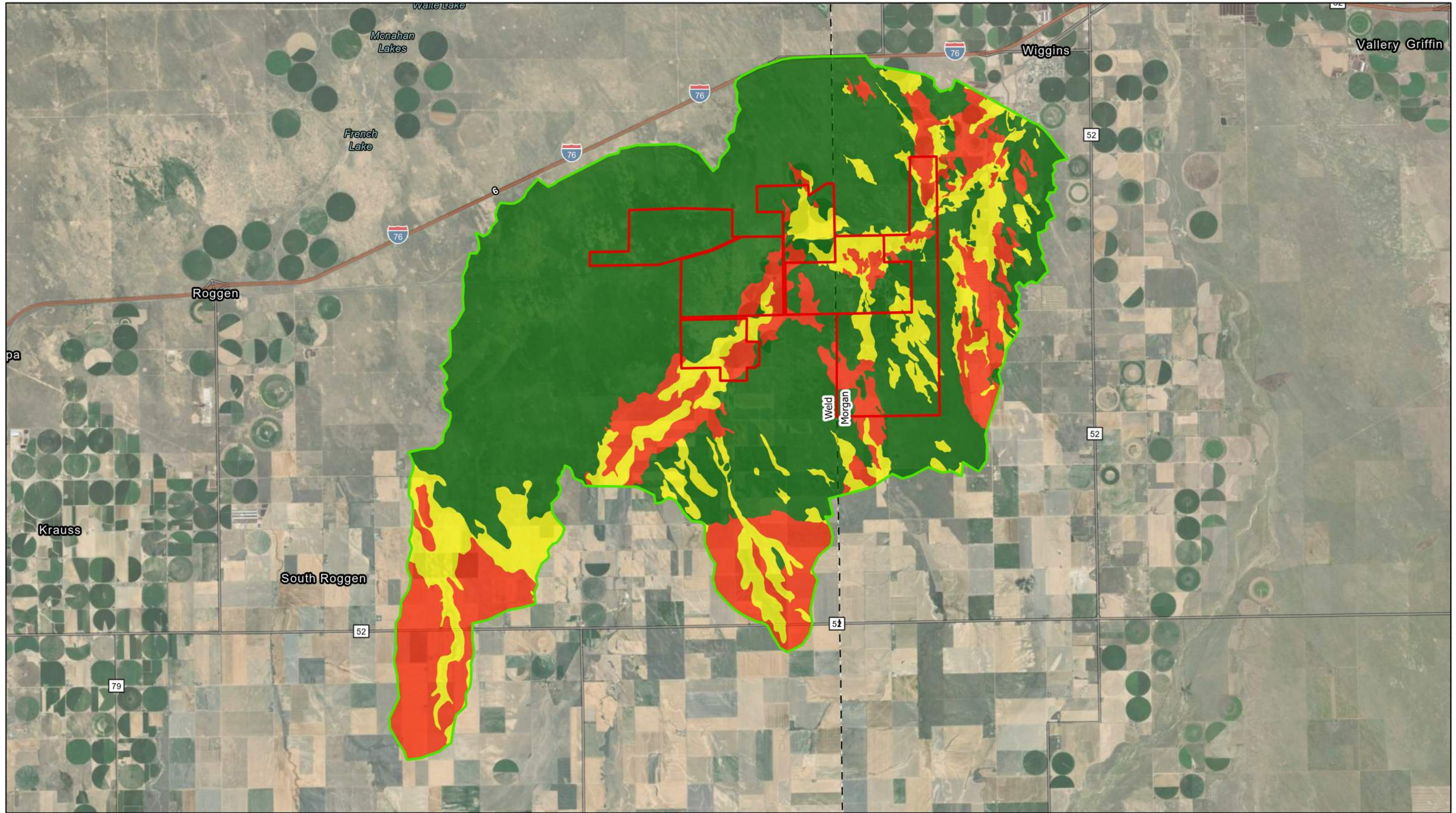
**Taelor Solar Project**

Weld and Morgan Counties, Colorado

Exhibit 3: USGS, FEMA, and NWI Wetlands Map

February 7, 2022





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

**Westwood**  
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**Legend**

- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- County Boundary
- Hydrologic Soil Group**
- A
- B
- C

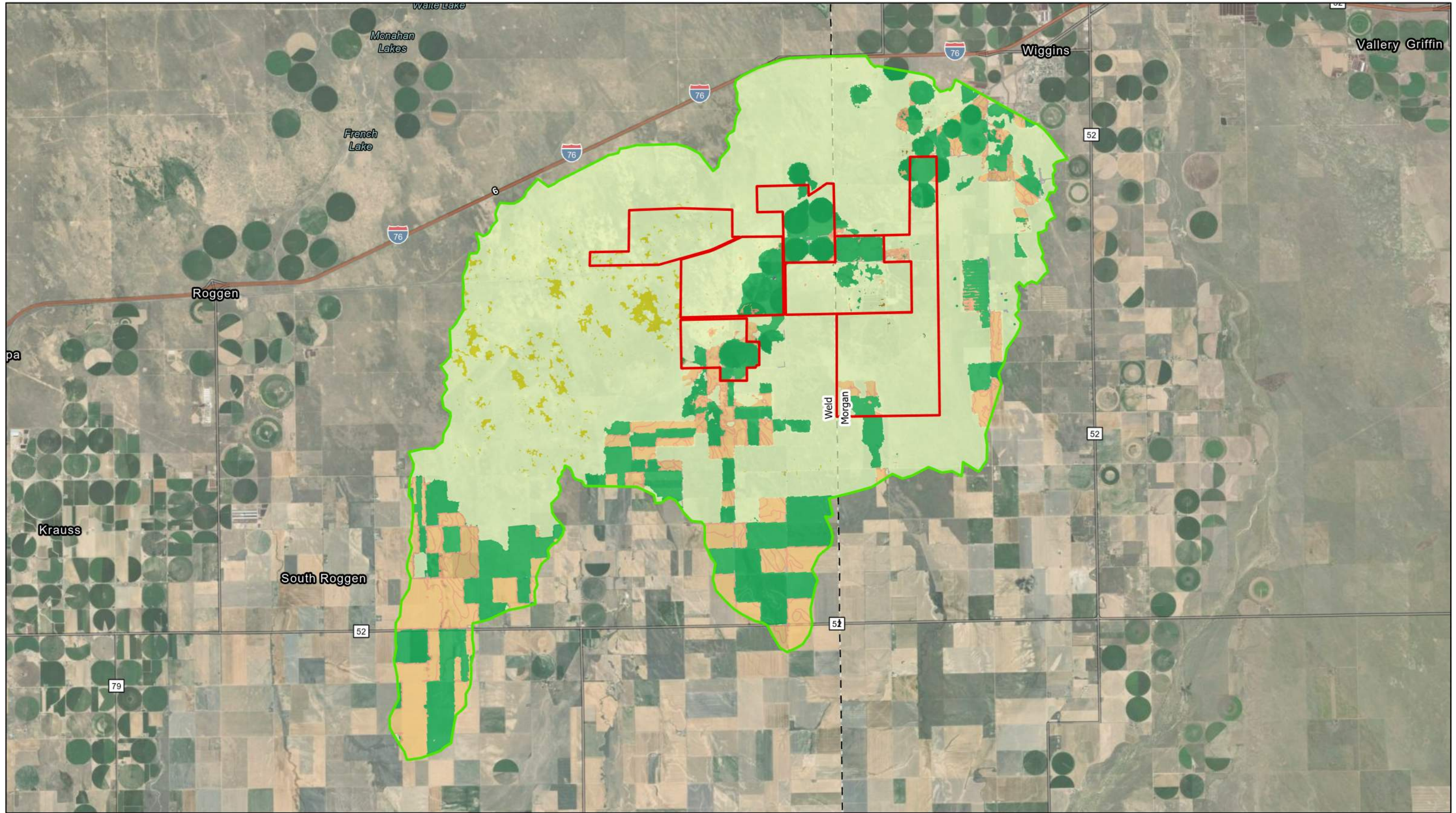


**Taelor Solar Project**  
Weld and Morgan Counties, Colorado

Exhibit 4: Soils Map  
February 7, 2022

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Soils Map - Soils Map 1/27/2022 2:59 PM TGAP\jvart





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)

Legend			
	Project Boundary- Phases 1 & 2		Cultivated
	FLO-2D Boundary		Developed
	County Boundary		Fallow
<b>Landcover</b>			Woods
	Barren		Grassland/Pasture
			Shrubland
			Water
			Wetland



# Taelor Solar Project

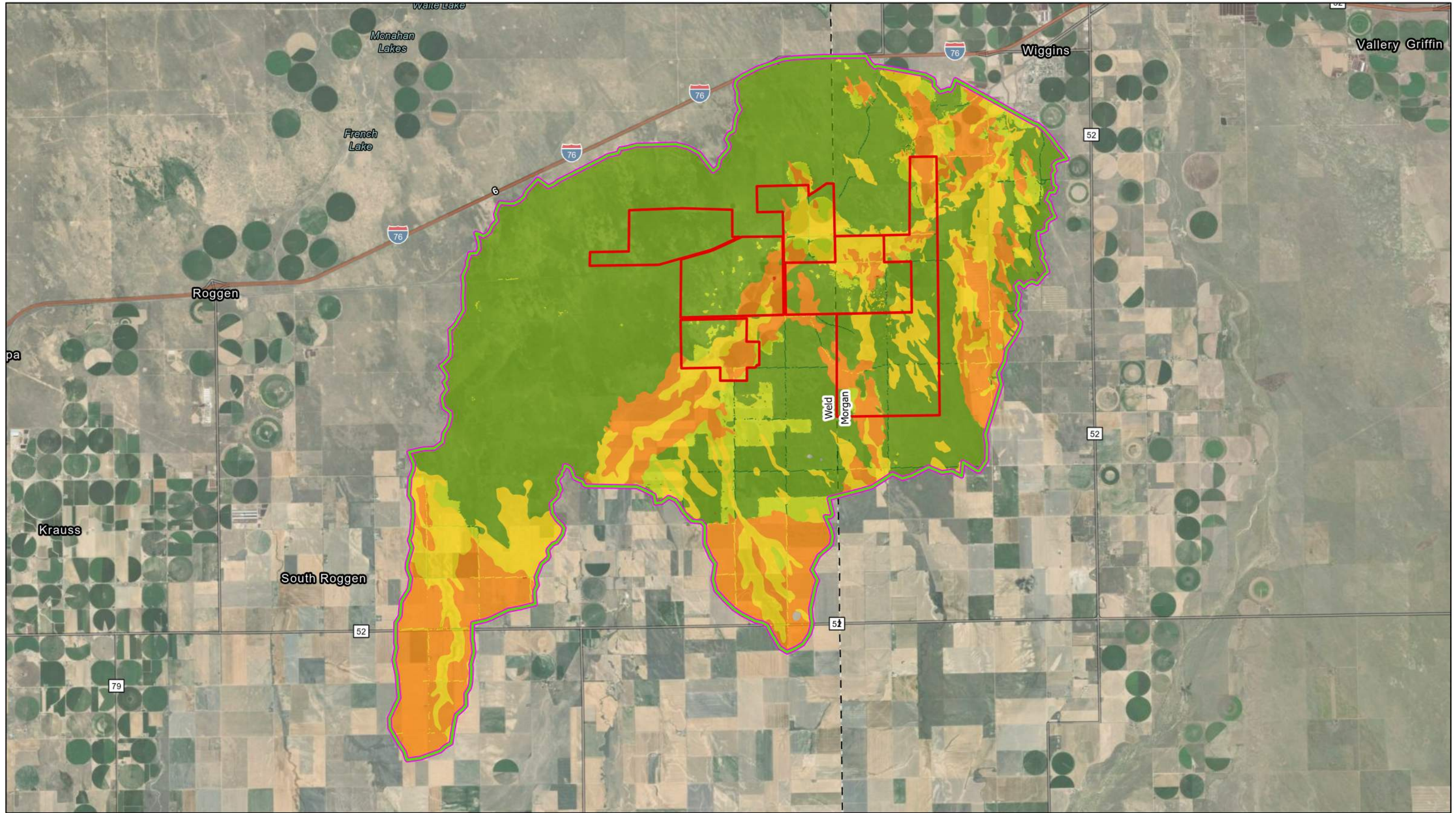
Weld and Morgan Counties, Colorado

## Exhibit 5: Landcover Map

February 7, 2022

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Landcover - Landcover | 2/7/2022 3:00 PM | G:\Powerant





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

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**Legend**

- Project Boundary- Phases 1 & 2
  - FLO-2D Boundary
  - County Boundary
  - 2-ft LiDAR Extents
- | Curve Number  |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; margin-right: 5px;"></span> 40 - 49 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; margin-right: 5px;"></span> 70 - 79 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; margin-right: 5px;"></span> 50 - 59 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; margin-right: 5px;"></span> 80 - 89 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; margin-right: 5px;"></span> 60 - 69 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; margin-right: 5px;"></span> 90 - 99 |



**Taelor Solar Project**  
Weld and Morgan Counties, Colorado  
Exhibit 6: Curve Number and Topographic Source Map  
February 7, 2022

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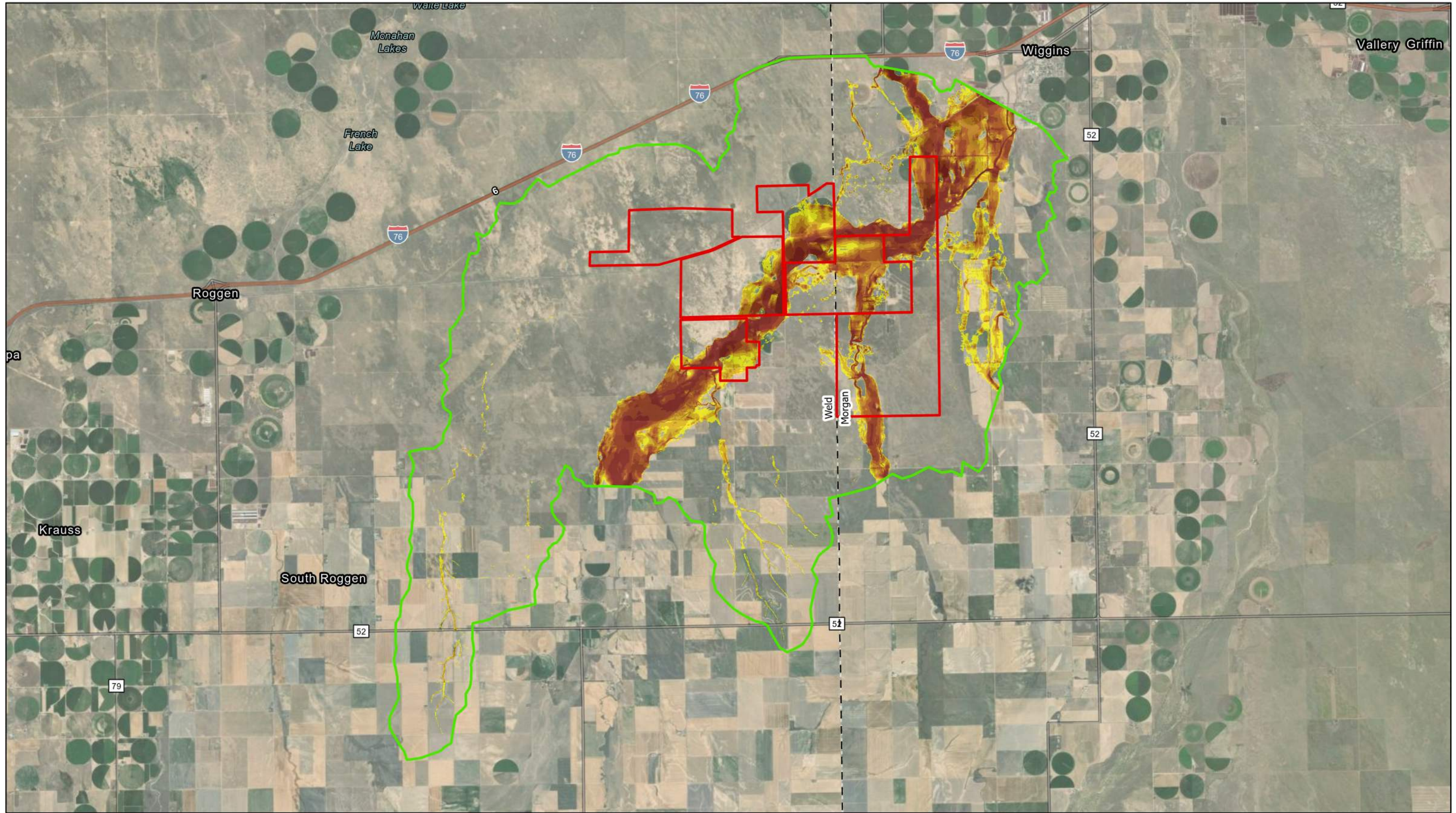












Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

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**Legend**

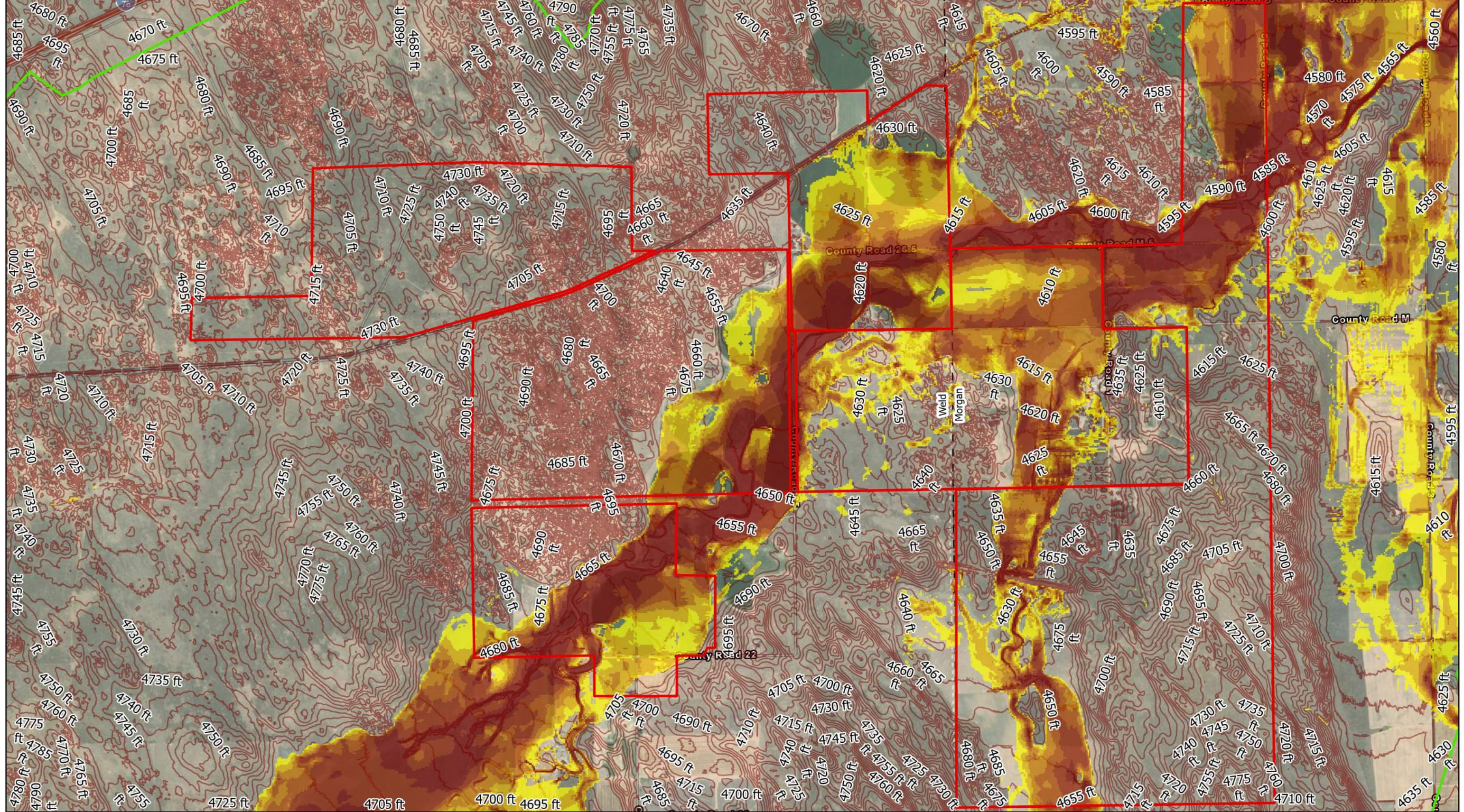
- |                                |                            |             |
|--------------------------------|----------------------------|-------------|
| Project Boundary- Phases 1 & 2 | <b>Peak Velocity (fps)</b> | 2.51 - 3.00 |
| FLO-2D Boundary                | 1.00 - 1.50                | 3.01 - 4.00 |
| County Boundary                | 1.51 - 2.00                | 4.01 +      |
|                                | 2.01 - 2.50                |             |



**Taelor Solar Project**  
Weld and Morgan Counties, Colorado  
Exhibit 8: 100-Year Peak Velocity Map  
February 7, 2022

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100\_Yr\_Peak\_Velocity\_Map - 100\_Yr\_Peak\_Velocity | 2/7/2022 3:05 PM | G:\Powerant





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

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**Legend**

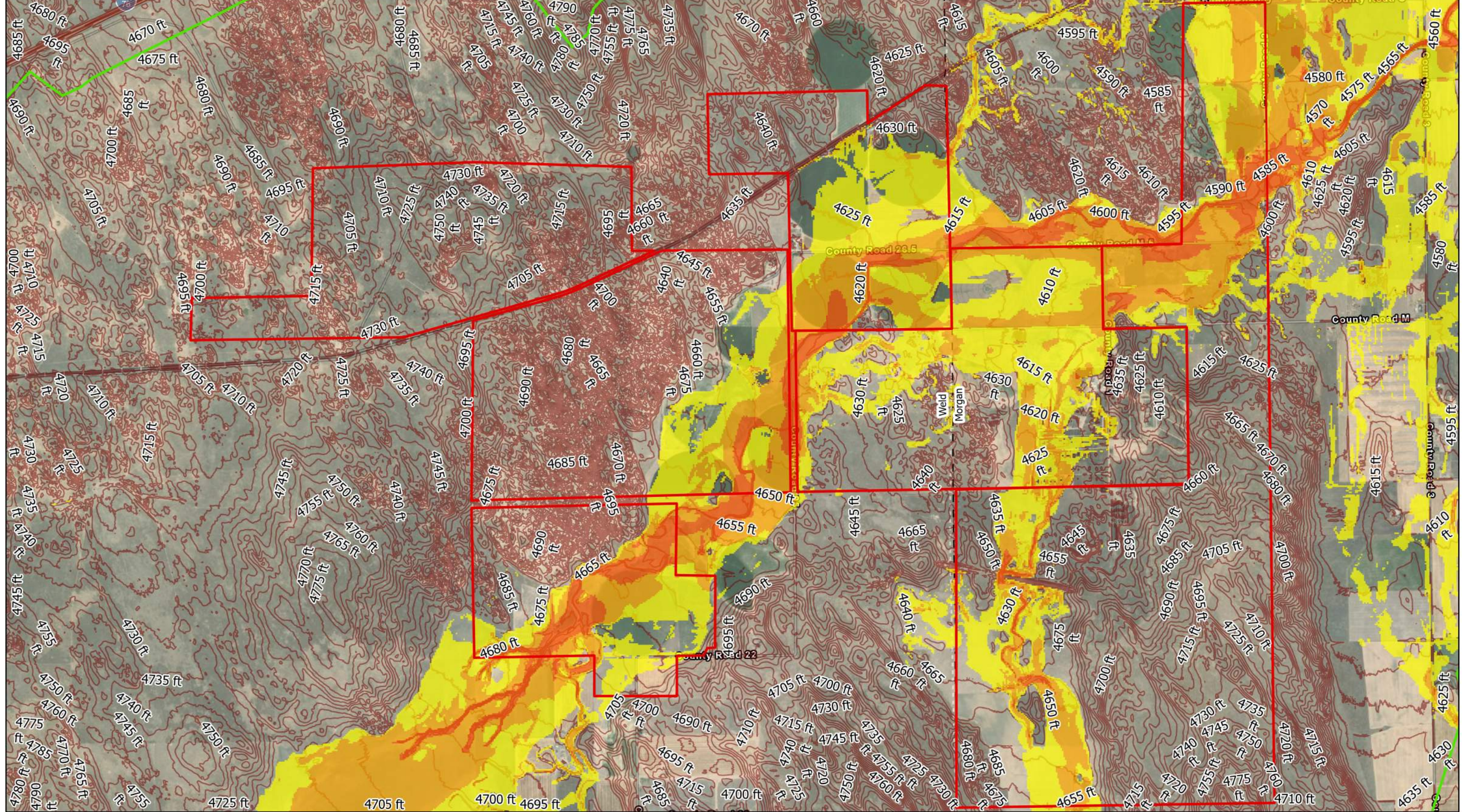
Project Boundary- Phases 1 & 2	Peak Velocity (fps)	2.51 - 3.00
FLO-2D Boundary	1.00 - 1.50	3.01 - 4.00
County Boundary	1.51 - 2.00	4.01 +
5-foot Contours	2.01 - 2.50	



**Taelor Solar Project**  
Weld and Morgan Counties, Colorado  
Exhibit 8A: 100-Year Peak Velocity Project Area Map  
February 7, 2022

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100 Yr Peak Velocity Project Area Map - 100 Yr Peak Velocity Project Area | 2/7/2022 3:06 PM | G:\P\overan











Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

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**Legend**

	Project Boundary- Phases 1 & 2		5-foot Contours		1.51 - 2.00
	FLO-2D Boundary	<b>Scour (ft)</b>			2.01 +
	County Boundary		1.00 - 1.50		

N

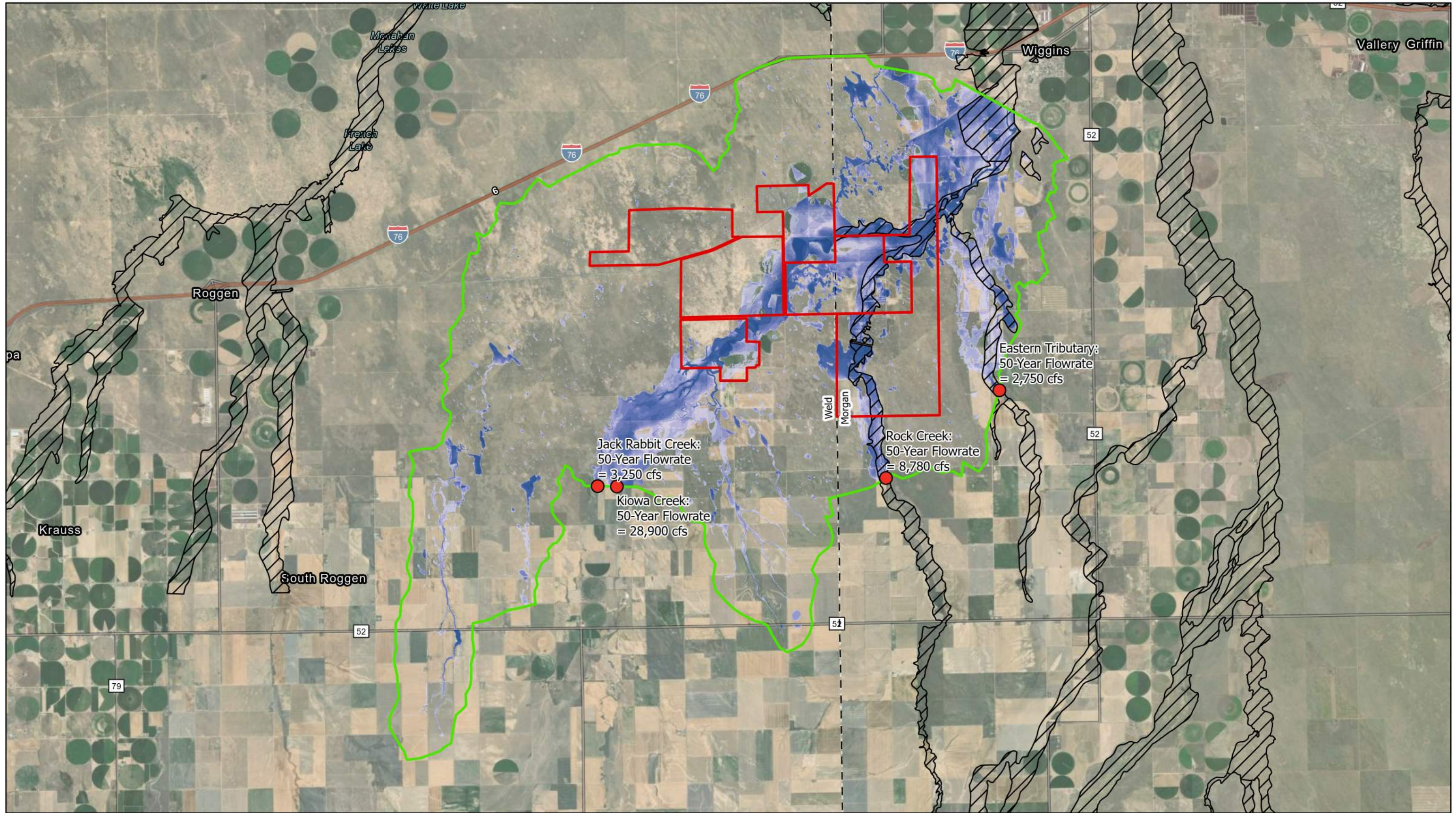


0 3,000 US Feet

**Taelor Solar Project**  
Weld and Morgan Counties, Colorado

**Exhibit 9: 100-Year Scour Map**  
February 7, 2022





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

**Westwood**  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)

**Legend**

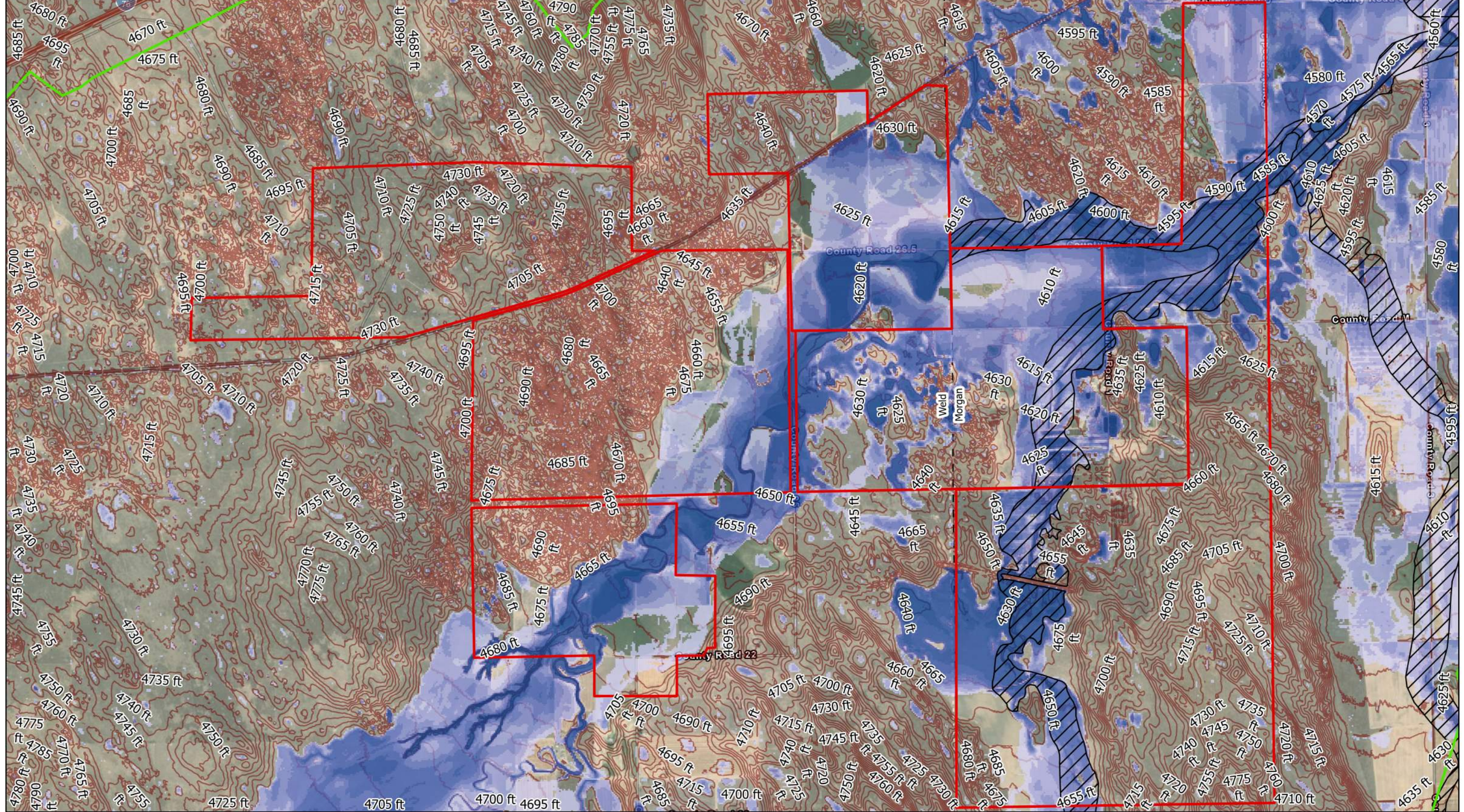
- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- County Boundary
- FEMA Zone A
- Inflow Location
- Max Water Depth (ft)**
- 0.50 - 1.00
- 1.01 - 1.50
- 1.51 - 2.00
- 2.01 - 2.50
- 2.51 - 3.00
- 3.01 - 4.00
- 4.01 - 6.00
- 6.01 +



**Taelor Solar Project**  
Weld and Morgan Counties, Colorado  
Exhibit 10: 50-Year  
Max Water Depth Map  
February 7, 2022

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50 Yr Max Water Depth Map - 50 Yr Max Water Depth | 2/7/2022 3:30 PM | G:\Powerant





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

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**Legend**

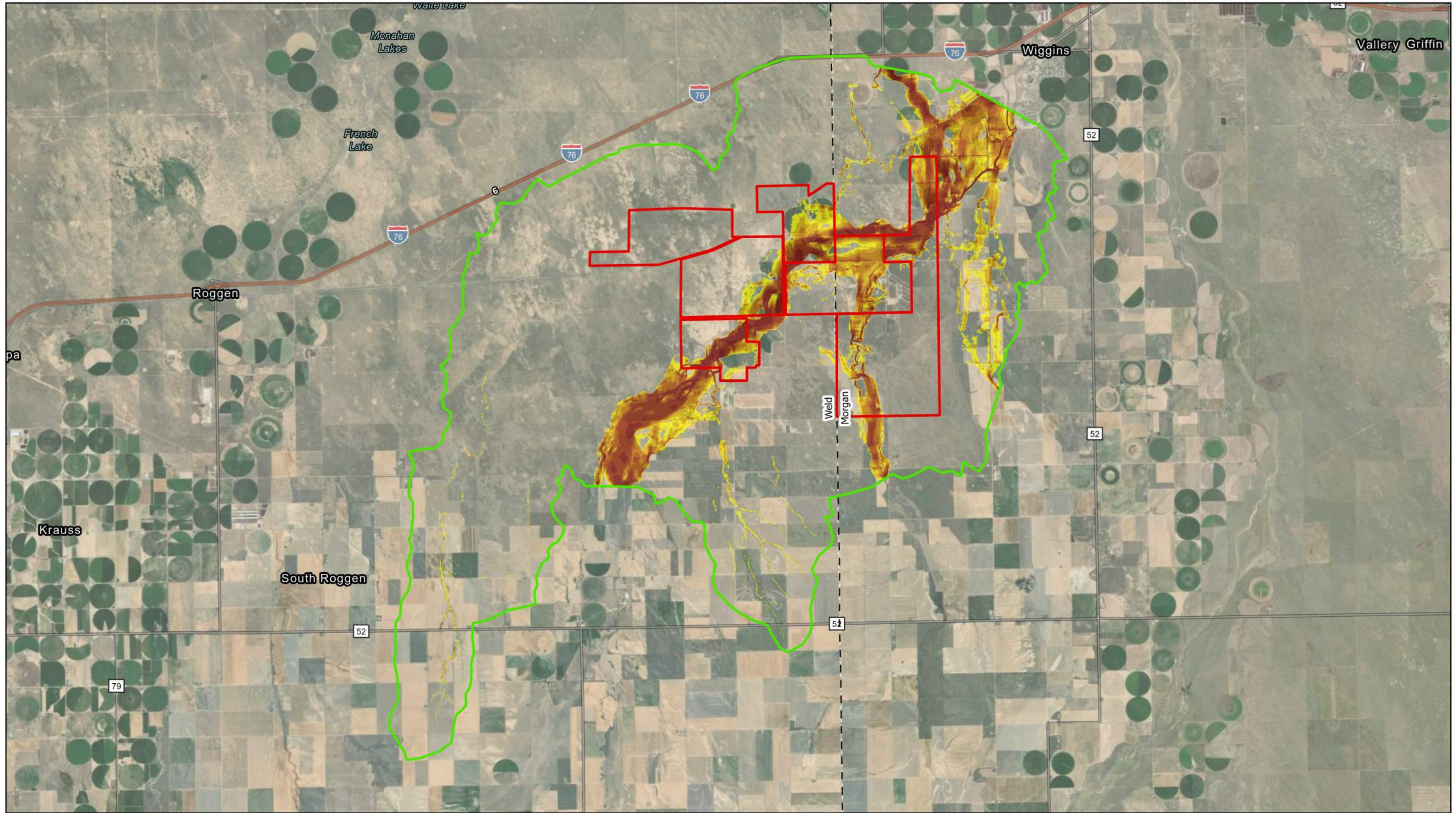
- Project Boundary- Phases 1 & 2
- FLO-2D Boundary
- County Boundary
- FEMA Zone A
- 5-foot Contours
- 0.50 - 1.00
- 1.01 - 1.50
- 1.51 - 2.00
- 2.01 - 2.50
- 2.51 - 3.00
- 3.01 - 4.00
- 4.01 - 6.00
- 6.01 +



**Taelor Solar Project**  
Weld and Morgan Counties, Colorado  
Exhibit 10A: 50-Year Max Water Depth Project Area Map  
February 7, 2022

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50 Yr Max Water Depth Project Area Map - 50 Yr Max Water Depth Project Area | 2/7/2022 3:30 PM | G:\Powerent





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

**Westwood**  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)

**Legend**

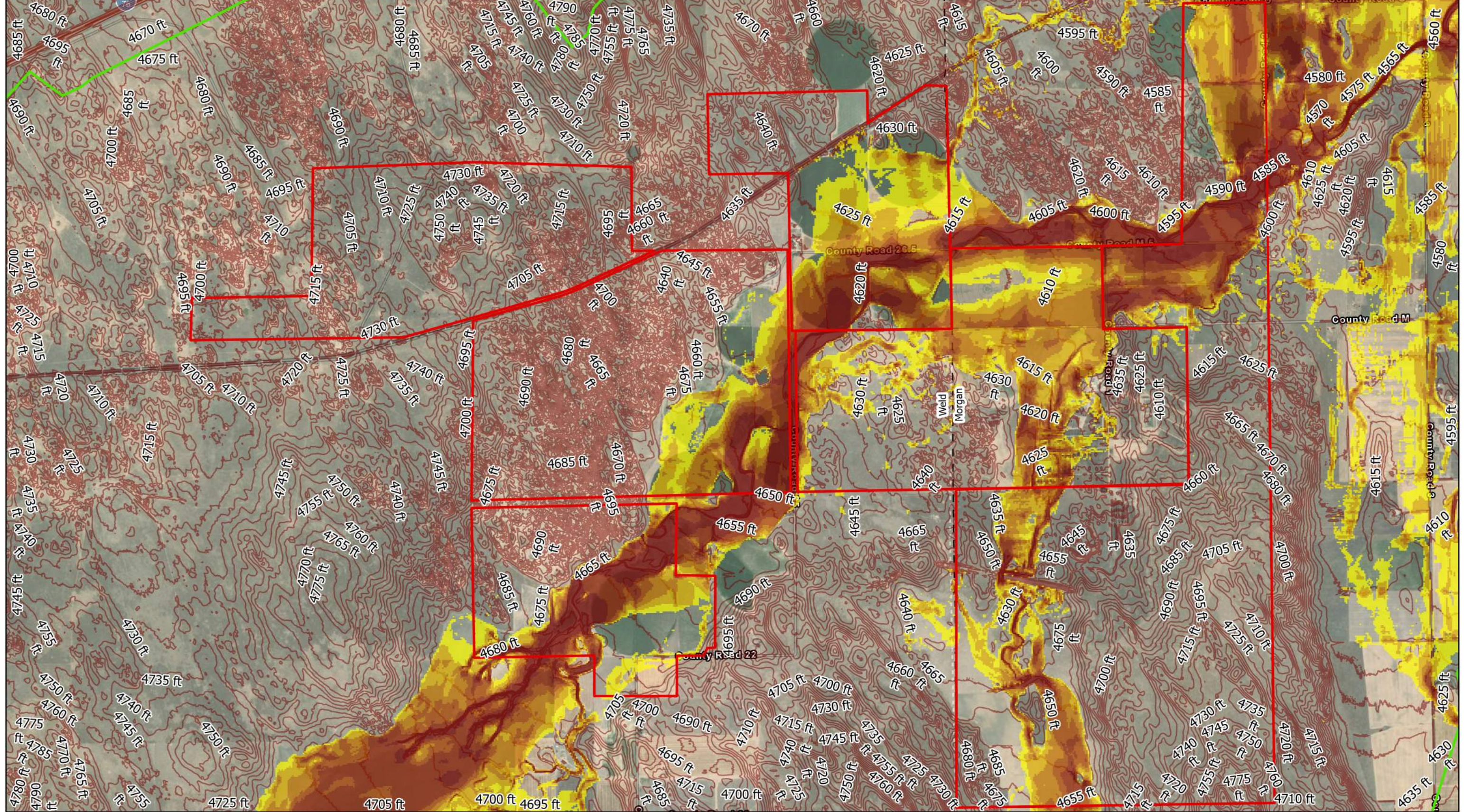
- |                                |                                 |             |
|--------------------------------|---------------------------------|-------------|
| Project Boundary- Phases 1 & 2 | Peak Velocity (fps) 1.00 - 1.50 | 2.51 - 3.00 |
| FLO-2D Boundary                | 1.51 - 2.00                     | 3.01 - 4.00 |
| County Boundary                | 2.01 - 2.50                     | 4.01 +      |



**Taelor Solar Project**  
Weld and Morgan Counties, Colorado  
Exhibit 11: 50-Year Peak Velocity Map  
February 7, 2022

N:\0034723\_00\_GIS\_Hydro\_Exhibits\2022-02-07 Taelor Hydro Exhibits\10-12 Taelor Solar Project.aprx 50 Yr Peak Velocity Map - 50 Yr Peak Velocity | 2/7/2022 3:31 PM | G:\Powerant





Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

**Westwood**  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)

**Legend**

Project Boundary- Phases 1 & 2	Peak Velocity (fps) 1.00 - 1.50	2.51 - 3.00
FLO-2D Boundary	1.51 - 2.00	3.01 - 4.00
County Boundary	2.01 - 2.50	4.01 +
5-foot Contours		



# Taelor Solar Project

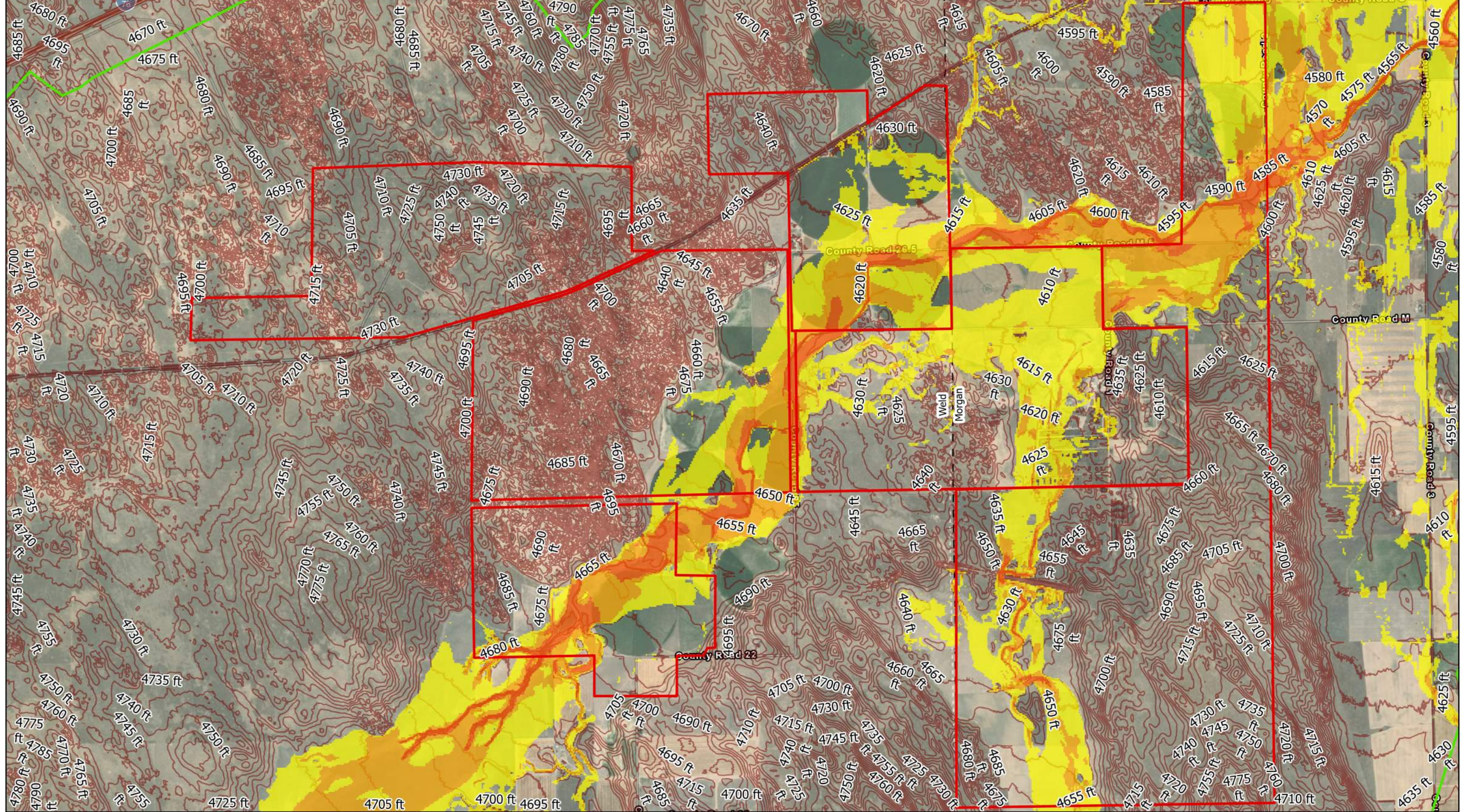
Weld and Morgan Counties, Colorado

## Exhibit 11A: 50-Year Peak Velocity Project Area Map

February 7, 2022

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50 Yr Peak Velocity Project Area Map - 50 Yr Peak Velocity Project Area | 2/7/2022 3:32 PM | G:\P\overant


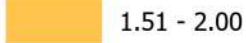


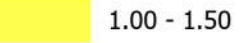




Data Source(s): Westwood (2022); Esri WMS Basemap Imagery (Accessed 2022); USGS (2022); FEMA (2022); USDA (2022)

**Westwood**  
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**Legend**

	Project Boundary- Phases 1 & 2		5-foot Contours		1.51 - 2.00
	FLO-2D Boundary	<b>Scour (ft)</b>			2.01 +
	County Boundary		1.00 - 1.50		



# Taelor Solar Project

Weld and Morgan Counties, Colorado

Exhibit 12: 50-Year Scour Map  
February 7, 2022

N:\0034723.00\_GIS\Hydro\_Exhibits\2022-02-07 Taelor Hydro Exhibits 10-12\Taelor Solar Project.aprx 50 Yr Scour Map - 50 Yr Scour 1/27/2022 3:38 PM TGA\Powerent



The background of the page is a topographic map with red contour lines. A dashed red line runs vertically through the center, with a solid red dot at the bottom and a red 'X' mark further up.

# Appendix A

NOAA Atlas 14 Precipitation Data



**NOAA Atlas 14, Volume 8, Version 2**  
**Location name: Wiggins, Colorado, USA\***  
**Latitude: 40.1686°, Longitude: -104.1629°**  
**Elevation: 4639.05 ft\*\***



\* source: ESRI Maps  
 \*\* source: USGS

**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps & aeriels](#)

**PF tabular**

<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
<b>Duration</b>	<b>Average recurrence interval (years)</b>									
	<b>1</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>200</b>	<b>500</b>	<b>1000</b>
<b>5-min</b>	<b>0.257</b> (0.206-0.325)	<b>0.311</b> (0.248-0.393)	<b>0.410</b> (0.326-0.519)	<b>0.503</b> (0.398-0.640)	<b>0.648</b> (0.503-0.868)	<b>0.773</b> (0.582-1.04)	<b>0.909</b> (0.661-1.25)	<b>1.06</b> (0.738-1.49)	<b>1.27</b> (0.854-1.83)	<b>1.45</b> (0.942-2.09)
<b>10-min</b>	<b>0.377</b> (0.301-0.476)	<b>0.455</b> (0.363-0.575)	<b>0.600</b> (0.477-0.760)	<b>0.736</b> (0.582-0.937)	<b>0.948</b> (0.736-1.27)	<b>1.13</b> (0.853-1.53)	<b>1.33</b> (0.968-1.83)	<b>1.55</b> (1.08-2.18)	<b>1.87</b> (1.25-2.68)	<b>2.13</b> (1.38-3.06)
<b>15-min</b>	<b>0.460</b> (0.367-0.581)	<b>0.555</b> (0.443-0.702)	<b>0.731</b> (0.582-0.927)	<b>0.898</b> (0.710-1.14)	<b>1.16</b> (0.898-1.55)	<b>1.38</b> (1.04-1.86)	<b>1.62</b> (1.18-2.23)	<b>1.89</b> (1.32-2.65)	<b>2.28</b> (1.53-3.27)	<b>2.59</b> (1.68-3.73)
<b>30-min</b>	<b>0.612</b> (0.489-0.774)	<b>0.738</b> (0.589-0.933)	<b>0.971</b> (0.772-1.23)	<b>1.19</b> (0.942-1.52)	<b>1.53</b> (1.19-2.05)	<b>1.83</b> (1.38-2.46)	<b>2.15</b> (1.56-2.95)	<b>2.50</b> (1.75-3.51)	<b>3.01</b> (2.02-4.32)	<b>3.43</b> (2.23-4.93)
<b>60-min</b>	<b>0.754</b> (0.602-0.953)	<b>0.904</b> (0.722-1.14)	<b>1.19</b> (0.945-1.51)	<b>1.46</b> (1.16-1.86)	<b>1.89</b> (1.47-2.54)	<b>2.26</b> (1.71-3.05)	<b>2.67</b> (1.95-3.68)	<b>3.12</b> (2.18-4.39)	<b>3.78</b> (2.54-5.43)	<b>4.32</b> (2.81-6.22)
<b>2-hr</b>	<b>0.896</b> (0.721-1.12)	<b>1.07</b> (0.861-1.34)	<b>1.41</b> (1.13-1.77)	<b>1.73</b> (1.38-2.18)	<b>2.25</b> (1.76-3.00)	<b>2.70</b> (2.05-3.61)	<b>3.19</b> (2.35-4.36)	<b>3.75</b> (2.64-5.23)	<b>4.55</b> (3.08-6.49)	<b>5.22</b> (3.42-7.44)
<b>3-hr</b>	<b>0.977</b> (0.790-1.22)	<b>1.16</b> (0.939-1.45)	<b>1.52</b> (1.23-1.90)	<b>1.87</b> (1.50-2.35)	<b>2.43</b> (1.92-3.24)	<b>2.93</b> (2.24-3.91)	<b>3.48</b> (2.57-4.73)	<b>4.09</b> (2.89-5.68)	<b>4.98</b> (3.39-7.06)	<b>5.72</b> (3.76-8.11)
<b>6-hr</b>	<b>1.13</b> (0.920-1.40)	<b>1.34</b> (1.09-1.66)	<b>1.75</b> (1.42-2.17)	<b>2.14</b> (1.72-2.66)	<b>2.76</b> (2.19-3.62)	<b>3.30</b> (2.54-4.35)	<b>3.89</b> (2.90-5.24)	<b>4.55</b> (3.25-6.26)	<b>5.51</b> (3.78-7.74)	<b>6.30</b> (4.18-8.86)
<b>12-hr</b>	<b>1.31</b> (1.08-1.61)	<b>1.57</b> (1.28-1.92)	<b>2.03</b> (1.66-2.49)	<b>2.45</b> (1.99-3.02)	<b>3.09</b> (2.46-3.99)	<b>3.63</b> (2.81-4.72)	<b>4.22</b> (3.15-5.59)	<b>4.85</b> (3.48-6.58)	<b>5.76</b> (3.98-7.99)	<b>6.50</b> (4.35-9.05)
<b>24-hr</b>	<b>1.56</b> (1.29-1.89)	<b>1.82</b> (1.51-2.21)	<b>2.30</b> (1.90-2.80)	<b>2.74</b> (2.24-3.34)	<b>3.40</b> (2.72-4.33)	<b>3.95</b> (3.08-5.08)	<b>4.54</b> (3.43-5.96)	<b>5.19</b> (3.76-6.96)	<b>6.10</b> (4.25-8.37)	<b>6.84</b> (4.62-9.44)
<b>2-day</b>	<b>1.79</b> (1.50-2.16)	<b>2.10</b> (1.75-2.52)	<b>2.62</b> (2.18-3.16)	<b>3.09</b> (2.55-3.74)	<b>3.77</b> (3.03-4.74)	<b>4.33</b> (3.40-5.49)	<b>4.92</b> (3.74-6.37)	<b>5.55</b> (4.05-7.36)	<b>6.43</b> (4.51-8.72)	<b>7.14</b> (4.87-9.76)
<b>3-day</b>	<b>1.96</b> (1.64-2.35)	<b>2.27</b> (1.90-2.71)	<b>2.79</b> (2.33-3.35)	<b>3.26</b> (2.70-3.92)	<b>3.95</b> (3.19-4.93)	<b>4.51</b> (3.56-5.69)	<b>5.11</b> (3.90-6.58)	<b>5.75</b> (4.21-7.57)	<b>6.63</b> (4.68-8.95)	<b>7.34</b> (5.04-9.99)
<b>4-day</b>	<b>2.09</b> (1.76-2.49)	<b>2.40</b> (2.01-2.86)	<b>2.93</b> (2.45-3.50)	<b>3.40</b> (2.83-4.07)	<b>4.09</b> (3.32-5.08)	<b>4.66</b> (3.68-5.84)	<b>5.25</b> (4.02-6.73)	<b>5.89</b> (4.33-7.72)	<b>6.78</b> (4.80-9.10)	<b>7.48</b> (5.15-10.1)
<b>7-day</b>	<b>2.38</b> (2.01-2.81)	<b>2.72</b> (2.30-3.22)	<b>3.31</b> (2.78-3.92)	<b>3.81</b> (3.19-4.53)	<b>4.52</b> (3.67-5.54)	<b>5.09</b> (4.04-6.31)	<b>5.67</b> (4.36-7.19)	<b>6.28</b> (4.64-8.15)	<b>7.11</b> (5.07-9.45)	<b>7.76</b> (5.39-10.4)
<b>10-day</b>	<b>2.63</b> (2.23-3.09)	<b>3.01</b> (2.56-3.55)	<b>3.65</b> (3.09-4.31)	<b>4.19</b> (3.52-4.96)	<b>4.93</b> (4.01-5.99)	<b>5.51</b> (4.39-6.78)	<b>6.09</b> (4.70-7.66)	<b>6.69</b> (4.96-8.61)	<b>7.49</b> (5.35-9.88)	<b>8.09</b> (5.64-10.8)
<b>20-day</b>	<b>3.41</b> (2.92-3.97)	<b>3.89</b> (3.32-4.53)	<b>4.66</b> (3.97-5.44)	<b>5.29</b> (4.48-6.20)	<b>6.13</b> (5.02-7.35)	<b>6.77</b> (5.43-8.23)	<b>7.40</b> (5.75-9.18)	<b>8.02</b> (5.99-10.2)	<b>8.83</b> (6.36-11.5)	<b>9.42</b> (6.63-12.5)
<b>30-day</b>	<b>4.06</b> (3.49-4.70)	<b>4.61</b> (3.96-5.35)	<b>5.50</b> (4.71-6.39)	<b>6.21</b> (5.29-7.25)	<b>7.16</b> (5.89-8.52)	<b>7.86</b> (6.33-9.48)	<b>8.54</b> (6.67-10.5)	<b>9.21</b> (6.91-11.6)	<b>10.0</b> (7.27-13.0)	<b>10.7</b> (7.54-14.0)
<b>45-day</b>	<b>4.86</b> (4.20-5.60)	<b>5.53</b> (4.77-6.37)	<b>6.58</b> (5.66-7.60)	<b>7.41</b> (6.34-8.59)	<b>8.49</b> (7.00-10.0)	<b>9.28</b> (7.50-11.1)	<b>10.0</b> (7.85-12.3)	<b>10.7</b> (8.09-13.4)	<b>11.6</b> (8.44-14.9)	<b>12.2</b> (8.70-16.0)
<b>60-day</b>	<b>5.52</b> (4.79-6.34)	<b>6.30</b> (5.45-7.23)	<b>7.50</b> (6.47-8.62)	<b>8.43</b> (7.25-9.74)	<b>9.64</b> (7.97-11.3)	<b>10.5</b> (8.51-12.5)	<b>11.3</b> (8.88-13.7)	<b>12.0</b> (9.11-15.0)	<b>12.9</b> (9.44-16.5)	<b>13.6</b> (9.69-17.7)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

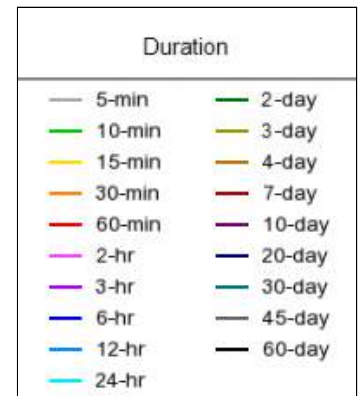
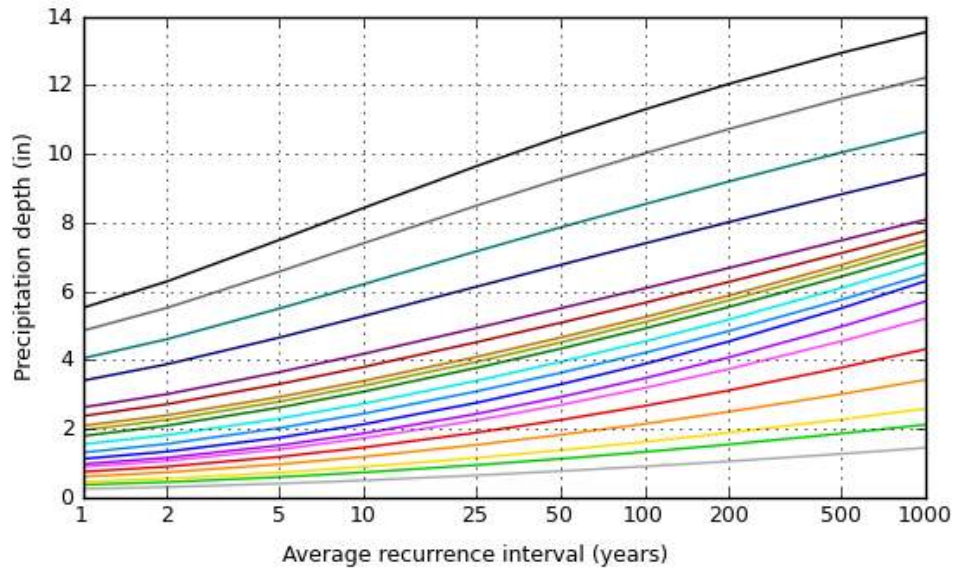
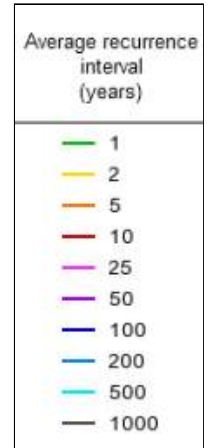
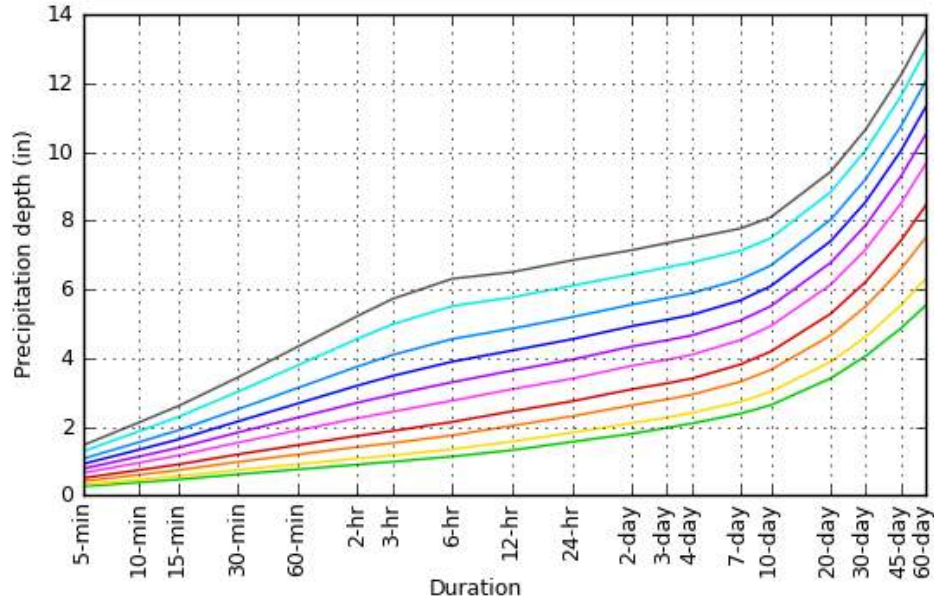
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**PF graphical**



### PDS-based depth-duration-frequency (DDF) curves

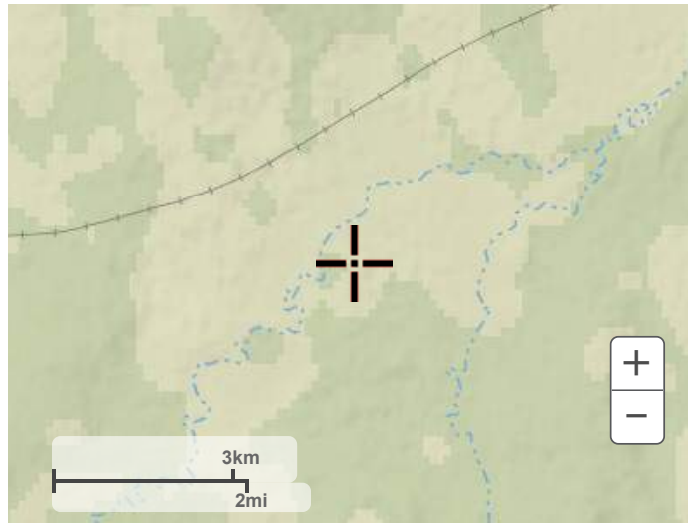
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## Maps & aerials

Small scale terrain



Large scale terrain

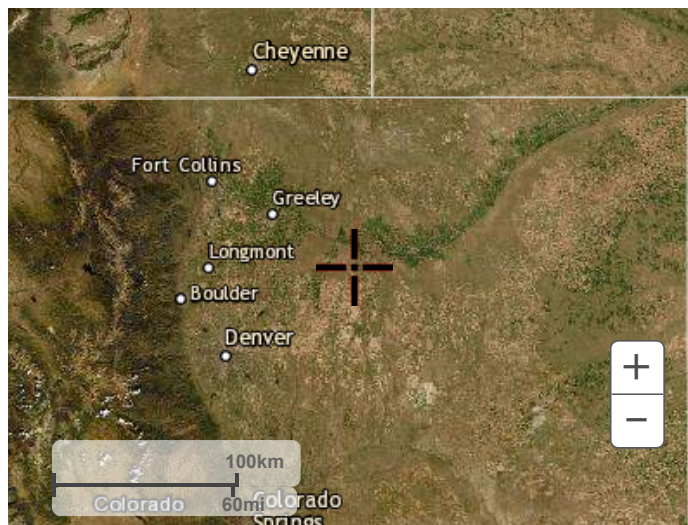


Large scale map



Large scale aerial





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# Appendix B

Curve Number Table



Table 2. Semi-Arid Curve Numbers (adapted from NEH 630)

Class	Value	Classification Description	Curve Number				
			Soil Type*				
			A	B	C	D	W
Water	11	<b>Open Water</b> - areas of open water, generally with less than 25% cover of vegetation or soil.	98	98	98	98	100
	12	<b>Perennial Ice/Snow</b> - areas characterized by a perennial cover of ice and/or snow, generally greater than 25% of total cover.	98	98	98	98	100
Developed	21	<b>Developed, Open Space</b> - areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.	46	65	77	82	100
	22	<b>Developed, Low Intensity</b> - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20% to 49% percent of total cover. These areas most commonly include single-family housing units.	61	75	83	87	100
	23	<b>Developed, Medium Intensity</b> - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50% to 79% of the total cover. These areas most commonly include single-family housing units.	77	85	90	95	100
	24	<b>Developed High Intensity</b> -highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.	89	92	94	95	100
Barren	31	<b>Barren Land (Rock/Sand/Clay)</b> - areas of bedrock, desert pavement, scarps, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.	77	86	91	94	100
Forest	41	<b>Deciduous Forest</b> - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.	43	55	70	77	100
	42	<b>Evergreen Forest</b> - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.	43	55	70	77	100
	43	<b>Mixed Forest</b> - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75% of total tree cover.	43	55	70	77	100
Shrubland	51	<b>Dwarf Scrub</b> - Alaska only areas dominated by shrubs less than 20 centimeters tall with shrub canopy typically greater than 20% of total vegetation. This type is often co-associated with grasses, sedges, herbs, and non-vascular vegetation.	55	71	81	89	100
	52	<b>Shrub/Scrub</b> - areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.	55	71	81	89	100
Herbaceous	71	<b>Grassland/Herbaceous</b> - areas dominated by graminoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.	55	71	81	89	100
	72	<b>Sedge/Herbaceous</b> - Alaska only areas dominated by sedges and forbs, generally greater than 80% of total vegetation. This type can occur with significant other grasses or other grass like plants, and includes sedge tundra, and sedge tussock tundra.	55	71	81	89	100
	73	<b>Lichens</b> - Alaska only areas dominated by fruticose or foliose lichens generally greater than 80% of total vegetation.	55	71	81	89	100
	74	<b>Moss</b> - Alaska only areas dominated by mosses, generally greater than 80% of total vegetation.	55	71	81	89	100
Planted/Cultivated	81	<b>Pasture/Hay</b> - areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.	55	71	81	89	100
	82	<b>Cultivated Crops</b> - areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20% of total vegetation. This class also includes all land being actively tilled.	67	78	85	89	100
	83	<b>Small Grains</b>	63	75	83	87	100
Wetlands	91	<b>Woody Wetlands</b> - areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	100
	92	<b>Emergent Herbaceous Wetlands</b> - Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	100

\*A/D, B/D and C/D soils lumped as D soils, W denotes water

\*\*Curve Numbers for NLCD Codes 41-43 have been increased from 30 to 43 as many of these areas are partially grazed Woods-grass combination.

The background of the page is a topographic map with red contour lines. A dashed red line runs vertically through the center of the map. A solid red dot is located on this dashed line in the lower-left quadrant, and a red 'x' is located on the dashed line in the upper-left quadrant.

# Appendix C

FEMA Flood Insurance Rate Map (FIRM)



**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly those close drainage sources of rural areas. The community map repository should be consulted for condition updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Damaged Structures located within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent modeled, shallow-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the basis of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIS report for purposes of construction and/or floodway management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.2' North American Vertical Datum of 1988 (NAVD85). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Damaged Structures table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Damaged Structures table should be used for construction and/or floodway management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the Floodways were consulted at cross sections and interpolated between cross sections. The Floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83 (GRS80) spheroid. Corrections in datum, spheroid, projection or UTM zone were used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on the map are referenced to the North American Vertical Datum of 1988 (NAVD88). These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1988 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
 NGA-1100-02  
 National Geodetic Survey  
 2665 G. Road  
 3115 East-West Highway  
 Silver Spring, MD 20910-3209

To obtain station elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (202) 773-3242 or visit its website at <http://www.ngs.noaa.gov>.

**Base Map Information** shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by Anderson Consulting Engineers, Inc. This information was compiled from National Geodetic Survey (2004), National Agriculture Imagery Program (2005), Bureau of Land Management (2005), U.S. Department of Commerce (2005). Additional information was photogrammetrically compiled at 1 meter resolution from aerial photography dated 2005.

This map reflects more detailed and up-to-date stream channel configurations and floodway delineations than those shown on the previous FIRM for this jurisdiction. The Floodways and Floodways that were transferred from the previous FIRM may have been adjusted to conform to more recent channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report, which contain authoritative hydraulic data may reflect greater channel dimensions that differ from what is shown on this map.

**Corporate Limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate authority officials to verify current incorporation boundaries.

Please refer to the separately printed Map Index for a complete map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities with Controlling National Flood Insurance Program dates for each community, as well as a listing of the panels on which each community is located.

Contact FEMA Map Service Center (MSC) or the FEMA Map Information eChange (FMIX), 1-877-336-6327 for information on available products associated with this FIRM. Available products may include previously issued copies of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-6033 and its website at <http://www.fema.gov>.

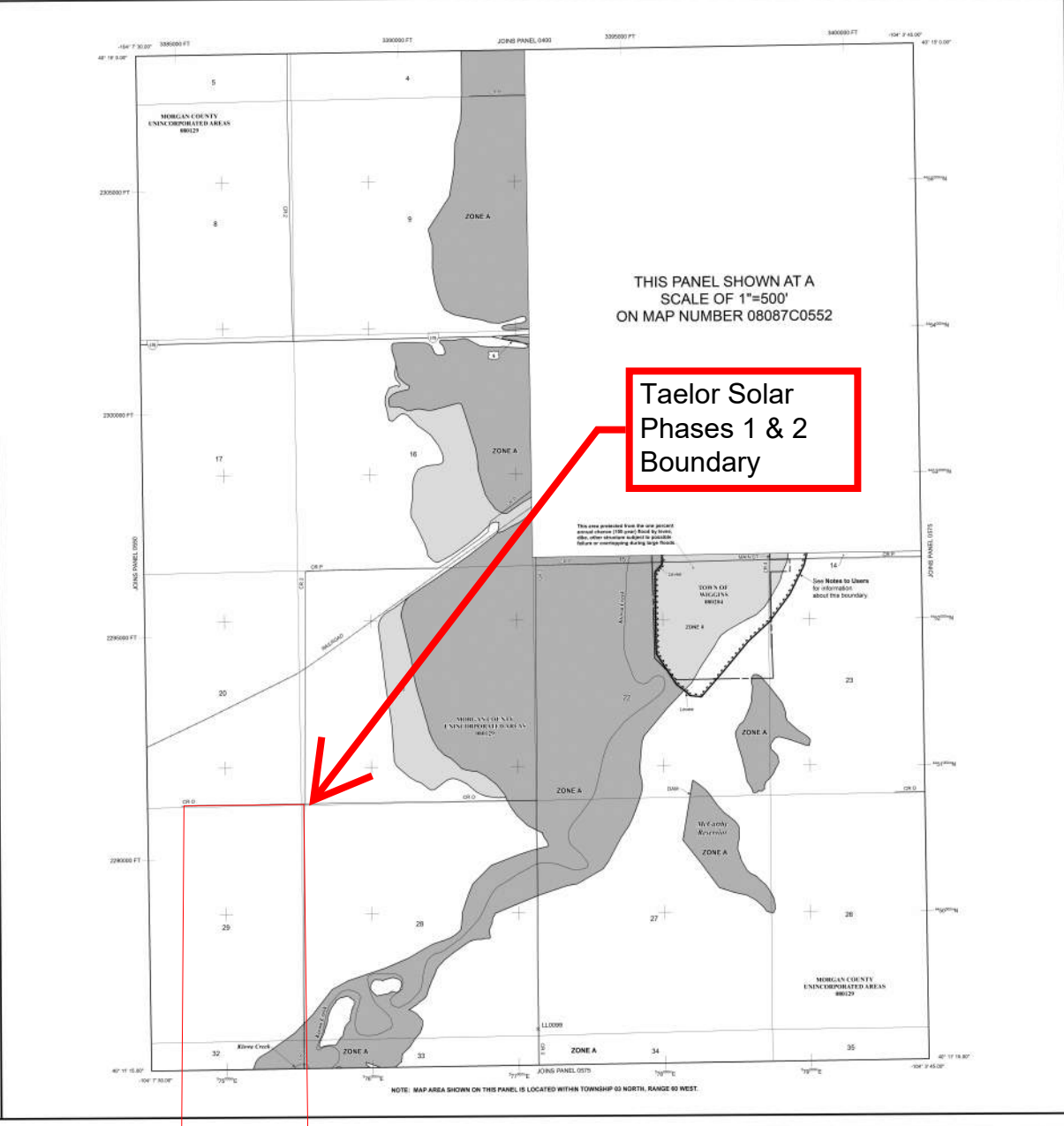
If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FIRM-MAP (1-877-336-6327) or visit the FEMA website at <http://www.fema.gov>.

**ATTENTION:** The more data or other attributes that are used to create flood hazard information, the more likely the boundary will not be shown to comply with Section 6010 of the Flood Insurance Reform Act of 2004. As such, this FIRM panel will be reviewed at a later date to update the flood hazard information associated with this structure. The Flood Insurance Study report for this jurisdiction contains the most current flood hazard information used to create the boundary on this FIRM panel. This panel has been repositioned from the previous effective date to this area.

**Panel Location Map**

The Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperative Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWB) and the Federal Emergency Management Agency (FEMA).

Additional Flood Hazard information and resources are available from local jurisdictions and the Colorado Water Conservation Board.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

**ZONE A** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone A, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE B** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone B, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE C** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone C, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE D** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone D, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE E** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone E, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE F** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone F, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE G** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone G, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE H** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone H, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE I** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone I, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE J** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone J, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE K** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone K, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE L** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone L, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE M** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone M, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE N** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone N, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE O** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone O, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE P** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone P, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE Q** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone Q, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE R** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone R, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE S** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone S, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE T** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone T, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE U** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone U, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE V** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone V, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE W** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone W, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE X** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone X, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE Y** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone Y, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**ZONE Z** Areas of 1% annual chance flood (100-year flood) only where the 1% annual chance flood has a 1% chance of being equal to or greater than the 1% annual chance flood. The Special Flood Hazard Area for the area subject to flooding by the 1% annual chance flood, depth of Special Flood Hazard Area Zone Z, 47', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100'. The base flood elevation is the water surface elevation of the 1% annual chance flood.

**OTHER AREAS**

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

**OTHER FLOOD AREAS**

**OTHER AREAS**

**BOUNDARIES**

**PROPERTY BOUNDARIES**

**FLOODWAY BOUNDARIES**

**ZONE B BOUNDARIES**

**ZONE D BOUNDARIES**

**ZONE E BOUNDARIES**

**ZONE F BOUNDARIES**

**ZONE G BOUNDARIES**

**ZONE H BOUNDARIES**

**ZONE I BOUNDARIES**

**ZONE J BOUNDARIES**

**ZONE K BOUNDARIES**

**ZONE L BOUNDARIES**

**ZONE M BOUNDARIES**

**ZONE N BOUNDARIES**

**ZONE O BOUNDARIES**

**ZONE P BOUNDARIES**

**ZONE Q BOUNDARIES**

**ZONE R BOUNDARIES**

**ZONE S BOUNDARIES**

**ZONE T BOUNDARIES**

**ZONE U BOUNDARIES**

**ZONE V BOUNDARIES**

**ZONE W BOUNDARIES**

**ZONE X BOUNDARIES**

**ZONE Y BOUNDARIES**

**ZONE Z BOUNDARIES**

**BOUNDARY LINES**

**PROPERTY BOUNDARIES**

**FLOODWAY BOUNDARIES**

**ZONE B BOUNDARIES**

**ZONE D BOUNDARIES**

**ZONE E BOUNDARIES**

**ZONE F BOUNDARIES**

**ZONE G BOUNDARIES**

**ZONE H BOUNDARIES**

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**ZONE W BOUNDARIES**

**ZONE X BOUNDARIES**

**ZONE Y BOUNDARIES**

**ZONE Z BOUNDARIES**

**BOUNDARY LINES**

**PROPERTY BOUNDARIES**

**FLOODWAY BOUNDARIES**

**ZONE B BOUNDARIES**

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**ZONE Z BOUNDARIES**

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**PROPERTY BOUNDARIES**

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**ZONE B BOUNDARIES**

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**ZONE X BOUNDARIES**

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**ZONE Z BOUNDARIES**

**BOUNDARY LINES**

**PROPERTY BOUNDARIES**

**FLOODWAY BOUNDARIES**

**ZONE B BOUNDARIES**

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**ZONE P BOUNDARIES**

**ZONE Q BOUNDARIES**

**ZONE R BOUNDARIES**

**ZONE S BOUNDARIES**

**ZONE T BOUNDARIES**

**ZONE U BOUNDARIES**

**ZONE V BOUNDARIES**

**ZONE W BOUNDAR**





The background of the page is a topographic map with red contour lines. A dashed red line runs vertically through the center, with a solid red dot at the bottom and a red 'X' mark further up.

# Appendix D

USGS StreamStats Reports

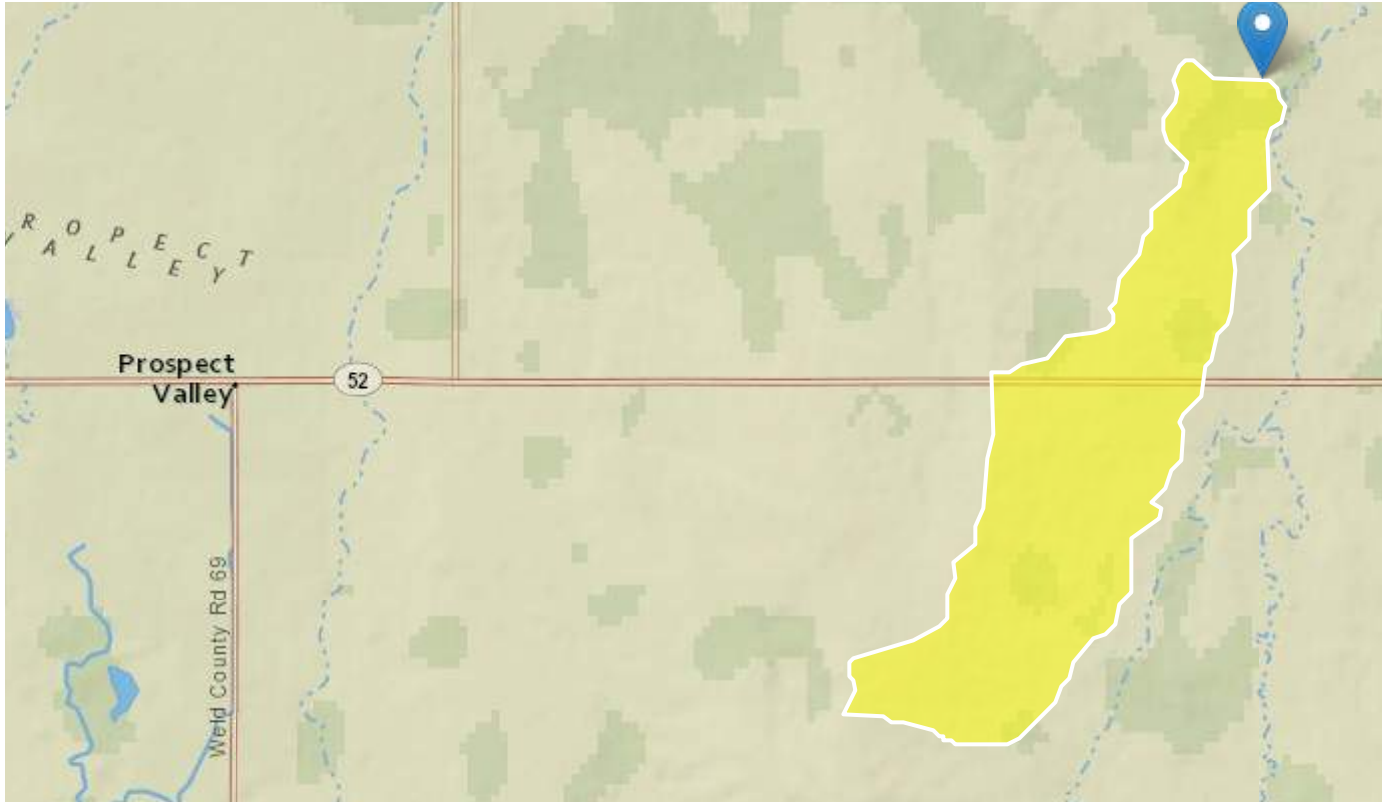
# Jack Rabbit Creek StreamStats Report

Region ID: CO

Workspace ID: CO20220126180819041000

Clicked Point (Latitude, Longitude): 40.11290, -104.23792

Time: 2022-01-26 11:08:42 -0700



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	8.33	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.89	inches
STATSCLAY	Percentage of clay soils from STATSGO	22.01	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4733	feet



## Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	8.33	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.89	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	22.01	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4733	feet	4290	8270

## Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	192	ft <sup>3</sup> /s	117
20-percent AEP flood	644	ft <sup>3</sup> /s	87
10-percent AEP flood	1180	ft <sup>3</sup> /s	80
4-percent AEP flood	2200	ft <sup>3</sup> /s	80
2-percent AEP flood	3250	ft <sup>3</sup> /s	83
1-percent AEP flood	4660	ft <sup>3</sup> /s	88
0.5-percent AEP flood	6390	ft <sup>3</sup> /s	94
0.2-percent AEP flood	9290	ft <sup>3</sup> /s	104

*Peak-Flow Statistics Citations*

**Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)**

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2



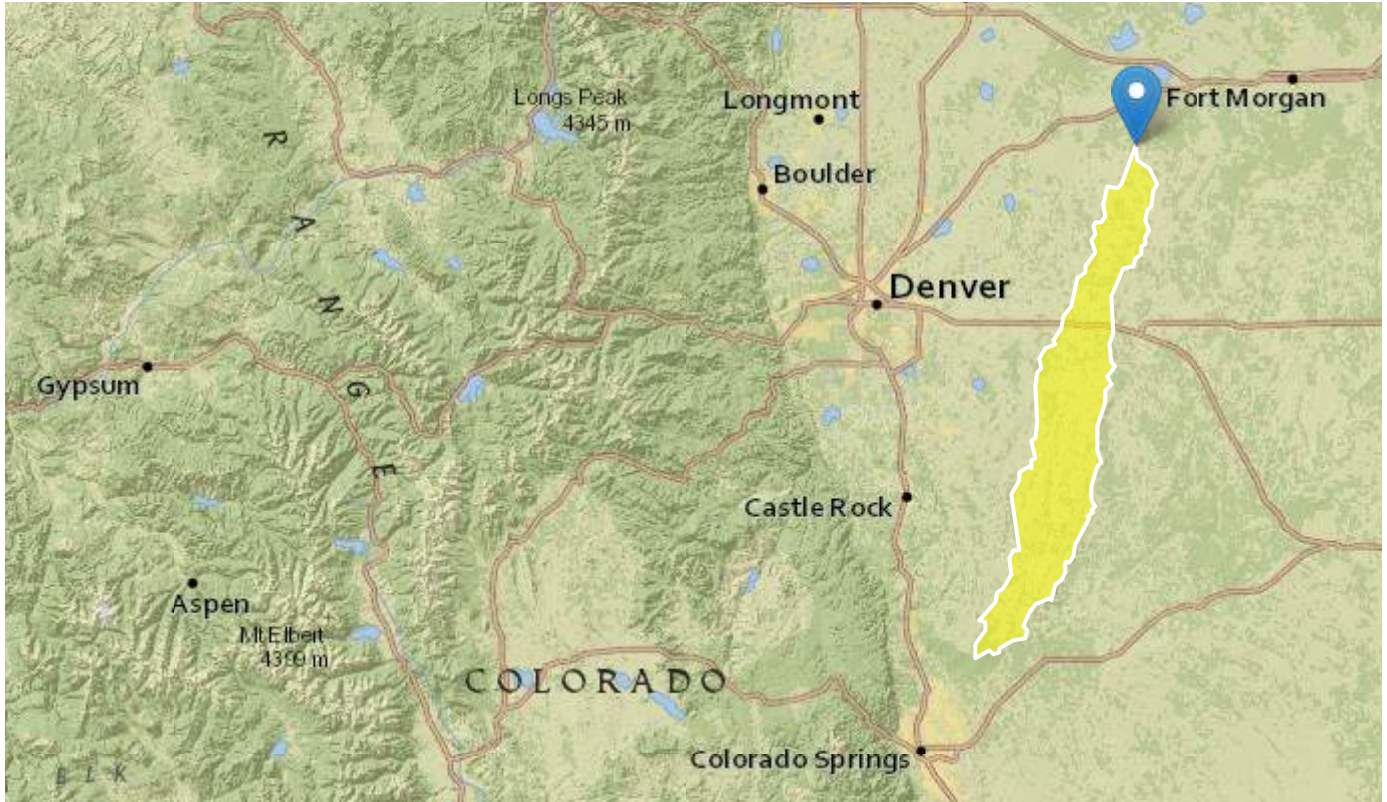
# Kiowa Creek StreamStats Report

Region ID: CO

Workspace ID: CO20220126181728352000

Clicked Point (Latitude, Longitude): 40.11266, -104.23086

Time: 2022-01-26 11:17:52 -0700



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	585	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.82	inches
STATSCLAY	Percentage of clay soils from STATSGO	17.97	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4734	feet

## Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	585	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.82	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	17.97	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4734	feet	4290	8270

## Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	2260	ft <sup>3</sup> /s	117
20-percent AEP flood	6410	ft <sup>3</sup> /s	87
10-percent AEP flood	11100	ft <sup>3</sup> /s	80
4-percent AEP flood	20000	ft <sup>3</sup> /s	80
2-percent AEP flood	28900	ft <sup>3</sup> /s	83
1-percent AEP flood	40700	ft <sup>3</sup> /s	88
0.5-percent AEP flood	55000	ft <sup>3</sup> /s	94
0.2-percent AEP flood	78100	ft <sup>3</sup> /s	104

*Peak-Flow Statistics Citations*

**Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)**

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

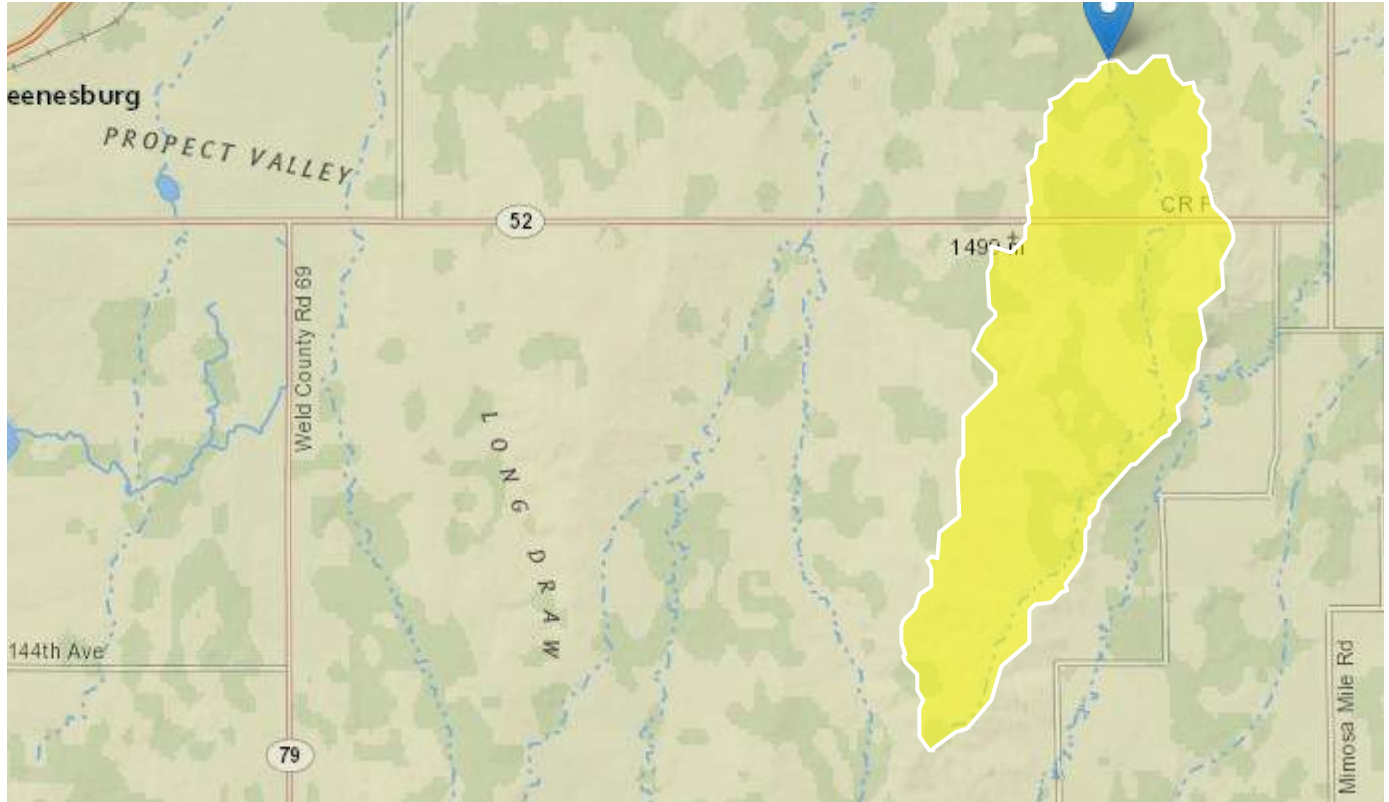
# Rock Creek StreamStats Report

Region ID: CO

Workspace ID: CO20220126184549617000

Clicked Point (Latitude, Longitude): 40.11540, -104.13307

Time: 2022-01-26 11:46:10 -0700



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	35.9	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.9	inches
STATSCLAY	Percentage of clay soils from STATSGO	24.18	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4667	feet



## Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	35.9	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.9	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	24.18	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4667	feet	4290	8270

## Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	540	ft <sup>3</sup> /s	117
20-percent AEP flood	1760	ft <sup>3</sup> /s	87
10-percent AEP flood	3210	ft <sup>3</sup> /s	80
4-percent AEP flood	5960	ft <sup>3</sup> /s	80
2-percent AEP flood	8780	ft <sup>3</sup> /s	83
1-percent AEP flood	12500	ft <sup>3</sup> /s	88
0.5-percent AEP flood	17200	ft <sup>3</sup> /s	94
0.2-percent AEP flood	24900	ft <sup>3</sup> /s	104

*Peak-Flow Statistics Citations*

**Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)**

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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2



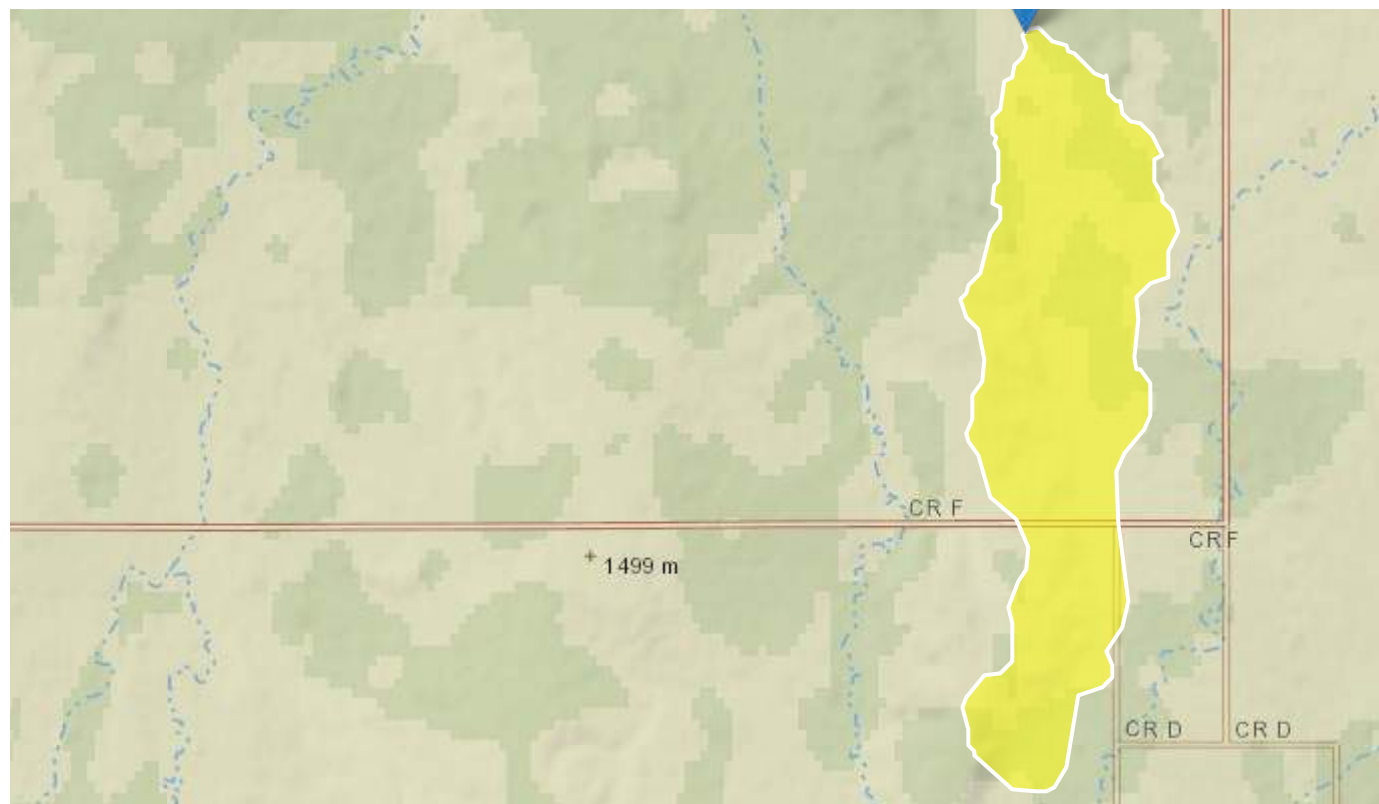
# Eastern Tributary StreamStats Report

Region ID: CO

Workspace ID: CO20220126185734682000

Clicked Point (Latitude, Longitude): 40.13799, -104.09089

Time: 2022-01-26 11:58:02 -0700



## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	8.2	square miles
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.9	inches
STATSCLAY	Percentage of clay soils from STATSGO	17.27	percent
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	4630	feet

## Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	8.2	square miles	0.6	2850
I6H100Y	6 Hour 100 Year Precipitation	3.9	inches	2.38	4.89
STATSCLAY	STATSGO Percentage of Clay Soils	17.27	percent	9.87	37.5
OUTLETELEV	Elevation of Gage	4630	feet	4290	8270

## Peak-Flow Statistics Flow Report [Foothills Region Peak Flow 2016 5099]

PII: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	ASEp
50-percent AEP flood	165	ft <sup>3</sup> /s	117
20-percent AEP flood	548	ft <sup>3</sup> /s	87
10-percent AEP flood	1000	ft <sup>3</sup> /s	80
4-percent AEP flood	1860	ft <sup>3</sup> /s	80
2-percent AEP flood	2750	ft <sup>3</sup> /s	83
1-percent AEP flood	3940	ft <sup>3</sup> /s	88
0.5-percent AEP flood	5400	ft <sup>3</sup> /s	94
0.2-percent AEP flood	7850	ft <sup>3</sup> /s	104

*Peak-Flow Statistics Citations*

**Kohn, M.S., Stevens, M.R., Harden, T.M., Godaire, J.E., Klinger, R.E., and Mommandi, A., 2016, Paleoflood investigations to improve peak-streamflow regional-regression equations for natural streamflow in eastern Colorado, 2015: U.S. Geological Survey Scientific Investigations Report 2016–5099, 58 p. (<http://dx.doi.org/10.3133/sir20165099>)**

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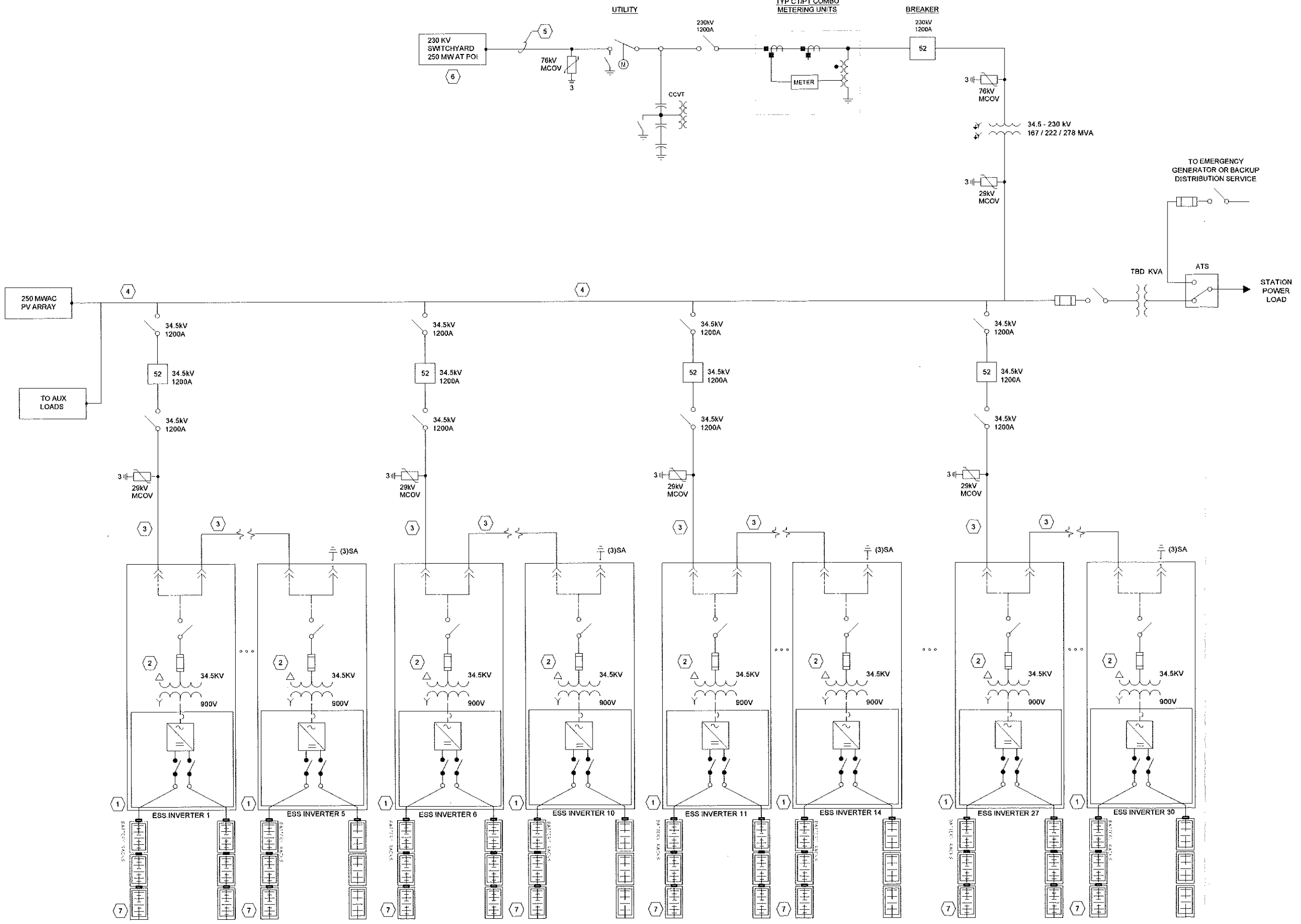
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Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

- KEYED NOTES** (X) (NOT ALL NOTES USED ON THIS SHEET)
1. INVERTER BLOCK, SUNGROW SC5000UD-MV-US INVERTERS RATED AT 5000 KVA AT 40°C, 900 VAC, 3φ. ONE TRANSFORMER IS SET TO A SINGLE INVERTER.
  2. INVERTER STEP UP TRANSFORMERS SHALL BE 34.5/0.9KV, 5.0 MVA.
  3. 34.5 KV CIRCUIT.
  4. 34.5 KV BUS FOR PV AND ESS.
  5. 230 KV GEN-TIE LINE FROM THE SUBSTATION TO THE POI.
  6. POINT OF INTERCONNECTION AT 230 KV SWITCHYARD.
  7. 125 MW / 2 HR ESS



FastGrid, LLC  
225 E Germann Road  
Suite 310  
Gilbert, AZ 85297

REV	DESCRIPTION	DATE

**PROJECT NAME:**  
TAEOR  
PV SOLAR POWER  
GENERATION FACILITY

**PROJECT ADDRESS:**  
WIGGINS, CO  
MORGAN COUNTY

PRELIMINARY

**DATE:** 07/19/2023

**PROJECT #:** 230144.02

**DRAWN BY:** LP

**CHECKED BY:** CH

**SHEET NAME:**  
MVAC SINGLE LINE DIAGRAM

**SHEET #:**  
E-400

**REV #:**

LOCATION: S:\09-PROJECTS\2020\13.20 - BALANCED ROCK POWER - TAEORUS ENGINEERING\DWG-E-400 MVAC SINGLE LINE DIAGRAM  
 PLOT DATE: Wednesday, July 19, 2023  
 SAVED BY: Luke Peterson



# ST2752UX-US

Liquid Cooling Energy Storage System  
2 - 8 hour application

Preliminary



## LOW COSTS

- Highly integrated ESS for easy transportation and O&M
- All pre-assembled, no battery module handling on site
- 8 hour installation to commission, drop on a pad and make electrical connections



## SAFE AND RELIABLE

- Integrated DC/DC converters actively limit fault current
- DC electric circuit safety management includes fast breaking and anti-arc protection
- Multi level battery protection layers formed by discreet standalone systems offer impeccable safety



## EFFICIENT AND FLEXIBLE

- Intelligent liquid cooling ensures higher efficiency and longer battery cycle life
- Modular design supports parallel connection and easy system expansion
- IP54 outdoor cabinet and optional C5 anti-corrosion



## SMART AND ROBUST

- Fast state monitoring and faults record enables pre-alarm and faults location
- Integrated battery performance monitoring and logging

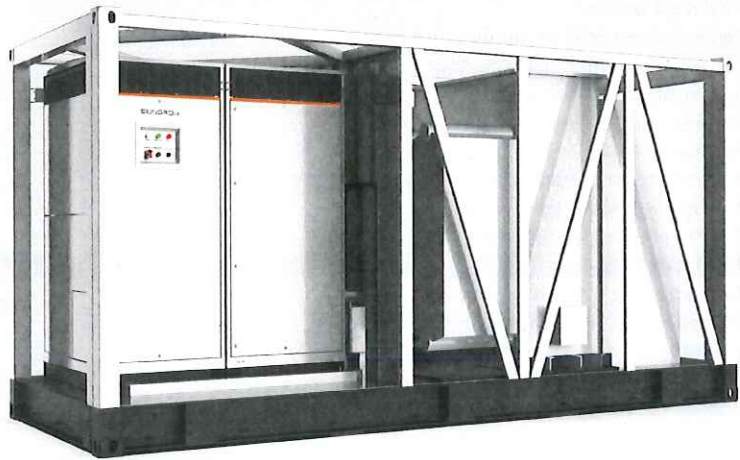


Type designation	ST2752UX-US
<b>Battery Data</b>	
Cell type	LFP
Battery capacity (BOL)	2752 kWh
Battery voltage range	1160 ~ 1500 V
<b>General Data</b>	
Dimensions of battery unit (W * H * D)	9340*2600*1730mm
Weight of battery unit	26,400kg
Degree of protection	IP 54/Type 3R
Operating temperature range	-30 to 50 °C (> 45 °C derating)
Relative humidity	0 ~ 95 % (non-condensing)
Max. working altitude	3000m
Cooling concept of battery chamber	Liquid cooling
Fire safety	Fused sprinkler heads, NFPA 69 explosion prevention and ventilation IDLH gases
Communication interfaces	RS485, Ethernet
Communication protocols	Modbus RTU, Modbus TCP
Compliance	UL 9540, UL 9540A/NFPA 855
<b>2 HOURS APPLICATION-ST2752UX*4-5000UD-MV-US</b>	
BOL kWh(DC/AC LV Side)	11,008kWh DC/10,379kWh AC
ST2752UX Quantity	4
PCS Model	SC5000UD-MV-US
<b>4 HOURS APPLICATION-ST2752UX*8-5000UD-MV-US</b>	
BOL kWh(DC/AC LV Side)	22,016kWh/21,448kWh
ST2752UX Quantity	8
PCS Model	SC5000UD-MV-US
<b>Grid Connection Data</b>	
Max.THD of current	< 3 % (at nominal power)
DC component	< 0.5 % (at nominal power)
Power factor	> 0.99 (at nominal power)
Adjustable power factor	1.0 leading ~ 1.0 lagging
Nominal grid frequency	60 Hz
Grid frequency range	55 ~ 65 Hz
<b>Transformer</b>	
Transformer rated power	5,000 kVA
LV/MV voltage	0.9 kV / 34.5 kV
Transformer cooling type	ONAN (Oil Natural Air Natural)
Oil type	Mineral oil (PCB free) or degradable oil on request



# SC5000UD-MV-US

Power Conversion System  
Optimized for ST2752UX-US



## HIGH YIELD

- Advanced three-level technology, max. efficiency 99%
- Effective forced air cooling, no derating up to 40°C (104°F)
- Wide DC voltage operation window, full power operation at 1500V



## SMART O&M

- Modular design, easy for maintenance
- High protection degree, easy for outdoor installation
- Optional C5 anti-corrosion degree, adjust to applications close to the sea



## FLEXIBLE APPLICATION

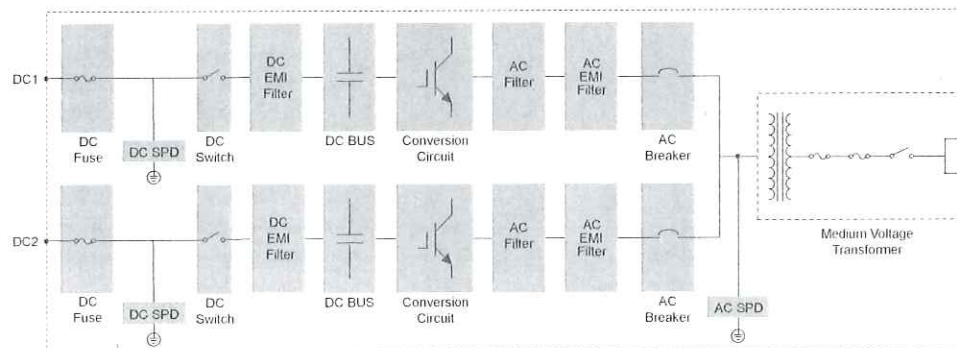
- Bidirectional power conversion system with full four-quadrant operation
- Compatible with high voltage battery system, low system cost
- Battery charge & dis-charge management and black start function integrated



## GRID SUPPORT

- Compliant with UL 1741, IEEE 1547, UL 1741 SA, Rule 21
- Fast active/reactive power response
- L/HVRT, FRT, soft start/stop, specified power factor control and reactive power support

## CIRCUIT DIAGRAM



Type Designation	SC5000UD-MV-US
<b>DC side</b>	
Max. DC voltage	1500V
Min. DC voltage	1300V
DC voltage range	1300 ~ 1500V
Max. DC current	1958A <sup>2</sup>
No. of DC inputs	2
<b>AC side (Grid)</b>	
AC output power	5000kVA @ 40°C (104°F)
Converter port max. AC output current	1604A <sup>2</sup>
Converter port nominal AC voltage	900V
Converter port AC voltage range	792 ~ 990V
Nominal grid frequency / Grid frequency range	60Hz / 55~65Hz
Harmonic (THD)	< 3% (at nominal power)
Power factor at nominal power / Adjustable power factor	> 0.99 / 1 leading ~ 1 lagging
Adjustable reactive power range	-100% ~ 100%
Feed-in phases / AC connection	3 / 3
<b>AC side (Off-Grid)</b>	
Converter port nominal AC voltage	900V
Converter port AC voltage range	792 ~ 990V
AC voltage distortion	< 3% (Linear load)
DC voltage component	< 0.5% Un (Linear balance load)
Unbalance load Capacity	100%
Nominal frequency / Frequency range	60Hz / 55~65Hz
<b>Efficiency</b>	
Converter max. efficiency	99%
<b>Transformer</b>	
Transformer rated power	5000kVA
Transformer max. power	5000kVA
LV / MV voltage	0.9kV / 34.5kV
Transformer vector	Dy1 or Dy11
Transformer cooling type	ONAN (Optional: KNAN)
Oil type	Mineral oil (PCB free) or degradable oil on request
<b>Protection</b>	
DC input protection	Load break switch + fuse
Converter output protection	Circuit breaker
AC output protection	Load break switch + fuse
Surge protection	DC Type II / AC Type II
Grid monitoring / Ground fault monitoring	Yes / Yes
Insulation monitoring	Yes
Overheat protection	Yes
<b>General Data</b>	
Dimensions (W*H*D)	6058*2896*2438mm 238.5"*114.0"*96.0"
Weight	18000kg 39683 lbs
Degree of protection	TYPE 3R
Operating ambient temperature range	-35 ~ 60°C (> 40°C derating) -31 ~ 140°F (> 104°F derating)
Allowable relative humidity range	0 ~ 100%
Cooling method	Temperature controlled forced air cooling 1000m (standard) / > 1000m (optional)
Max. operating altitude	3280.8 ft (standard) / > 3280.8 ft (optional)
Display	LED, WEB HMI
Communication	RS485, CAN, Ethernet
Compliance	UL 1741, UL 1741 SA, IEEE 1547, Rule 21, CSA C22.2 No.107.1-16
Grid support	L/HVRT, FRT, active & reactive power control and power ramp rate control, Volt-var, Volt-watt, Frequency-watt



**OPERATING AGREEMENT**  
**OF**  
**TAEOR SOLAR HOLDCO, LLC**  
**a Delaware limited liability company**

**OPERATING AGREEMENT OF  
TAEOR SOLAR HOLDCO, LLC  
A DELAWARE LIMITED LIABILITY COMPANY**

THIS OPERATING AGREEMENT is made as of the 25th day of January <sup>1</sup>,2023 (the “Effective Date”) by Balanced Rock Power Development, LLC, a Delaware limited liability company (“Member” and “Manager”), and Taelor Solar Holdco, LLC, a Delaware limited liability company (the “Company”).

**Article 1**  
**DEFINITIONS**

The following terms used in this Operating Agreement shall have the meanings set forth below (unless otherwise expressly provided herein):

(a) “**Act**” shall mean the version of the Limited Liability Company Act adopted by the State of the Delaware.

(b) “**Entity**” shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, estate, business trust, cooperative or association.

(c) “**Operating Agreement**” shall mean this Amended and Restated Operating Agreement as originally executed and as amended from time to time.

(d) “**Person**” shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.

**Article 2**  
**FORMATION OF COMPANY**

**Formation.** On January 23<sup>rd</sup>, 2023, the Company was organized as a Delaware limited liability company under and pursuant to the Act.

**Name.** The name of the Company is Taelor Solar Holdco, LLC, a Delaware limited liability company.

**Principal Place of Business.** The principal place of business of the Company within the State of Utah shall be at 310 E. 100 S., Moab, Utah 84532. The Company may locate its places of business and registered office at any other place or places as the Manager may from time to time deem advisable.



**Registered Office and Registered Agent.** The Company's registered office shall be at the office of its registered agent at 16192 Coastal Hwy, Lewes, DE 19958, United States of America.

**Certificate of Formation.** The Certificate of Formation is hereby adopted and incorporated by reference in this Operating Agreement. In the event of any inconsistency between the Certificate of Formation and this Operating Agreement, the terms of the Certificate of Formation shall govern.

**Term.** The term of the Company shall be perpetual, unless the Company is earlier dissolved in accordance with either the provisions of this Operating Agreement or the Act.

**Opt-in to UCC Article 8; Certificates Representing Ownership of Membership Interest.** All membership interest in the Company shall be securities governed by Article 8 of the Uniform Commercial Code as in effect from time to time in the State of Delaware. Such membership interest shall be evidenced by certificates in the form attached hereto as Exhibit B. Such certificates representing ownership of membership interest in the Company may be executed and delivered by the Chief Executive Officer or any other Officer of the Company on behalf of the Company, shall be in the name of the Company, shall set forth the name of the Member and the number, class and series, if any, of any membership interest owned or held by each such Member and shall be a security governed by Article 8 of the Uniform Commercial Code as in effect from time to time the State of Delaware and, to be consecutively numbered or otherwise identified. This provision shall not be amended, and any purported amendment to this provision shall be null and void.

**Legend.** In addition to the legend required by Section 2.7, until (a) the securities representing ownership of membership interest in the Company are effectively registered under the Securities Act of 1993, as amended, or (b) the holder of such securities delivers to the Company a written opinion of counsel of such holder to the effect that such legend is no longer necessary under the Securities Act of 1933, as amended, the Company will cause each certificate representing its securities to be stamped or otherwise imprinted with the following legend:

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE.

### **Article 3** **BUSINESS OF THE COMPANY**

**Permitted Businesses.** The Company is hereby authorized to undertake any and all lawful acts or activities for which limited liability companies may be formed under the Act.

### **Article 4** **BOOKS, RECORDS, AND ACCOUNTING**

**Books and Records.** The Manager shall maintain books of account that accurately record all items of income and expenditure relating to the business of the Company and that accurately and

completely disclose the results of the operations of the Company. Such books of account shall be maintained on the method of accounting selected by the Manager.

## **Article 5** **MANAGEMENT**

5.1 **Management.** The business and affairs of the Company shall be managed by the Manager, including the authority to direct the day-to-day operations of the Company, including operations involving the sale of power, concurrently with any Officers of the Company who may then be appointed, the authority to direct such activities being hereby vested in such Officers of the Company.

## **Article 6** **OFFICERS**

**Number.** The Officers of the Company shall be a Chief Executive Officer, Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer and a Secretary (each an “**Officer**” and collectively “**Officers**”) each as appointed by the Manager. Any two or more offices may be held by the same person. The initial officers of the Company shall be as follows:

Chief Executive Officer	John Knight
Chief Operating Officer and Secretary	Eric Hafner
Chief Commercial Officer	Dana Diller
Chief Financial Officer	Grant Keefe

**Election and Term of Office.** The Officers of the Company shall be elected or appointed by the Manager. Vacancies may be filled or new offices created and filled by the Manager. Each Officer shall hold office until his successor shall have been duly elected or appointed and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided. Election of an Officer shall not of itself create contract rights.

**Vacancies.** A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Manager for the unexpired portion of the term.

**Removal.** Any Officer elected or appointed by the Manager may be removed by the Manager whenever in its judgment the best interests of the Company would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

**Chief Executive Officer.** The Chief Executive Officer shall be the principal executive officer of the Company. Subject to the direction and control of the Manager, he or she shall be in charge of the business of the Company; he or she shall see that the resolutions and directions of the Manager are carried into effect except in those instances in which that responsibility is specifically assigned to some other person by the Manager; and, in general, he or she shall discharge all duties as may be prescribed by the Manager from time to time. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, he or she may



execute for the Company any contracts, deeds, mortgages, bonds, or other instruments which the Manager has authorized to be executed, and he or she may accomplish such execution either individually or with any other officer thereunto authorized by the Manager according to the requirements of the form of the instrument. He or she may vote all securities which the Company is entitled to vote except as to the extent such authority shall be vested in a different officer or agent of the Company by the Manager.

**Other Specified Officers.** The Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer shall assist the Chief Executive Officer in the discharge of his or her duties as he or she may direct, and shall perform such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager. In the absence of the Chief Executive Officer or in the event of his or her inability or refusal to act, the Chief Operating Officer shall perform the duties of the Chief Executive Officer, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chief Executive Officer. Except in those instances in which the authority to execute is expressly delegated to another Officer or agent of the Company or a different mode of execution is expressly prescribed by the Manager or this Operating Agreement, and subject to the limitations contained in any delegation of authority received from the Manager, the Chief Operating Officer, Chief Commercial Officer, Chief Financial Officer may execute for the Company any contracts, deeds, mortgages, bonds or other instruments, and he or she may accomplish such execution either individually or with any other Officer according to the requirements of the form of the instrument.

**Secretary.** The Chief Operating Officer will also serve as the Company's Secretary. The Secretary shall keep a register of the post office address of each Member which shall be furnished to the Secretary by such Member. The Secretary shall have the authority to certify this Agreement, resolutions of the Manager, and other documents of the Company as true and correct copies thereof, and in general to perform all duties incident of the office of the Secretary and such other duties as from time to time may be assigned to him or her by the Chief Executive Officer or by the Manager.

**Salaries.** The salaries and other compensation of the Officers shall be fixed from time to time by the Manager.

6.1 **Indemnification of Officers.**

(a) To the greatest extent allowed by the Act, the Officers shall not be liable to the Member because any taxing authorities disallow or adjust income, deduction or credits in the Company tax returns. Furthermore, the Officers shall not have any liability for the repayment of the capital contributions of the Member. In addition, the doing of any act or the omission to do any act by the Officers the effect of which may cause or result in loss or damage to the Company, if done in good faith and otherwise in accordance with the terms of this Operating Agreement, shall not subject the Officers or their successors and assigns to any liability to the greatest extent allowed by the Act. To the greatest extent allowed by the Act, the Company will indemnify and hold harmless the Officers and their successors, delegees and assigns from any claim, loss, expense, liability, action or damage resulting from any such act or omission, including, without limitation, reasonable costs and expenses of litigation and appeal of such litigation (including reasonable fees and expenses of

attorneys engaged by any of the Officers in defense of such act or omission), but the Officers shall not be entitled to be indemnified or held harmless due to, or arising from, their fraud, gross negligence, bad faith or willful acts. The foregoing indemnification is limited to the assets of the Company, and nothing contained herein is intended to create personal liability for the Member.

(b) The Company may purchase and maintain insurance on behalf of any Person who is or was an Officer, employee, or agent of the Company, or who is or was serving at the request of the Company as a director, manager, officer, trustee, employee, or agent of another limited liability company, corporation, partnership joint venture, trust, or other enterprise, against any liability asserted against the Person and incurred by the person in any capacity, or arising out of the Person's status as such, whether or not the Company would have the power to indemnify the Person against the liability under the provisions of this Section 6.9.

## **Article 7** **RIGHTS AND OBLIGATIONS OF MEMBER**

**Limitation of Liability.** The Member's liability shall be limited as set forth herein and in the Act and other applicable law.

**Company Debt Liability.** The Member will not personally be liable for any debts or losses of the Company, except as provided in the Act.

## **Article 8** **DISSOLUTION AND TERMINATION**

**Dissolution.** The Company shall be dissolved upon the occurrence of any of the following events ("**Dissolution Event**"):

- (a) the expiration of the term of the Company as provided in Section 2.6;
- (b) by the written resolution of the Member;
- (c) upon the death, retirement, resignation, bankruptcy, court declaration of incompetence with respect to, or dissolution of the Member (a "**Withdrawal Event**");
- (d) entry of a decree of judicial dissolution under Section 18-802 of the Act; or
- (e) administrative dissolution under Section 18-801 of the Act.

**Distribution of Assets Upon Dissolution.** In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- (a) to creditors, including the Member if it is a creditor, in the order of priority as provided by law; and



(b) to the Member.

**Certificate of Dissolution.** When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefor and all of the remaining property and assets have been distributed to the Member, a certificate of dissolution shall be executed and verified by the Person signing the certificate, which certificate shall set forth the information required by the Act.

8.4 **Filing of Certificate of Dissolution.**

(a) A certificate of dissolution shall be delivered to the Delaware Secretary of State.

(b) Upon the filing of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act.

**Article 9**  
**MISCELLANEOUS PROVISIONS**

**Notices.** Any notice or communication required or permitted to be given by any provision of this Agreement, including but not limited to any consents, shall be in writing and shall be deemed to have been given and received by the Person to whom directed (a) when delivered personally to such Person or to an officer or partner of the Person to which directed, (b) twenty- four (24) hours after transmitted by facsimile, evidence of transmission attached, to the facsimile number of such Person who has notified the Company and the Manager of its facsimile number, or (c) three (3) business days after being posted in the United States mails if sent by registered or certified mail, return receipt requested, postage and charges prepaid, or one (1) business day after deposited with overnight courier, return receipt requested, delivery charges prepaid, in either case addressed to the Person to which directed at the address of such Person as it appears in the records of the Company or such other address of which such Person has notified the Company and the Manager.

**Application of Delaware Law.** This Operating Agreement, and the application of interpretation hereof, shall be governed exclusively by its terms and by the laws of the State of Delaware, and specifically, the Act.

**Construction.** Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa;

**Headings.** The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

**Severability.** If any provision of this Operating Agreement or the application thereof to any Person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

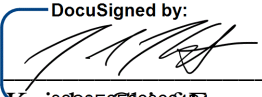
**IN WITNESS WHEREOF**, the undersigned has executed this Operating Agreement as of the date first set forth above.

**TAEOR SOLAR HOLDCO, LLC**

**BALANCED ROCK POWER  
DEVELOPMENT, LLC**

**its Member and Manager**

By:  \_\_\_\_\_  
John Knight, Chief Executive Officer

By:  \_\_\_\_\_  
John Knight, Chief Executive Officer



**EXHIBIT A  
MEMBERS**

THIS SCHEDULE MAY BE AMENDED FROM TIME TO TIME TO REFLECT THE ADDITION OF NEW MEMBERS, THE ISSUANCE OF NEW MEMBERSHIP INTEREST, THE SALE OR EXCHANGE OF MEMBERSHIP INTEREST, OR OTHER SHIFTS OF MEMBERSHIP INTEREST PURSUANT TO THE OPERATING AGREEMENT OR A CHANGE OF ADDRESS OR FACSIMILE NUMBER OF A PERSON FOR WHICH NOTICE WAS GIVEN TO THE COMPANY PURSUANT TO THIS OPERATING AGREEMENT.

Name and Address	Telephone Number	Percentage Interest
Balanced Rock Power Development, LLC, 310 E. 100 S., Moab, Utah 84532	+1 501-387-0943	100%
TOTALS		100%

**EXHIBIT B**

THE MEMBERSHIP INTEREST REPRESENTED BY THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAW OF ANY STATE. SUCH MEMBERSHIP INTEREST MAY NOT BE SOLD OR TRANSFERRED UNLESS SUBSEQUENTLY REGISTERED OR UNLESS AN EXEMPTION FROM REGISTRATION IS AVAILABLE. THIS CERTIFICATE EVIDENCES AN INTEREST IN THUNDERHEAD WIND ENERGY LLC AND SHALL BE A SECURITY GOVERNED BY ARTICLE 8 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT FROM TIME TO TIME IN THE STATE OF DELAWARE AND, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OTHER APPLICABLE JURISDICTION.

CERTIFICATE FOR MEMBERSHIP INTEREST

IN

TAEOR SOLAR HOLDCO, LLC

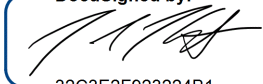
Certificate No. 1

The undersigned, as the Manager of Taelor Solar Holdco, LLC, a Delaware limited liability company (the “Company”), hereby certifies that Balanced Rock Power Development, LLC, a Delaware limited liability company, is the holder of 100% of the membership interest in the Company to the extent and as described in the Operating Agreement of the Company, effective as of January 25th, 2023, as amended and restated from time to time (the “Agreement”) (a copy of which is on file at the principal office of the Company). All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Agreement.

This Certificate is not negotiable or transferable except by operation of law, or as otherwise provided in the Agreement, and any such transfer will be valid only upon delivery of this Certificate, together with an assignment in a form sufficient to convey an interest in a limited liability company pursuant to the Delaware Limited Liability Company Act, 6 Del. Code §§18-101 et seq., as such may be amended and in effect from time to time, or any successor statute thereto, duly executed, to the transferee Member of the Company.

Dated: January 25<sup>th</sup>, 2023

BALANCED ROCK POWER DEVELOPMENT, LLC

DocuSigned by:  


By: 32G3E2F823224B1...

Name: John Knight  
Title: Chief Executive Officer



# **Taelor Solar Projects Morgan County and Weld County**

## **Biological Survey Plan**

**July 2023**

**Prepared For:**

Balanced Rock Power

**Prepared By:**

Heritage Environmental Consultants  
Denver, Colorado



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## Appendices

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### Appendix A - Figures

### Appendix B - Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

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## **1.0 Introduction**

This survey plan outlines the methods that Heritage Environmental Consultants (Heritage) will use to implement pre-project surveys for biological resources for the proposed Taelor Solar Projects (Projects). Primary tasks in this survey plan include a pre-field review, swift fox surveys, greater prairie chicken and plains sharp-tailed grouse surveys, black-tailed prairie dog surveys, raptor and nesting bird surveys, and reporting.

The two Projects would be located about 3 miles southwest of Wiggins, Colorado. One project is in Weld County and the other is in Morgan County (**Appendix A; Figure 1**). The Projects would be located on private lands.

## **2.0 Task 1: Pre-field Review**

This task consists of reviewing applicable survey protocols, delineating the survey area, and identifying the target species that will be the subject of the field surveys.

### **2.1 Survey Protocols**

Heritage has had two conversations with Colorado Parks and Wildlife (CPW) biologists regarding the Projects (CPW 2023a, CPW 2023b). CPW biologists helped inform the surveys that should be performed for the Projects. As part of developing this survey plan, the following documents were reviewed:

- Colorado Parks and Wildlife Best Management Practices for Solar Energy Development (CPW 2021a).
- Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol (**Appendix B**).

### **2.2 Survey Area**

The survey area includes all of the areas proposed for development of the Projects; approximately 5,152 acres in Morgan County, and approximately 4,437 acres in Weld County for a total of approximately 9,589 acres.

### **2.3 Data Collection**

Data for the survey area were collected from the following sources:

- Federally Listed Species and Critical Habitat (U. S. Fish and Wildlife Service [USFWS] 2021).
- Colorado Threatened and Endangered List (CPW 2023a).
- Colorado's Conservation Data Explorer (CODEX) Project Review Report (CPW 2021b).
- Conversations with CPW biologists (CPW 2023a, 2023b).

## 2.4 Target Species

The following species were identified as species of concern associated with the Projects based on data review of the above sources.

Species Common Name	Species Scientific Name	Potential to Occur
Swift Fox	<i>Vulpes velox</i>	Moderate potential to occur – Suitable prairie habitat is present.
Plains Sharp-tailed Grouse	<i>Tympanuchus phasianellus jamesii</i>	Moderate potential to occur – Suitable prairie habitat is present.
Greater Prairie Chicken	<i>Tympanuchus cupido</i>	Moderate potential to occur – Suitable prairie habitat is present.
Golden Eagle	<i>Aquila chrysaetos</i>	Moderate potential to occur for foraging purposes – Suitable open habitats for foraging are present, but no nesting habitat is present.
Western Burrowing Owl	<i>Athene cunicularia hypugaea</i>	Moderate potential to occur for nesting and foraging purposes – Suitable open habitats for foraging are present, burrows may be present for nesting.
Black-tailed Prairie Dog	<i>Cynomys ludovicianus</i>	Moderate potential to occur – Suitable prairie habitat is present.
Preble's Meadow Jumping Mouse	<i>Zapus hudsonius preblei</i>	Low potential to occur – Suitable riparian habitat is not present.
Pronghorn	<i>Antilocapra americana</i>	Moderate potential to occur – Suitable open habitat is present.
Mule Deer	<i>Odocoileus hemionus</i>	Moderate potential to occur – Suitable open habitat is present.
Raptors	<i>n/a</i>	High potential to occur - suitable habitat is present for several raptor species.
Bat Species	<i>n/a</i>	Low potential to occur – Lack of suitable roosting habitat.

## 2.5 Habitat Types

The Project lies in the High Plains ecoregion (Chapman et al. 2006). Two habitat types dominate the Weld County portion; rolling sand plains and agriculture. An open water habitat (3.5-acre irrigation pond) is also present near the eastern boundary. The sand hills are dominated by low grasses and shrubs interspersed



with patches of bare sand. Center pivot and dryland agriculture is active along Kiowa Creek primarily in the eastern and southern portions of the Weld County site. There is no flow in the creek, nor any remnant riparian areas.

The Morgan County portion is dominated by flat to rolling hills that are used for open range and agriculture. Vegetation is low with patches of kochia (*Bassia scoparia*) and rabbitbrush (*Chrysothamnus nauseosus*). Bare soil is common. Center pivot and dryland agriculture is active along Rock Creek primarily in the northern and western portions of the Morgan County site. There is no flow in the creek, nor any remnant riparian areas. Habitat types are described below:

- *Flat to Rolling Plains* - The Flat to Rolling Plains ecoregion is more level and less dissected than the adjacent Moderate Relief Plains. Soils are generally silty with a veneer of loess. Dryland farming is extensive, with areas of irrigated cropland scattered throughout the ecoregion. Winter wheat is the main cash crop, with a smaller acreage in forage crops.
- *Rolling Sand Plains* - The grass-stabilized sand plains, sand dunes and sand sheets of the Rolling Sand Plains ecoregion are a divergence from the mostly loess-covered plains of adjacent ecoregions. Sandy soils, formed from eolian deposits, supported a sandsage prairie natural vegetation type, different from the shortgrass and midgrass prairie of other neighboring level IV ecoregions in the High Plains. Sand sagebrush, rabbitbrush, sand bluestem, prairie sandreed, and Indian ricegrass were typical plants. Land use is primarily rangeland, although a few scattered areas have been developed for irrigated cropland using deep wells.
- *Agriculture* – Includes center pivot and dryland agriculture and associated roads and infrastructure.

### 3.0 Task 2: Field Surveys

This section describes the various surveys proposed to be conducted for the proposed Projects. To the extent it is biologically appropriate, these surveys will be conducted concurrently for increased efficiency. It was determined through conversations with CPW that surveys for bats did not need to be performed within the Projects. Additionally, the Projects should be designed to accommodate big game movement, but no surveys need to be conducted for pronghorn or mule deer. All incidental observations of these (and other) species will be recorded during other field survey efforts.

#### 3.1 Greater Prairie Chicken and Plains Sharp-tailed Grouse

A listening route survey for greater prairie chickens and plains sharp-tailed grouse shall be conducted between mid-March and April 30 which corresponds with the peak of male and hen attendance on lek sites. Surveys shall be conducted from 30 minutes before to 1–2 hours after sunrise, which is the period when birds are most active on leks. Surveys should be conducted only on calm, clear mornings, as the booming sound produced by males can be audible for nearly 3 km. If wind speeds exceed 7 km/hr, surveys should be discontinued and rerun on the next available day. Surveys will be conducted from an all-terrain vehicle (ATV). There will be two survey routes established within suitable habitat, one within the Weld County site and one within the Morgan County site. For each survey route, an observer will determine the presence of active lek sites by listening at 1.6 km intervals along the route and recording compass directions for all audible leks. In order to compensate for potential “quiet” periods and the influences of time-of-day upon booming, routes should be run in two directions. This procedure entails beginning at mile 0, listening for booming for 3 minutes, and proceeding along the selected route, stopping for 3 minutes at each 3.2 km interval until the end of the route. The observer should then retrace the route 1.6 km, stop, listen, and

continue again at 3.2 km intervals to the 1.6 km stop on the route. All routes will be 16 km in length, thus consisting of 11 listening stations. Once all routes have been initially surveyed for leks, the leks will be surveyed for the number of males, females, and total birds on each lek on subsequent days. Leks will be counted if three or more birds are identified on a site.

### **3.2 Swift Fox, Prairie Dogs, and Burrowing Owl**

A survey will be conducted for swift fox, prairie dog colonies, and burrowing owls simultaneously. Transects will be established approximately 30 meters apart (depending on vegetation and visibility) to ensure 100 percent coverage. They will be travelled slowly by qualified biologists on ATVs or on foot. Surveyors will scan the transects for swift fox, prairie dog, and burrowing owl individuals, burrows, and potential prairie dog colonies. If burrows are discovered, they will be inspected for sign of swift fox, prairie dog, and burrowing owl habitation (tracks, scat, whitewash, digging, feathers). Locations, dimensions, number of entrances, and aspect of the burrows and notes regarding observed sign shall be recorded for each burrow or complex.

### **3.3 Raptors and Nesting Birds**

During the swift fox, prairie dog, and burrowing owl transect survey, biologists will scan suitable habitat (e.g. trees, transmission poles, buildings) for raptor nests. If nests are observed, information regarding nest size and location, activity status, and species will be recorded.

Additionally, a pre-construction nesting bird survey will be conducted prior to construction activities commencing if they will be starting during the breeding season (for most bird species in Colorado, breeding season occurs from April 1 – August 31).

## **4.0 Task 3: Reporting**

Once the surveys are complete, two survey reports will be prepared in the standard scientific format (introduction, methods, results, discussion/recommendations) supported by references, maps, and photographs, one report for each Project. It is expected that interim reports covering the results of swift fox, prairie dog, burrowing owl, and raptor surveys could be developed first with the results of lek surveys provided next spring.

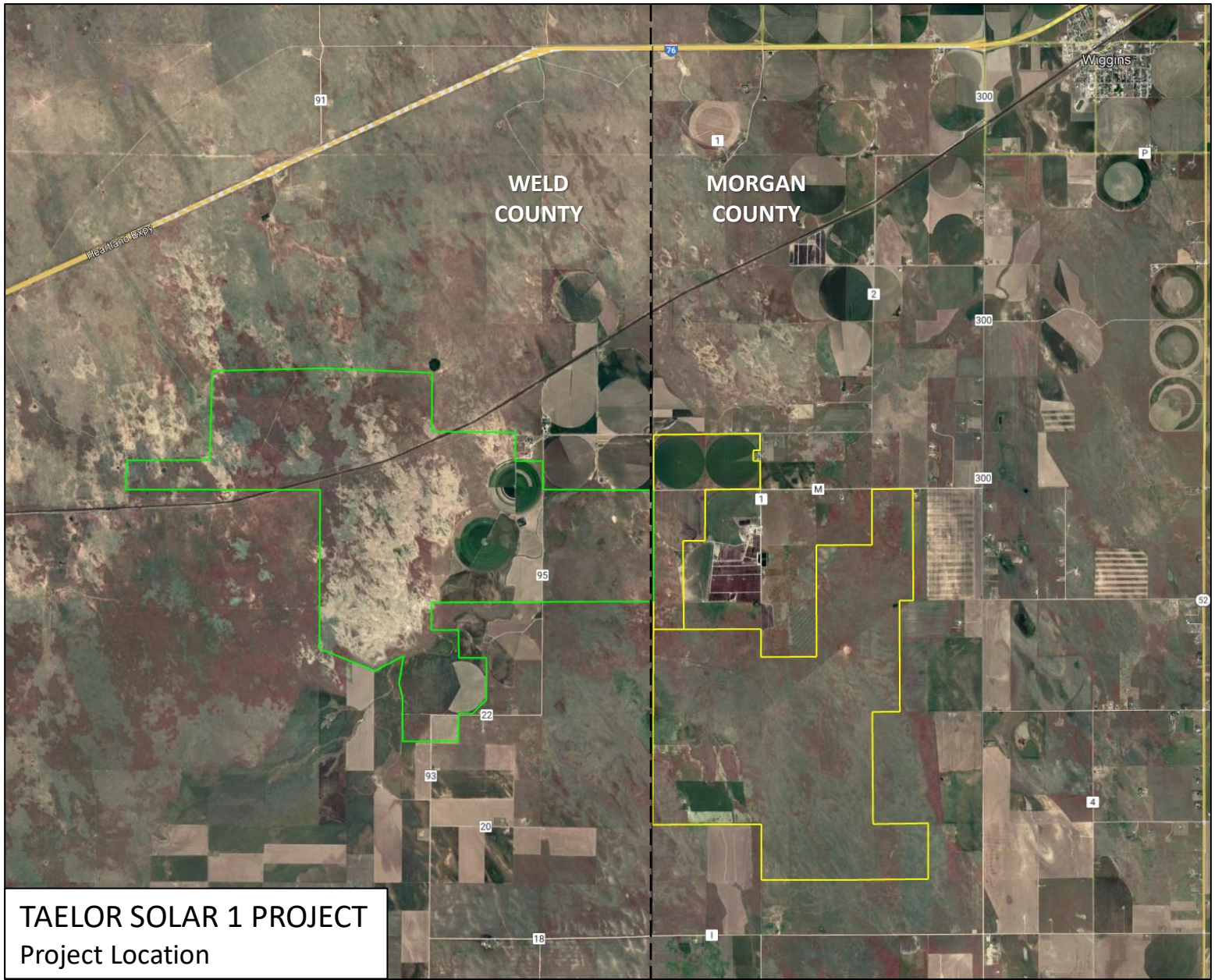


## 5.0 References

- Chapman, S.S., Griffith, G.E., Omernik, J.M., Price, A.B., Freeouf, J., and Schrupp, D.L., 2006, Ecoregions of Colorado (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,200,000).
- Colorado Parks and Wildlife (CPW). 2023a. Threatened and Endangered List. Available online at: <https://cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Accessed July 2023.
- CPW. 2021a. Colorado Parks and Wildlife Best Management Practices for Solar Energy Development. May 2021. 6 pages.
- CPW. 2021b. Colorado's Conservation Data Explorer Project Review Report for the Wiggins Solar Project (Taelor).
- CPW. 2023a. Personal Communication [*June 6* telephone conversation with Marty Stratman, CPW Acting Regional Biologist. *RE: Wildlife review and survey needs for the Taelor Solar Projects*].
- CPW. 2023b. Personal Communication [*June 30* telephone conversation with CPW biologists; Brandon Marette, Marty Stratman, Wendy Figueroa, Chris Mettenbrink. *RE: Wildlife review and survey needs for the Taelor Solar Projects*].
- U. S. Fish and Wildlife Service. 2021. Information for Planning and Consultation (IPaC) query for the Wiggins Project (Taelor). Available online at: <https://ecos.fws.gov/ipac/>. Accessed November 2021.

## **Appendix A**





**TAEOR SOLAR 1 PROJECT**  
Project Location



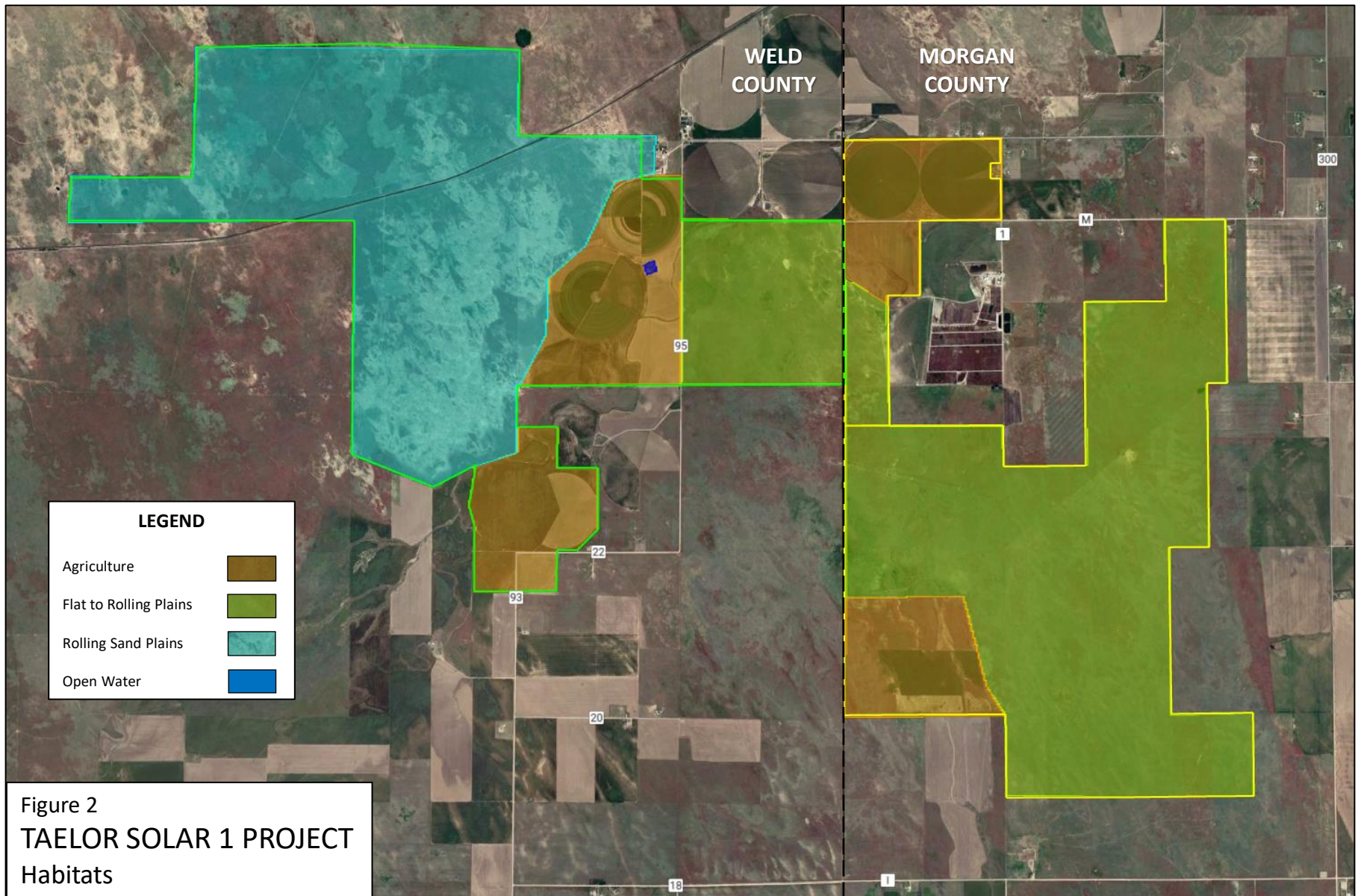


Figure 2  
TAELOS SOLAR 1 PROJECT  
Habitats



## **Appendix B - Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol**

## Greater Prairie Chicken and Plains Sharp-tailed Grouse Survey Protocol

Listening route surveys should continue to be conducted during the early spring when greater prairie-chickens are congregated on lek sites. However, surveys should be conducted between April 1 and April 20, which corresponds with the peak of male and hen attendance (Miller 1984, Schroeder and Braun 1992). Data collected after April 20 may be biased low due to the decline in male attendance following the time of peak hen attendance (Schroeder and Braun 1992). Surveys should continue to be conducted from 30 minutes before to 1–2 hours after sunrise, which is the period when birds are most active on leks (Schroeder and Braun 1992). Surveys should be conducted only on calm, clear mornings, as the booming sound produced by males can be audible for nearly 3 km (Hamerstrom and Hamerstrom 1973, Miller 1984, Schroeder and Braun 1992). If wind speeds exceed 7 km/hr, surveys should be discontinued and rerun on the next available day.

For each survey route, an observer will determine the presence of active lek sites by listening at 1.6 km intervals along the route and recording compass directions for all audible leks. In order to compensate for potential “quiet” periods and the influences of time-of-day upon booming, routes should be run in two directions. This procedure was abandoned in the mid-1990’s and should be reinstated. This procedure entails beginning at mile 0, listening for booming for 3 minutes, and proceeding along the selected route, stopping for 3 minutes at each 3.2 km interval until the end of the route. The observer should then retrace the route 1.6 km, stop, listen, and continue again at 3.2 km intervals to the 1.6 km stop on the route. All routes will be 16 km in length, thus consisting of 11 listening stations. A 16-km route would require approximately 80 minutes to complete, driving at 25 miles-per-hour, stopping at the 11 stations, and listening for 3 minutes at each stop. This is within the 90 minute time of peak activity (Miller 1984, Van Sant and Braun 1990). This procedure will further minimize bias from behavioral changes associated with time-of-day (Robb and Schroeder 2005).

Once all routes have been initially surveyed for leks, the leks will be surveyed for the number of males, females, and total birds on each lek on subsequent days. Leks will be counted if three or more birds are identified on a site. This is similar to the criteria used by Schroeder and Braun (1992).



# TAEOR SOLAR

## REVEGETATION PLAN

Morgan County, Colorado



*Prepared for*



**BALANCED ROCK**  
POWER

*Prepared by*

**KERTEC** LLC

## 1.0 INTRODUCTION

Balanced Rock Power (BRP) is designing Taelor Solar (Project) in Morgan County, Colorado. BRP has engaged KerTec, LLC (KerTec) to prepare this site-specific Revegetation Plan (Plan) for implementation on the Project. This Plan has been initiated and will be amended as civil designs are completed and further site details are developed and made known. The purpose of this Plan is specifically designed to focus on soil preservation, land stewardship, and revegetation with regard to erosion control and the site's future vegetative-longevity. This Plan is to be implemented utilizing a dynamic approach—multiple reclamation services may be required during the course of construction to ensure stability and success of the land. This Plan will work to properly identify potential erosion potential and mitigation measures, vegetation limiting factors, as well as the proper formation of a sustainable and executable plan. This Plan has been developed based on approximately 10% engineering design with additional details to come and be incorporated herein.

### 1.1 THE PROJECT

The Project is slated to be under construction in 2025. The Project is located at Lat/Long 40.145, -104.127 in Morgan County, Colorado, northeast of Denver set to encompass approximately 4,410 acres. The Project aims to achieve 250 MWac power generation.

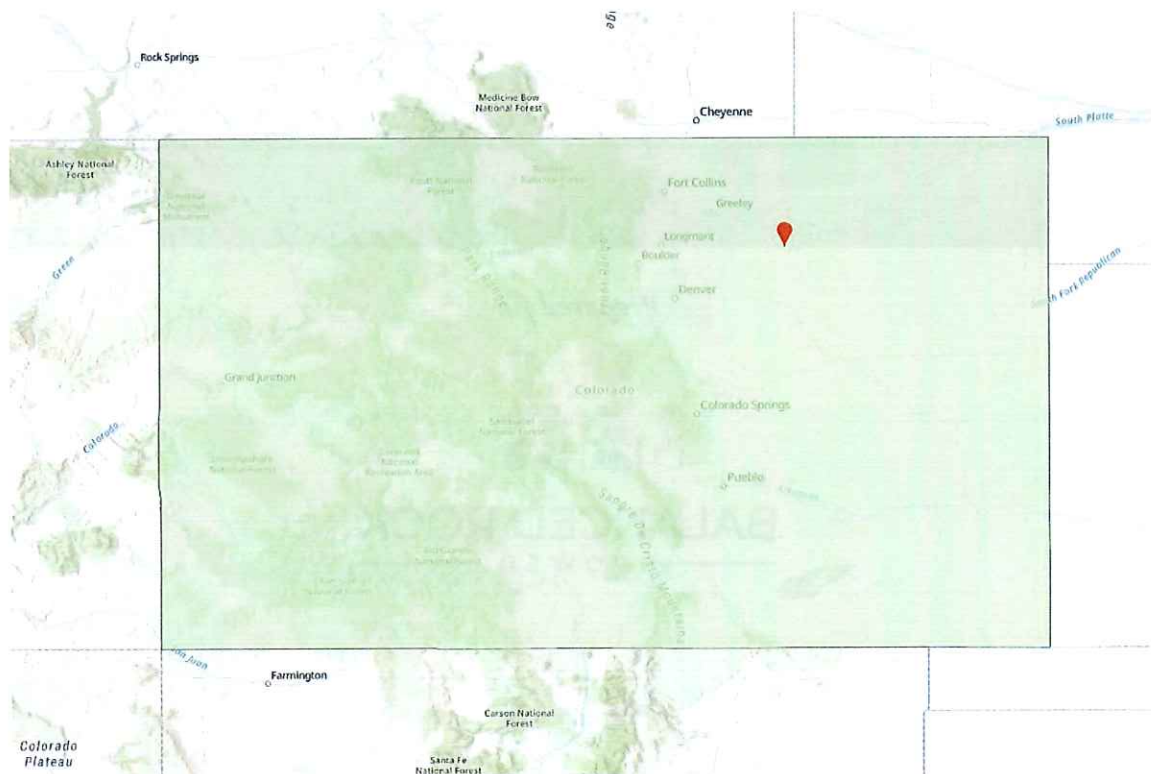


FIGURE 1. Proposed location of the Project, Morgan County, Colorado.



## 2.0 PLANNING

### 2.1 ENVIRONMENT

The state of Colorado is located within an arid region of the United States. Lower annual levels of precipitation are likely, especially on the Front Range. However, the Front Range is known to experience temperatures ranging from lows near 20°F to highs approaching 90°F. Average annual precipitation is around 20.1", with the greatest amounts typically received in the 2<sup>nd</sup> and 3<sup>rd</sup> quarters of the year (growing season). Average hours of sun exposure range from 209 hours in February to an excess of 323 hours in August<sup>1</sup>.

### 2.2 SOILS

The Project consists of a multitude of soil types but Morgan County is typically known to consist of very deep, well drained, slow or medium permeable loamy sand or sandy loam soils formed in eolian materials. These gently sloping uplands range from 0-6% slope<sup>2</sup>. Being an arid climate compounded by relatively low average rainfall and wind, the Project must anticipate and strive to prevent not only water erosion but also wind erosion of the topsoil.



FIGURE 2. USDA-NRCS Web Soil Survey

<sup>1</sup> <https://www.weatherwx.com/climate-averages/co/morgan+county.html>

<sup>2</sup> <https://soilseries.sc.egov.usda.gov/>

## 2.3 HISTORIC & CURRENT LAND USE

Based upon desktop review, the site is expected to have been historically used as open rangeland with recent transitions to farming and livestock production.

The expected condition of the range is a function of land management practices over time. In order to assess the expected condition of the range at the Project, one must know the range's potential condition as a function of vegetative production and ecological climax species composition. The range's potential condition is referred to as a "reference site". The reference site is based on the use of sound rangeland management practices. Examples of sound rangeland management practices include, but are not limited to: proper grazing management, brush control, and weed control. When sound rangeland management practices are not consistently implemented, the condition of the range declines and transitions into a state of invasive species encroachment and topsoil erosion. Therefore, the range's natural plant community composition and health is negatively affected. This translates into a reduction of animals (livestock, wildlife, and or pollinators) the land is able to ultimately feed and support.

## 2.4 NOXIOUS WEEDS

Noxious weed encroachment should be monitored, identified, and removed to prevent infestation and competition with desirable plant species. The Colorado Noxious Weed Act<sup>3</sup> directs each county within the state to adopt a Noxious Weed Management Plan. Per the Morgan County Noxious Weed and Pest Management Plan, noxious weeds should be managed using cultural, mechanical, biological and chemical methods. Preferred methods for managing noxious weeds include properly timed cultural and mechanical practices such as mowing, plowing and seeding, as well as grazing. Chemical methods including spot spraying or the use of selective herbicides can be used in conjunction with cultural and mechanical methods to reduce infestation sizes without negatively impacting all vegetation onsite. The Morgan County Noxious Weed List and Noxious Weed and Pest Management Plan can be found in Appendix A.

## 3.0 REVEGETATION MANAGEMENT

Revegetation planning and implementation is a technical, science-based discipline requiring academic credentials and extensive, on-the-job experience. The following revegetation plan should be developed and administered by the site's professional, qualified as such. In order to mitigate the risk of revegetation failure, this Plan will address:

- Topsoil Preservation
- Soil Stabilization
- Fertility
- Seedbed Conditions & Preparation
- Seeding
- Monitoring
- Weed Management

---

<sup>3</sup> Colorado Revised Statutes 35-5.5



### 3.1 TOPSOIL PRESERVATION

Topsoil preservation is of utmost importance where construction-based soil disturbance is anticipated to take place. In the event of grading, it is recommended that topsoil be properly separated from the subsoil to ensure optimum soil media for revegetation. Stockpiling of topsoil is recommended on the downhill side of cleared areas and should be stabilized using Best Management Practices (BMPs) including but not limited to: seeding and mulch. Areas stockpiled should be contained using vegetated berms, compost wattles, or silt fence structures to further prevent loss from the Project. Stockpiled topsoil should then be redistributed across its origin during final grading, as much as practicable, to ensure healthy soil for the purpose of revegetation.

### 3.2 SOIL STABILIZATION

BMPs are to be implemented and utilized as means to ensure stability of the project site, especially during construction. BMPs include but are not limited to: temporary and/or permanent seeding, straw mulch, hydromulch, erosion control blankets, wattles, silt fence, concrete fleximat, etc. Implementing different BMP techniques, according to what the landscape and climate dictates, will help ensure the site is able to successfully sustain stability.

#### PROPOSED LAND TREATMENT PER EVALUATED SLOPE - PHASE 1

SLOPE RANGE	EROSION CONTROL (OPTION A)*	EROSION CONTROL (OPTION B)	EROSION CONTROL (OPTION C)
0.00 – 2.50%	DRILL SEEDING	DRILL SEEDING (NO CHANGE FROM OPTION A)	DRILL SEEDING (NO CHANGE FROM OPTION A OR OPTION B)
2.50 – 12.5%	DRILL SEEDING + STRAW APPLICATION (4,000 lbs HAY PER ACRE)	DRILL SEEDING + STRAW APPLICATION (2,000 lbs HAY PER ACRE)	DRILL SEEDING
12.5 – 30.0%	DRILL SEEDING + KOTON HYDROMULCH (5,000 lbs MULCH PER ACRE)	DRILL SEEDING + STRAW APPLICATION (4,000 lbs HAY PER ACRE)	DRILL SEEDING + STRAW APPLICATION (2,000 lbs HAY PER ACRE)
30.0% <	DRILL SEEDING + DOUBLE LAYER COCONUT EROSION CONTROL MATTING	DRILL SEEDING + KOTON HYDROMULCH (5,000 lbs MULCH PER ACRE)	DRILL SEEDING + STRAW APPLICATION (4,000 lbs HAY PER ACRE)

#### LAND TREATMENT NOTES:

KNOWN CONCENTRATED FLOW AREAS SHALL RECEIVE PYRAMAT® 75 HIGH PERFORMANCE TURF REINFORCEMENT MATTING, REGARDLESS OF OPTION SELECTION

\*CONTRACTOR TO SELECT EROSION CONTROL OPTION. OPTION A IS PREFERRED AS IT OFFERS GREATER RISK MITIGATION REGARDING EROSION POTENTIAL COMPARED TO OPTIONS B & C. CONTRACTOR SHALL ENSURE THAT REGARDLESS OF OPTION SELECTED, CONTINUAL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MONITORING IS TO BE ASSESSED AND APPROPRIATE FIELD MODIFICATIONS IMPLEMENTED TO ENSURE CONTINUAL SWPPP COMPLIANCE.

FIGURE 3. Proposed Land Treatment Per Evaluated Slope

### 3.3 FERTILITY & COMPACTION

It is recommended that a preliminary sampling of one soil sample per 100 acres be collected and tested for compaction, macro/micronutrient availability, soil biology, and soil health to determine the benchmark soil health for the site. Understanding the compaction level and nutrient availability is essential for successful vegetation success. As construction progresses, additional samplings will be taken from cut/fill acres to determine if any additional nutrient or decompaction requirements are applicable.

### 3.4 SEEDBED CONDITIONS & PREPARATION

In order to prepare a suitable seed bed, the need for soil decompaction, grading, fertilizer, topsoil, and compost should be evaluated. Soil should be de-compacted to a minimum depth of 5". Remove all material larger than 3". Decompaction of the seedbed (top 5" of the soil surface) to <200 psi must be accomplished for the soil to express vegetation quantities capable of protecting the site from wind or water erosion. The decompaction process should yield soil aggregates <1" in

diameter. Aggregate material over 1” to be removed, hauled off, and properly disposed of prior to planting, as needed. Material, such as large areas of mulch or debris from vegetation clearing, can cause negative impacts to vegetation establishment by suppressing growth and therefore should be removed.

### 3.5 SEEDING

<b>Recommended Temporary Seeding</b>		
<b><u>Dormant Season - Spring</u></b> <b>(Jan 1 - April 15)</b>	<b><u>Growing Season</u></b> <b>(April 15 - Aug 31)</b>	<b><u>Dormant Season - Fall</u></b> <b>(Sept 1 - December 31)</b>
Spring Oats ( <i>Avena sativa</i> )	Proso Millet ( <i>Paicum miliaceum</i> )	Hard Red Winter Wheat ( <i>Triticum aestivum</i> )
Hard Red Winter Wheat ( <i>Triticum aestivum</i> )	Western Wheatgrass ( <i>Pascopyrum smithii</i> )	Annual Rye Grass ( <i>Lolium multiflorum</i> )
Triticale ( <i>X Triticosecale</i> )	Teff grass ( <i>Eragrostis tef</i> )	Hairy vetch ( <i>Vicia villosa</i> )
-----	Assorted Clovers	Assorted Clovers

FIGURE 4. Recommended Temporary Seeding Mixes & Timeframes

<b><u>Common Name</u></b>	<b><u>LBS/Acre</u></b>	<b><u>Total LBS</u></b>
White Dutch Clover	2.000	2.000
Annual Ryegrass	10.000	10.000
Crested Wheatgrass (Turf Type)	5.000	5.000
Kentucky Bluegrass (Bronze Tier)	20.000	20.000
Solar Array Brand Fine Fescue Mix	40.000	40.000
Blue Grama	1.250	1.250
Prarie Junegrass	0.250	0.250
Sand Dropseed	0.100	0.100
Sideoats Grama	1.400	1.400
<b>Total Seeding Rate (LB/Acre)</b>	<b>80.000</b>	<b>80.000</b>

FIGURE 5. Recommended Permanent Seeding Mix

Pre-construction and during construction, the site should be seeded and stabilized with a temporary cover crop (blend to be determined by applicable season) to allow for immediate stabilization. Planting a desirable temporary blend will reduce competition from undesirable species as well as prepare the soil for permanent seeding. Seeding should occur using a no-till drill. It is recommended that permanent seeding take place post-pile installation but pre-driveline and torque tube installation, co-planted with temporary cover species for quick germination. In areas with limited access, a broadcast seeding method may be utilized. Upon completion of construction, subsequent disturbed areas of the site should be touch-up seeded with a permanent blend consisting of native grasses and forbs.



After permanent seeding, bare ground areas not expressing vegetation in excess of 10 square feet should be identified and the following soil characteristics supervised by a Soil Scientist or Certified Crop Advisor:

- Soil compaction
- Soil fertility (via sampling and lab analysis)
- Sterilization herbicide contamination
- Soil structure
- pH (via sampling and lab analysis)
- Electroconductivity

A mitigation strategy should be developed by a qualified professional (examples in 3.6) to address needed soil amendments, seed selection for the respective area, stabilization protocol, and follow-up monitoring intervals.

Implementing a temporary cover crop on constructed areas will be critical in the Project's ability to mitigate encroachment of undesirable plant species "weeds", and to ultimately prevent erosion. The Project should require close watch for signs of erosion and the site should be diligent to take precautions to prevent erosion, whether through the combined use of temporary stabilization techniques and/or implementation of permanent stabilization techniques.

### 3.6 MONITORING

This site should be monitored by regularly scheduled site inspections for erosion issues, invasive/noxious species, vegetation growth, compliance with the Fire Mitigation Plan, and other general site conditions. Inspections should occur monthly during the growing season to monitor vegetation growth, species competition, and potential bare ground areas. During the dormant season, inspections should occur quarterly. The results of inspections can lead to the development of implementation of mechanical and chemical control, mitigation strategies or BMP installation plans.

Examples of qualified professional for site monitoring supervision:

- Professional Soil Scientist
  - Masters of Science in Agronomy or Plant and Soil Science
  - Active and current Certified Professional Agronomist
  - or BRP approved equal

### 3.7 WEED MANAGEMENT

Weed management will consist of the treatment of noxious weeds and potential woody species, as needed, and mowing of all other vegetation pre-construction, during construction and post-construction. Regular mechanical and chemical treatment of weedy species will reduce undesirable species populations and encourage proliferation of desirable species. See Section 2.4 for noxious weed control.

### 4.0 CONCLUSION

Through the various soil and vegetation management techniques outlined in this Plan, the Project will have the capability of being a successful land-stewarding solar facility in the BRP portfolio, for years to come. It should be expected that within the first three years of site management, plans, protocols, and costs may be more than subsequent years. By allocating proper resources on the front-end of the project, and maintaining site compliance with the Fire Mitigation Plan, BRP can gradually expect a reduced number of inputs over the life of the project.



**Morgan County Noxious Weed and Pest Management Plan and Noxious Weed List**

Common Name	Scientific Name
List A	
Camelthorn	<i>Alhagi pseudalhagi</i>
Common crupina	<i>Crupina vulgaris</i>
Giant salvinia	<i>Salvinia molesta</i>
Hydrilla	<i>Hydrilla verticillate</i>
Medusahead	<i>Taeniatherum caput-medusae</i>
Parrotfeather	<i>Myriophyllum aquaticum</i>
Squarrose knapweed	<i>Centaurea virgata</i>
African rue	<i>Peganum harmala</i>
Dyer's woad	<i>Isatis tinctoria</i>
Elongated mustard	<i>Brassica elongate</i>
Flowering rush	<i>Butomus umbellatus</i>
Meadow knapweed	<i>Centaurea x moncktonii</i>
Rush skeletonweed	<i>Chondrilla juncea</i>
Tansy ragwort	<i>Senecio jacobaea</i>
Yellow starthistle	<i>Centaurea solstitialis</i>
Cypress spurge	<i>Euphorbia cyparissias</i>
Giant reed	<i>Arundo donax</i>
Hairy willow-herb	<i>Epilobium hirsutum</i>
Knotweeds	<i>Japanese, Giant, and Bohemian</i>
Mediterranean sage	<i>Salvia aethiopsis</i>
Myrtle spurge	<i>Euphorbia myrsinites</i>
Orange hawkweed	<i>Hieracium aurantiacum</i>
Purple loosestrife	<i>Lythrum salicaria</i>
Yellow flag iris	<i>Iris pseudacorus</i>
List B	
Absinth wormwood	<i>Artemisia absinthium</i>
Black henbane	<i>Hyoscyamus niger</i>
Bouncingbet	<i>Saponaria officinalis</i>
Bull thistle	<i>Cirsium vulgare</i>
Canada thistle	<i>Cirsium arvense</i>
Chinese clematis	<i>Clematis orientalis</i>
Common tansy	<i>Tanacetum vulgare</i>
Common & Cutleaf teasel	<i>Dipsacus fullonum</i>
Dalmatian toadflax	<i>Linaria dalmatica &amp; genistifolia</i>
Dames rocket	<i>Hesperis matronalis</i>
Diffuse knapweed	<i>Centaurea diffusa</i>
Eurasian watermilfoil	<i>Myriophyllum spicatum</i>
Hoary cress	<i>Lepidium draba</i>
Houndstongue	<i>Cynoglossum officinale</i>
Hybrid knapweed	<i>Centaurea x psammogena = C. stoebe x C. diffusa</i>

Hybrid toadflax	<i>Linaria vulgaris x L. dalmatica</i>
Jointed goatgrass	<i>Aegilops cylindrica</i>
Leafy spurge	<i>Euphorbia esula</i>
Mayweed chamomile	<i>Anthemis cotula</i>
Moth mullein	<i>Verbascum blattaria</i>
Musk thistle	<i>Carduus nutans</i>
Oxeye daisy	<i>Leucanthemum vulgare</i>
Perennial pepperweed	<i>Lepidium latifolium</i>
Plumeless thistle	<i>Carduus acanthoides</i>
Russian knapweed	<i>Acroptilon repens</i>
Russian olive	<i>Elaeagnus angustifolia</i>
Salt cedar	<i>Tamarix chinensis, T. parviflora, and T.</i>
Scentless chamomile	<i>Tripleurospermum inodorum</i>
Scotch thistle	<i>Onopordum acanthium</i>
Spotted knapweed	<i>Centaurea stoebe</i>
Sulfur cinquefoil	<i>Potentilla recta</i>
Wild caraway	<i>Carum carvi</i>
Yellow nutsedge	<i>Cyperus esculentus</i>
Yellow toadflax	<i>Linaria vulgaris</i>

---

List C

Bulbous bluegrass	<i>Poa bulbosa</i>
Chicory	<i>Cichorium intybus</i>
Common burdock	<i>Arctium minus</i>
Common mullein	<i>Verbascum Thapsus</i>
Common St. Johnswort	<i>Hypericum perforatum</i>
Downy brome	<i>Bromus tectorum</i>
Field bindweed	<i>Convolvulus arvensis</i>
Halogeton	<i>Halogeton glomeratus</i>
Johnsongrass	<i>Sorghum halepense</i>
Perennial sowthistle	<i>Sonchus arvensis</i>
Poison hemlock	<i>Conium maculatum</i>
Puncturevine	<i>Tribulus terrestris</i>
Quackgrass	<i>Elymus repens</i>
Redstem filaree	<i>Erodium cicutarium</i>
Siberian elm	<i>Ulmus pumila</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Velvetleaf	<i>Abutilon theophrasti</i>
Wild-proso millet	<i>Panicum miliaceum</i>

<https://morgancounty.colorado.gov/sites/morgancounty/files/Noxious-Weed-and-Pest-Mgmt-Plan.pdf>





## TAELOP SOLAR PROJECT

MORGAN COUNTY, COLORADO

### SOLAR GLARE HAZARD ASSESSMENT

RWDI #2400311

September 5, 2023

#### SUBMITTED TO

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# 1 INTRODUCTION

RWDI AIR Inc. (RWDI) was retained by Balanced Rock Power, LLC to undertake a Solar Glare Hazard Assessment (SGHA) for the proposed Taelor Solar Project located in Morgan County, Colorado. The aim of this analysis was to predict the potential for glare from the Project on nearby dwellings, flight paths and vehicle routes. All work was completed by qualified technical staff, as detailed in Appendix A.

## 1.1 Objective and Regulatory Context

RWDI is not aware of specific requirements for glare from photovoltaics in Colorado. As such, we have based this assessment on standard industry best practices and RWDI's past experience in studying glare for hundreds of projects around the world. RWDI's assessment included:

- Predicting solar glare potential at dwellings, railways highways and other major roads within 5000 feet from the boundary of the project.
- Predicting solar glare potential at aerodromes, including the potential effect on runways, flightpaths, and air traffic control towers within 10 miles from the boundary of the project.
- Describing the time, location, duration, and intensity of solar glare predicted to be caused by the project.
- Describing the software or tools used in the assessment, the assumptions, and the input parameters utilized.
- Describing the qualification of the individual(s) performing the assessment.
- Producing a map (or maps) identifying the solar glare receptors, critical points along highways, major roadways and railways and aerodromes that were assessed.
- Producing a table that provides the expected intensity of solar glare (e.g., green, yellow, or red) and the expected duration of solar glare at each identified location.

# 2 PROJECT DESCRIPTION

The Project is a solar power plant that will have a grid capacity of 250 MW<sub>AC</sub> consisting of solar photovoltaic (PV) panels mounted on single-axis trackers covering approximately 5 square miles. Surrounding land use primarily consists of cultivated agricultural land and internal access roads. A map of the Project's layout, including the dwelling receptors and routes considered as part of this assessment, is included below in Figure 1.

## 3 METHODOLOGY

### 3.1 Overview

#### 3.1.1 Glare and Glint

Solar glare is defined as a continuous source of excessive brightness. This can be experienced by both stationary and moving observers. In common language, glint is a similar phenomenon but occurring over very brief timescales. In the interest of clarity, the word 'glare' will be used throughout this report.

There are many ways that glare can be classified [1], however the most commonly used metric for solar glare hazard assessment is the one created by Ho et al. [2] which categorizes glare into one of the three ocular hazard colour codes:

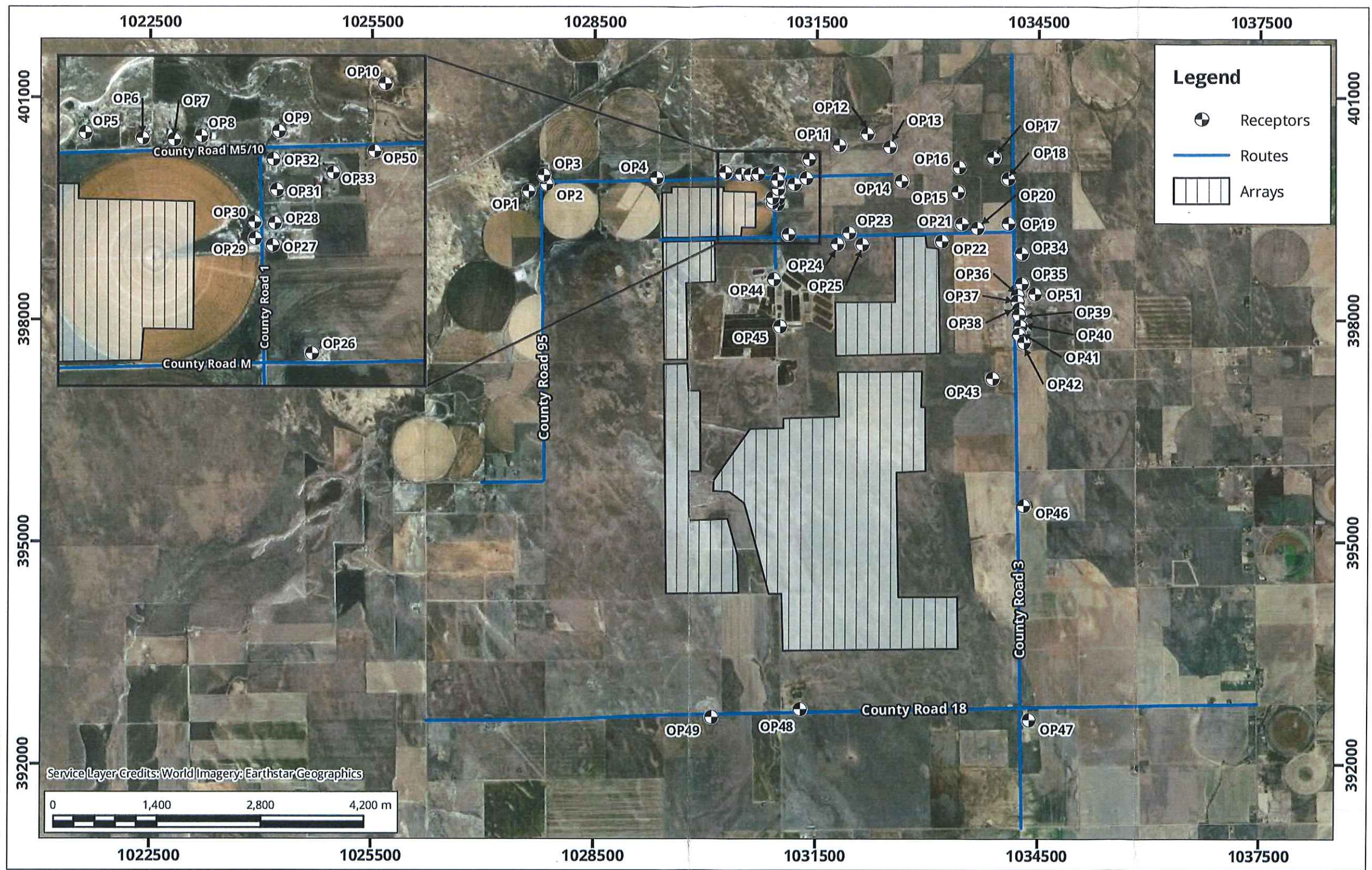
**Green:** Glare with low potential to cause temporary afterimage (i.e. lingering image in a viewer's eye associated with a flash of light) to a viewer prior to a typical blink response time.

**Yellow:** Glare with potential to cause temporary afterimage to a viewer prior to a typical blink response time.

**Red:** Glare with potential to cause retinal damage to a viewer prior to a typical blink response time.

Below is a sample ocular hazard plot that illustrates where common sources of light approximately fall within this framework.





**Project Layout Showing Project Location, Routes, and Receptors**

Map Projection: NAD 1983 StatePlane Colorado North FIPS 0501  
 Taelor Solar Project - Morgan County, Colorado



Drawn by: RCL    Figure: 1  
 Approx. Scale: 1:72,000  
 Date Revised: Aug 30, 2023

Project #: 2400311



Map Document: C:\GIS\2400311\_ACM-Energy\2400311\_ACM-Energy.aprx



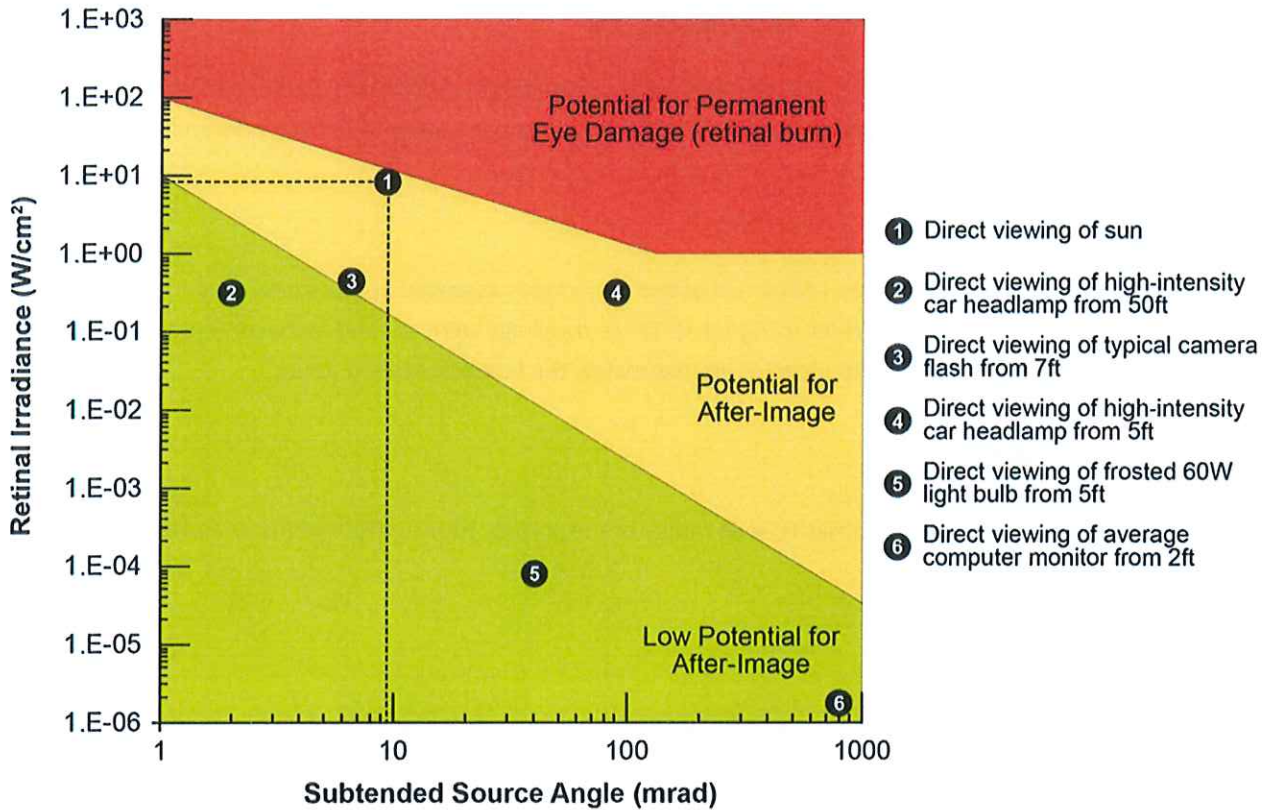


Figure 2: Ocular Hazard Plot

### 3.1.2 Reflectivity

The amount of visible light reflected from a solar panel depends on a variety of factors including the:

- latitude of the solar farm;
- time of year;
- solar intensity;
- presence of cloud, fog, dust or other attenuating factors in the atmosphere;
- angle of incidence at which direct sunlight strikes the panel; and
- overall reflectivity of the panel surface.

Solar panels are designed to maximize sunlight absorption and minimize reflection in order to ensure maximum electricity production. The majority of solar panels are treated with an anti-reflective coating (ARC) that further reduces the amount of sunlight that is reflected and was modelled as such in our analysis.



## **3.2 Identification of Receptors**

The locations investigated in this analysis were chosen based on RWDI's own best practices and experience in other jurisdictions to provide an appropriately conservative assessment of glare potential.

### **3.2.1 Dwellings**

All dwellings that exist within 5000 feet of the Project was assessed in this study. A total of 51 dwellings were found within that radius (refer to Figure 1). These dwellings were studied at two different heights (5ft and 15ft above grade) to account for views at approximately the first and second floors.

### **3.2.2 Aerodromes**

No airports were found within 10-mile radius of the project, thus no flight paths or air traffic control towers were assessed.

### **3.2.3 Routes**

Six nearby routes were assessed in this analysis: County Road M and County Road 1 (RR1 and RR3) located within the project site, County Road 18 (RR2), south of the Project; County Road 3 (RR4), east of the Project; County Road 95 (RR5), west of the Project and County Road M5/10 (RR6), north of the Project. These routes were assessed for glare at a height of 3.5 feet above grade.

A summary of the receptors identified for the Project are presented in Table 1 below.





**Table 1:** Project Route Receptors and Observation Points

Receptor ID	GlareGauge Receptor Type	Details
RR1	Route	County Road M
RR2	Route	County Road 18
RR3	Route	County Road 1
RR4	Route	County Road 3
RR5	Route	County Road 95
RR6	Route	County Road M5/10
OP1 – OP51*	Observation Point	Dwellings in the vicinity of the Project

\*Note that all dwellings were studied at two different heights (5ft and 15ft above grade) to account for views at approximately the first and second floors. For the exact location of these dwellings, please refer to Appendix B.

### 3.3 Modelling Software

Solar glare from the proposed Project has been estimated using Forge Solar’s GlareGauge assessment tool. Assumptions and limitations associated with GlareGauge are described within Section 3.3.2. All work was completed by technical staff experienced in the assessment of reflected visible light and solar energy, as detailed in Appendix A.



### 3.3.1 Modelling Inputs

**Table 2:** Model Inputs

Parameter	Value	Input Type
Axis Tracking	Single axis	Project Specific
Backtracking Method	Shade-slope	Project Specific
Tracking Axis Orientation	180 Degrees (South)	Project Specific
Maximum Tracking Angle	60 Degrees	Project Specific
Resting Angle	3 Degrees	Project Specific
Ground Coverage Ratio (GCR)	31.8 %	Project Specific
Module Surface Material	Smooth glass with ARC	Project Specific
Rated Power	250 MW <sub>AC</sub>	Project Specific
Heights Above Ground	Solar panels: 5 ft	Project Specific
	Route Receptors (RR): 3.5 ft	General
	Observation Points (OP): 5 ft and 15 ft	General
View Angle for Routes	50 Degrees	Default
Analysis Time Interval	1 minute	Default
Pupil Diameter	0.002 m	Default
Eye Focal Length	0.017 m	Default
Sun Subtended Angle	9.3 milliradians	Default

### **3.3.2 Model Assumptions and Limitations**

Assumptions and limitations of the analysis are listed below:

- This analysis was based on information provided to RWDI up to August 18, 2023. Design changes may impact the predictions made below. Should alterations occur, the details should be communicated to RWDI so that their impact on the conclusions be investigated.
- The SGHA did not include detailed geometry of the PV panels such as gaps between the modules and as such actual glare results may be impacted.
- The SGHA assumes that the PV panel arrays are aligned with a plane defined by the heights and coordinates from Google Maps. Large, localized changes in topography cannot be directly accounted for using this method. However, based on available data such topographical changes were not noted at this site.
- The model does not account for potential screening from natural or artificial obstacles such as cloud cover, vegetation or other physical obstructions including the building envelope of any dwellings.
- The model presents results for 1-minute intervals, but vehicle drivers would travel through a particular section of road relatively quickly. As such, if glare was to occur, it would result in momentary glint rather than continuous glare being observed for a driver.
- Based on information provided to RWDI, the PV arrays consist of single axis tracking panels and the module surface material was a smooth glass with an anti-reflective coating (ARC).
- RWDI has assumed a modern backtracking approach designed to minimize panel shading and low solar elevations.
- This analysis covers the expected typical operating condition of the Project. It does not include an assessment of glare potential during maintenance or other activities that would impact panel orientation. It is assumed that such activities would not occur for prolonged periods and would not affect a large portion of the Project at any one time.
- All receptor locations were based on Google Earth imagery of the project location and were not field verified by RWDI.
- This analysis assumed reasonable and responsible behaviour on the part of people in the vicinity of the Project. A reasonable and responsible person would not purposely look towards a bright reflection, purposely prolong their exposure to reflected light or heat, or otherwise intentionally try to cause discomfort/harm to themselves or others and/or damage to property.





## 4 RESULTS AND ANALYSIS

### 4.1 Assessment

The results of the analysis (summarized in Table 3 below) predicted no potential for red glare, yellow or green glare at any of locations under the assumptions described above.

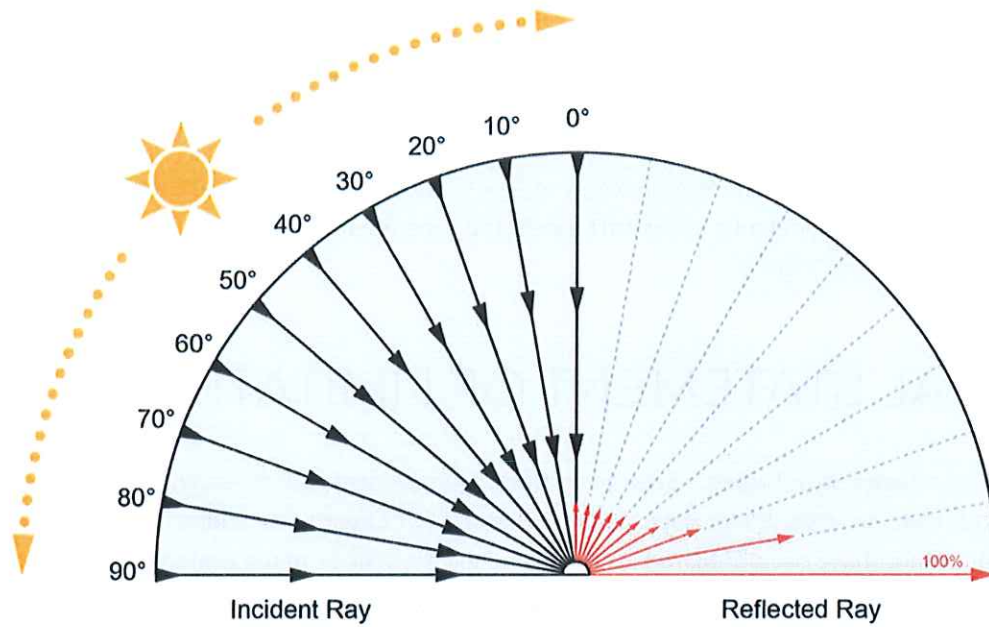
**Table 3:** Potential Glare Impacts for the Project

Receptor ID	GlareGauge Receptor Type	Green Glare (min/year)	Yellow Glare (min/year)	Red Glare (min/year)
RR1	Route	0	0	0
RR2	Route	0	0	0
RR3	Route	0	0	0
RR4	Route	0	0	0
RR5	Route	0	0	0
RR6	Route	0	0	0
OP1 – OP51	Observation Point	0	0	0

### 4.2 Effect of Resting Angle on Predictions

The “resting angle” of a PV tracking system defines the angle up from horizontal the panels will ‘rest’ at when the sun is low in the sky. Shallow rest angles are common in modern systems with backtracking as this minimizes inter-row shadowing on the PV panels during the first and last hours of the day.

Resting angle is also an important factor that contributes to glare potential within the GlareGauge software. This is because panels resting closer to horizontal have the potential to create glancing angle reflections when the sun is low in the sky. The reflectivity of any glass (including the exterior surface of a PV panel) is naturally increased when light strikes it in such a fashion (see Figure 3) and the low solar angle results in reflections directed more horizontally rather than vertically. Thereby, increasing the potential for glare that could affect people. As such, the analysis was also conducted for a zero-degree resting angle to understand the range of glare potential for the Project.



**Figure 3:** Schematic Illustrating Reflectivity vs. Incidence Angle

**Table 4:** Number of Receptors Receiving Glare at Different Resting Angles

Resting Angle (degrees)	GlareGauge Receptor Type	Green Glare	Yellow Glare	Red Glare
0	Routes	4	4	0
	Observation Points	43	13	0
3	Routes	0	0	0
	Observation Points	0	0	0

## 5 CONCLUSIONS

In conclusion, based on the GlareGauge analysis, the Taelor Solar Project was not predicted to create red, yellow or green glare at any of the studied receptor locations, at a resting angle of 3°. A re-analysis at a 0° resting angle indicated the potential for green and yellow glare across many of the receptors throughout the year. Therefore, resting angles below 3° would have an increased potential for glare in the absence of other mitigating factors not included here (e.g. vegetation or artificial screening).



## 6 REFERENCES

1. Danks, R., Good, J., and Sinclair, R., "Assessing reflected sunlight from building facades: A literature review and proposed criteria." *Building and Environment*, 103, 193-202, 2016.
2. Ho, C., Ghanbari, C. and Diver, R., "Methodology to Assess Potential Glint and Glare Hazards from Concentrating Solar Power Plants: Analytical Models and Experimental Validation," *Journal of Solar Energy Engineering*, vl. 133, no. 3, 2011.

## 7 GENERAL STATEMENT OF LIMITATIONS

This report entitled Taelor Solar Project – Solar Glare Hazard Assessment (dated September 5, 2023) was prepared by RWDI Air, Inc. ("RWDI") for Balanced Rock Power, LLC ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared.

Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.



A large graphic on the left side of the page, featuring a solid blue triangle at the top left corner that curves into a white arc, which then transitions into a light blue textured circular shape that fills the rest of the page's left and bottom areas.

# APPENDIX A

## PRACTITIONER BIOGRAPHIES



## **Ryan Danks, B.A.Sc., P.Eng. Technical Director/Associate**

Ryan Danks specializes in creating tools and methodologies to predict how the built environment will interact with climate. From preventing dangerous solar glare to tracking germs through air ducts and understanding wind flow around the next generation of extremely large telescopes, Ryan's ability to understand and simulate multifaceted physical processes yields answers to even the most sophisticated questions. His process may be complex, but the outcome is simple: comfortable, sustainable spaces in and around our clients' structures and facilities. In addition to the impressive results he delivers for clients, Ryan helps us stay at the leading edge of building science through his contributions to our building-science R&D practice. Among other things, Ryan is the lead developer of our Climate-Aware Design Toolkit, which includes the Eclipse solar modeling engine and the Oasis thermal comfort estimator.

Ryan has experience in urban glare analysis, thermal comfort, daylight availability/shadow analysis internationally and is a registered Professional Engineer in both Ontario and Alberta. He is also a member of the International Building Performance Simulation Association (IBPSA) Canadian Chapter, Canada Green Building Council, Façade Tectonics Institute and frequently presents at conferences on solar issues and glare in the built environment.

## **Vimaldoss Jesudhas, Ph.D. Technical Coordinator**

Vimal brings to his work a valuable combination of technical training and research experience. He is a strong communicator and a creative problem-solver, he excels at translating the findings of his analyses into clear, actionable reports. Vimal has a holistic perspective that enables him to collaborate effectively and deliver useful results and insights for colleagues and clients alike.

A large graphic on the page featuring a solid blue triangle in the top-left corner, a white curved line separating it from a large light blue circular area, and a textured light blue background for the rest of the page.

# APPENDIX B

## OBSERVATION POINT LOCATIONS





Receptor ID	Receptor Type	Latitude (°)	Longitude (°)
OP1	Observation Point	40.180728	-104.170727
OP2	Observation Point	40.181545	-104.167817
OP3	Observation Point	40.18263	-104.168238
OP4	Observation Point	40.182128	-104.150407
OP5	Observation Point	40.182576	-104.139452
OP6	Observation Point	40.182358	-104.136934
OP7	Observation Point	40.182297	-104.135547
OP8	Observation Point	40.182398	-104.134346
OP9	Observation Point	40.182522	-104.130945
OP10	Observation Point	40.184077	-104.126212
OP11	Observation Point	40.185727	-104.121242
OP12	Observation Point	40.187072	-104.116824
OP13	Observation Point	40.185427	-104.113295
OP14	Observation Point	40.181276	-104.111498
OP15	Observation Point	40.179818	-104.102564
OP16	Observation Point	40.182826	-104.102341
OP17	Observation Point	40.18395	-104.096819
OP18	Observation Point	40.181347	-104.094645
OP19	Observation Point	40.175875	-104.094725
OP20	Observation Point	40.175387	-104.099545
OP21	Observation Point	40.17594	-104.102048
OP22	Observation Point	40.173867	-104.105301
OP23	Observation Point	40.175051	-104.119937
OP24	Observation Point	40.173721	-104.121822
OP25	Observation Point	40.173622	-104.117892
OP26	Observation Point	40.175002	-104.129618
OP27	Observation Point	40.178673	-104.131294



Receptor ID	Receptor Type	Latitude (°)	Longitude (°)
OP28	Observation Point	40.179422	-104.131184
OP29	Observation Point	40.178905	-104.132066
OP30	Observation Point	40.179466	-104.132063
OP31	Observation Point	40.180546	-104.131074
OP32	Observation Point	40.181585	-104.131191
OP33	Observation Point	40.181101	-104.128563
OP34	Observation Point	40.172201	-104.092679
OP35	Observation Point	40.168568	-104.09274
OP36	Observation Point	40.167166	-104.093499
OP37	Observation Point	40.16641	-104.093477
OP38	Observation Point	40.165441	-104.093284
OP39	Observation Point	40.164801	-104.093239
OP40	Observation Point	40.163397	-104.093061
OP41	Observation Point	40.162417	-104.093278
OP42	Observation Point	40.161401	-104.092602
OP43	Observation Point	40.157075	-104.097551
OP44	Observation Point	40.169572	-104.13199
OP45	Observation Point	40.163811	-104.131146
OP46	Observation Point	40.141575	-104.092956
OP47	Observation Point	40.115493	-104.09255
OP48	Observation Point	40.117242	-104.128732
OP49	Observation Point	40.116447	-104.142834
OP50	Observation Point	40.181796	-104.126713
OP51	Observation Point	40.16729	-104.090733



# BALANCED ROCK

POWER

July 13, 2023

Armando and Concepcion Aguayo

7060 Leyden Street

Commerce City, CO 80022

*Sent via Certified Mail*

Notice to Mineral Rights Owners and/or Lessees:

As required by Colorado State Statute 24-65.5-103, Balanced Rock Power is notifying you that a Special Use Permit application has been submitted to the Morgan County Planning and Zoning Department for the Taelor Solar Project, located in Sections 4-9, 17, 18, 20, and 21 of Township 2 North Range 60 West and Section 31 of Township 3 North Range 60 West of the 6th P.M., Morgan County, Colorado.

The application will be heard by the Morgan County Planning Commission in a public hearing on August 14<sup>th</sup>, 2023 at 7:00 PM in the Assembly Room, 231 Ensign Street, Fort Morgan, Colorado. The Planning Commission will review the application and recommend approval or disapproval to the Board of County Commissioners.

For more information on the Taelor Solar Project, please visit our project website at [www.taelorsolarproject.com](http://www.taelorsolarproject.com), which includes additional contact information.

Sincerely,

Dana Diller  
Chief Commercial Officer  
Balanced Rock Power Development, LLC





245 North Waco 67202  
 PO Box 2940  
 Wichita, KS 67201  
 (316) 290-2000  
 www.cobank.com

July 18, 2023

Morgan County Planning Commission  
 Board of County Commissioners  
 231 Ensign Street  
 Fort Morgan, CO 80701

Dana Diller  
 Balanced Rock Power Development, LLC  
 310 E. 100 S.  
 Moab, UT 84532

RE: Taelor Solar Project - Special Use Permit Application – Balanced Rock Power, LLC  
 Notice of Public Hearing August 14, 2023 at 7:00 p.m.  
 Morgan County, CO

TSHP	RANGE	SCTN	Legal Description	Reservation ID
002N	060W	05	S2SE	0011598-5-0
002N	060W	08	NE	0011598-5-0
002N	060W	09	W2W2	0011598-5-0
002N	060W	20	W2	0010551-2-0
003N	060W	31	S2	0037676-5-0
003N	060W	31	S2NE	0009204-5-0

To Whom It May Concern:

We are in receipt of the referenced Notice for Public Hearing. CoBank, FCB f/k/a U.S. AgBank, FCB f/k/a Farm Credit Bank of Wichita f/k/a Federal Land Bank of Wichita owns mineral interests in the referenced project.

The Bank has no objection to the proposed project, so long as the project does not impede the Bank's ability to develop its mineral estate.

Please let me know if you have any questions. I can be reached at 316-290-2012 or

Thank you,

Ms. Chanel Neises, RPL  
 Director - Minerals

August 10, 2023

Robert C. Shook

P. O. Box 51227

Casper, WY 82605-1227

Morgan County Planning Commission

Board of County Commissioners

231 Ensign St.

Fort Morgan, CO 80701

Dear Planning Commission,

RE: Balanced Rock Power, Taelor Solar Project

I represent my family members who own the mineral estate under the following:

T2N R60W: Sec7: Lots 1 &2, E1/2NW, NE1/4

We have no objection to the Project, however if it is determined necessary, in order to develop mineral estate, any installations on the above referenced property will have to be removed at Balanced Rock Power's or subsequent owner's own expense.

Sincerely,



Robert C. Shook

Sent Certified Return Receipt Requested: 7018 2290 0000 7452 0544

cc: Balanced Rock Power

Sent Certified Return Receipt Requested: 7018 2290 0000 7452 0551



July 19, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2813.**

#### Item Details

**Status:** Delivered, Left with Individual  
**Status Date / Time:** July 19, 2023, 2:27 pm  
**Location:** KEARNEY, NE 68845  
**Postal Product:** First-Class Mail®  
**Extra Services:** Certified Mail™  
Return Receipt Electronic


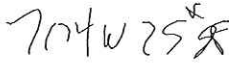
#### Shipment Details

**Weight:** 1.0oz

#### Destination Delivery Address

**Street Address:** 704 W 25TH ST  
**City, State ZIP Code:** KEARNEY, NE 68845-4341

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2820.**

#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Post Office
<b>Status Date / Time:</b>	July 18, 2023, 1:34 pm
<b>Location:</b>	ESTES PARK, CO 80517
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

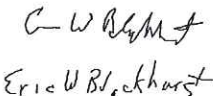
#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Destination Delivery Address

<b>Street Address:</b>	PO BOX 334
<b>City, State ZIP Code:</b>	ESTES PARK, CO 80517-0334

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	PO BOX 334 ESTES PARK, CO 80517-0334

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2851.**

#### Item Details

**Status:** Delivered, Left with Individual  
**Status Date / Time:** July 17, 2023, 1:47 pm  
**Location:** WIGGINS, CO 80654  
**Postal Product:** First-Class Mail®  
**Extra Services:** Certified Mail™  
Return Receipt Electronic

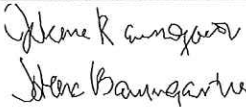
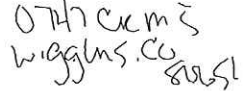
#### Shipment Details

**Weight:** 1.0oz

#### Destination Delivery Address

**Street Address:** 747 CR M5  
**City, State ZIP Code:** WIGGINS, CO 80654

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2868.**

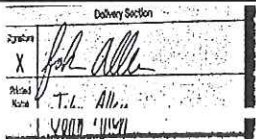

#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Postal Facility
<b>Status Date / Time:</b>	July 18, 2023, 6:16 am
<b>Location:</b>	WICHITA, KS 67202
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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July 20, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2875.**

#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Post Office
<b>Status Date / Time:</b>	July 20, 2023, 2:59 pm
<b>Location:</b>	DOUGLAS, WY 82633
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

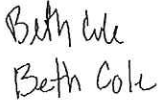
#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Destination Delivery Address

<b>Street Address:</b>	PO BOX 89
<b>City, State ZIP Code:</b>	DOUGLAS, WY 82633-0089

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	PO BOX 89 DOUGLAS, WY 82633-0089

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2882.**

#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Post Office
<b>Status Date / Time:</b>	July 17, 2023, 10:09 am
<b>Location:</b>	WIGGINS, CO 80654
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic


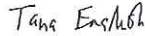
#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Destination Delivery Address

<b>Street Address:</b>	14111 COUNTY ROAD 2
<b>City, State ZIP Code:</b>	WIGGINS, CO 80654-8703

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	 14111 COUNTY ROAD 2 WIGGINS, CO 80654-8703

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2905.**

#### Item Details

<b>Status:</b>	Delivered, Front Desk/Reception/Mail Room
<b>Status Date / Time:</b>	July 17, 2023, 3:20 pm
<b>Location:</b>	FORT MORGAN, CO 80701
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

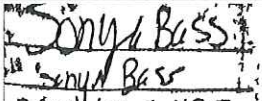
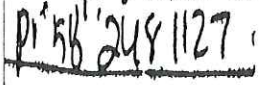
#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Destination Delivery Address

<b>Street Address:</b>	16436 COUNTY ROAD 19
<b>City, State ZIP Code:</b>	FORT MORGAN, CO 80701-7137

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2936.**

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	July 18, 2023, 11:47 am
<b>Location:</b>	SAN ANTONIO, TX 78248
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

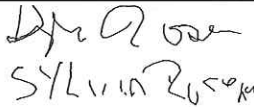

#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Destination Delivery Address

<b>Street Address:</b>	3 BIRNAM WOOD
<b>City, State ZIP Code:</b>	SAN ANTONIO, TX 78248-2428

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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July 27, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2943.**


#### Item Details

<b>Status:</b>	Delivered, To Original Sender
<b>Status Date / Time:</b>	July 27, 2023, 10:12 am
<b>Location:</b>	MOAB, UT 84532
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	Leh 310 E 100 S

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2950.**

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	July 18, 2023, 11:47 am
<b>Location:</b>	SAN ANTONIO, TX 78248
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

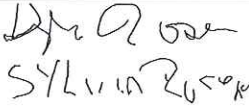

#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Destination Delivery Address

<b>Street Address:</b>	3 BIRNAM WOOD
<b>City, State ZIP Code:</b>	SAN ANTONIO, TX 78248-2428

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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Washington, D.C. 20260-0004





July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2974.**

#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Post Office
<b>Status Date / Time:</b>	July 18, 2023, 8:52 am
<b>Location:</b>	WIGGINS, CO 80654
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Destination Delivery Address

<b>Street Address:</b>	402 SALLY ST
<b>City, State ZIP Code:</b>	WIGGINS, CO 80654-1413

#### Recipient Signature

Signature of Recipient:

Address of Recipient:

402 SALLY ST

WIGGINS, CO 80654-1413

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Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2981.**

#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Post Office
<b>Status Date / Time:</b>	July 17, 2023, 3:07 pm
<b>Location:</b>	WIGGINS, CO 80654
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Destination Delivery Address

<b>Street Address:</b>	PO BOX 126
<b>City, State ZIP Code:</b>	WIGGINS, CO 80654-0126

#### Recipient Signature

Signature of Recipient:	 Keith P. Wicker
Address of Recipient:	PO BOX 126 WIGGINS, CO 80654-0126

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 2998.**


#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	July 17, 2023, 11:12 am
<b>Location:</b>	LONGMONT, CO 80501
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	Puerca 917 4th Ave

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July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3001.**


#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	July 18, 2023, 11:34 am
<b>Location:</b>	MOAB, UT 84532
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	310 E 100 S

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



July 24, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3018.**

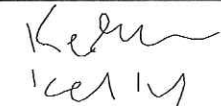
#### Item Details

<b>Status:</b>	Delivered, Front Desk/Reception/Mail Room
<b>Status Date / Time:</b>	July 24, 2023, 10:55 am
<b>Location:</b>	MOAB, UT 84532
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	306 1025

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3025.**


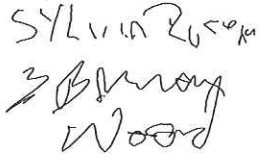
#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	July 18, 2023, 11:47 am
<b>Location:</b>	SAN ANTONIO, TX 78248
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004





July 20, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3032.**


#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Post Office
<b>Status Date / Time:</b>	July 20, 2023, 4:41 pm
<b>Location:</b>	CASPER, WY 82609
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	PO BOX 51227 CASPER, WY 82605-1227

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3049.**

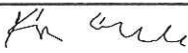
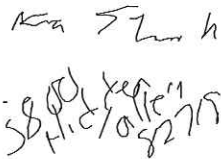
#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	July 18, 2023, 9:53 am
<b>Location:</b>	GILLETTE, WY 82718
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3063.**

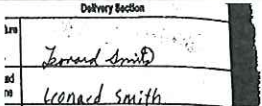

#### Item Details

<b>Status:</b>	Delivered, Individual Picked Up at Postal Facility
<b>Status Date / Time:</b>	July 18, 2023, 1:55 pm
<b>Location:</b>	PLATTEVILLE, CO 80651
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004





July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3087.**

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	July 18, 2023, 11:01 am
<b>Location:</b>	WICHITA, KS 67202
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Destination Delivery Address

<b>Street Address:</b>	245 N WACO ST
<b>City, State ZIP Code:</b>	WICHITA, KS 67202-1121

#### Recipient Signature

Signature of Recipient:	JONIM T. CLARK
Address of Recipient:	245 NIWACO WICHITA, KS 67202

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



July 27, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3094.**


#### Item Details

<b>Status:</b>	Delivered, To Original Sender
<b>Status Date / Time:</b>	July 27, 2023, 10:12 am
<b>Location:</b>	MOAB, UT 84532
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	Leh 310 E 100 S

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3100.**

#### Item Details

**Status:** Delivered, Left with Individual  
**Status Date / Time:** July 17, 2023, 1:16 pm  
**Location:** FORT COLLINS, CO 80525  
**Postal Product:** First-Class Mail®  
**Extra Services:** Certified Mail™  
Return Receipt Electronic

#### Shipment Details

**Weight:** 1.0oz

#### Destination Delivery Address

**Street Address:** 3401 LANCASTER DR  
**City, State ZIP Code:** FORT COLLINS, CO 80525-2816

#### Recipient Signature

Signature of Recipient:

*Terrill Thorburn*  
*Terrill Thorburn*

Address of Recipient:

*3401 Lancaster*  
*Fort Collins, CO 80525*

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004





July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3117.**

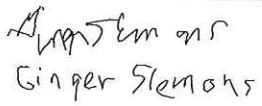
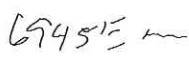
#### Item Details

<b>Status:</b>	Delivered, Front Desk/Reception/Mail Room
<b>Status Date / Time:</b>	July 17, 2023, 12:26 pm
<b>Location:</b>	MESA, AZ 85207
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
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#### Recipient Signature

Signature of Recipient:	 Ginger Stemons
Address of Recipient:	 6945 E

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



July 26, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3124.**


#### Item Details

<b>Status:</b>	Delivered, To Original Sender
<b>Status Date / Time:</b>	July 26, 2023, 8:51 am
<b>Location:</b>	MOAB, UT 84532
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	310E 1005

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3131.**

#### Item Details

**Status:** Delivered, Left with Individual  
**Status Date / Time:** July 17, 2023, 1:16 pm  
**Location:** FORT COLLINS, CO 80525  
**Postal Product:** First-Class Mail®  
**Extra Services:** Certified Mail™  
Return Receipt Electronic

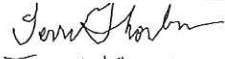
#### Shipment Details

**Weight:** 1.0oz

#### Destination Delivery Address

**Street Address:** 3401 LANCASTER DR  
**City, State ZIP Code:** FORT COLLINS, CO 80525-2816

#### Recipient Signature

Signature of Recipient:	 Terril Thorburn
Address of Recipient:	3401 Lancaster Fort Collins, CO 80525

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004





July 18, 2023

Dear Erica Goad:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7022 0410 0001 3912 3148.**

#### Item Details

**Status:** Delivered, Left with Individual  
**Status Date / Time:** July 18, 2023, 3:03 pm  
**Location:** ELECTRA, TX 76360  
**Postal Product:** First-Class Mail®  
**Extra Services:** Certified Mail™  
Return Receipt Electronic

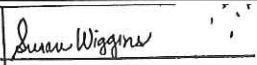
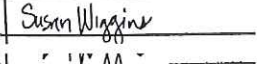

#### Shipment Details

**Weight:** 1.0oz

#### Destination Delivery Address

**Street Address:** 515 N WICHITA ST  
**City, State ZIP Code:** ELECTRA, TX 76360-2136

#### Recipient Signature

Signature of Recipient:	
	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



BALANCED ROCK  
POWER

310 East 100 South  
Moab, UT 84532

CERTIFIED MAIL®



7022 0410 0001 3912 3001

Jennifer Jane Richey  
3245 S. 126th Avenue  
Omaha, NE

INT  
84532>2603  
80144-410545

Retail



RDC 99



68144

U.S. POSTAGE PAID  
FCM LETTER  
SCOTTSDALE, AZ 85257  
JUL 14, 2023

\$7.21

R2304M111160-01

850 NEE 1 RTN 32210007/15/23  
FORWARD TIME EXP  
RICHHEY  
17317 I VY CIR  
BELLEVUE NE 68123-4238  
RETURN TO SENDER

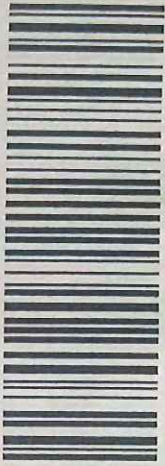




BALANCED ROCK  
POWER

310 East 100 South  
Moab, UT 84532

CERTIFIED MAIL



7022 0410 0001 3912 3018

Gregory N Rosener  
170 Boyd Lane  
Estes Park, CO 90E17

9400921968200230

ANK  
805 17 805 17 805 17 805 17

PHOENIX AZ 852

Retail



80517

RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
SCOTTSDALE, AZ 85257  
JUL 14, 2023  
R2304M1111160-01

NIXIE 808 FEE 1 0007/20/23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 84532260310 \*2414-01567-14-39

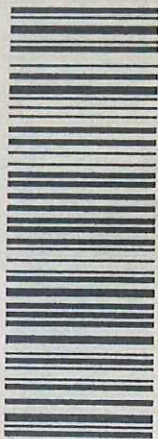




BALANCED ROCK  
POWER

310 East 100 South  
Moab, UT 84532

CERTIFIED MAIL®



7022 0410 0001 3912 3056

PHOENIX AZ 852

14 JUL 2023 PM 11 L

Retail



RDC 99



80701

U.S. POSTAGE PAID  
FCM LETTER  
SCOTTSDALE, AZ 85257  
JUL 14, 2023  
R2304M111160-01

\$7.21

David L. Smits  
15570 CR 20  
Fort Morgan, CO 80701

NSN

NSN  
80701573292763

MINIE 808 DE 1 0007/21/23  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD  
BC: 84532260310 \*2514-06315-14-41

CERTIFIED MAIL



BALANCED ROCK  
POWER

310 East 100 South  
Moab, UT 84532



7022 04J0 0001 39J2 2943

PRIORITY 47 OCT

1 Retail



73402

RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
SCOTTSDALE, AZ 85267  
JUL 14, 2023

\$7.21

R2304M11180-01

Estate of Orange McNeal, deceased, c/o Clark

Legate

Box 58

Ardmor NIXIE

731 FE 1 0007/23/23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

84532260310

BC: 84532260310 \*1914-00379-14-39

1914-00379-14-39

CERTIFIED MAIL



BALANCED ROCK  
POWER

310 East 100 South  
Moab, UT 84532



7022 0410 0001 3912 2844

Retail



02721

RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
SCOTTSDALE, AZ 85267  
JUL 14, 2023

\$7.21

R2304M11180-01

Shirley S. Chiles  
P. O. Box 371  
Moorcroft, WY 83073

NIXIE 808 FE 1 0007/23/23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

84532260310

BC: 84532260310 \*1914-03222-14-38

1914-03222-14-38





BALANCED ROCK  
POWER

310 East 300 South  
Moab, UT 84532

CERTIFIED MAIL



7022 0410 0001 3912 2912

P Retail



RDC 99

U.S. POSTAGE PAID  
FIRST CLASS  
SCOTTSDALE, AZ 85257  
JUL 14, 2023



\$7.21

R2304M111160-01

Estate of Louis M. Shook, Deceased  
628 Birch  
Newcastle, WY 82701

WTF

SIXTE 008 FE 1 0007/23/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 84532260310 \*1914-03618-14-38

627945852688

UTF

310 East 300 South  
Moab, UT 84532

7022 0410 0001 3912 3094



34756

RDC 99

JUL 14, 2023

\$7.21

R2304M111160-01

Frank

MI XTE 339 OF 1 0007/22/23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

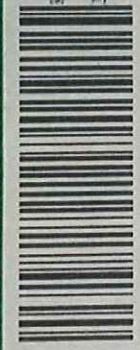
BC: 84532260310 \*2514-00233-14-42

347565342688

ANK



CERTIFIED MAIL



7022 0410 0001 3912 3124

Retail



80654

U.S. POSTAGE PAID  
FCM LETTER  
SCOTTSDALE, AZ 85257  
JUL 14, 2023

\$7.21

R2304M111160-01



RDC 99

Laurie M. and Ronald L. Werner  
753 County Road M.5  
Wiggins, CO 80654

*UTP*  
*Werner*



BALANCED ROCK  
POWER

310 East 100 South  
Moab, UT 84532

NIXIE 806 FE 1 0007/23/23  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 84532260310 \*2014-06427-14-38

80654-621953F  
84532>2603



Nicole Hay &lt;nhay@co.morgan.co.us&gt;

---

**RE: Taelor Solar and Battery SUP Apps**

---

Taylor Henderson

Tue, Sep 19, 2023 at 10:50 AM

Reply-To:

To: Nicole Hay &lt;nhay@co.morgan.co.us&gt;

Cc: Cheryl Brindisi &lt;cbrindisi@co.morgan.co.us&gt;, Erica Goad &lt;jsantos@co.morgan.co.us&gt;, Liam Norris &lt;permits\_licensing@co.morgan.co.us&gt;, Randy Schroeder

, Jenafer Santos  
, Planning Dept Permits Licensing  
, Matthew Mooney

Ms. Hay,

Thank you for your work to address our request for more time to address community questions pertaining to the Taelor Solar application.

I understand from Mr. Rumsey that at today's County Commissioner hearing the Commissioners received feedback from the community related to the the project. I did have a lengthy three meaningful discussions with three unique neighbors on County Road M.5 and County Road 1. While those discussions were not directly with the neighbors the Commissioners heard from this morning, they were with neighbors very, very close in proximity to the folks who contributed to today's hearing.

As a composite of our discussions, we are appreciative that in our discussions that the neighbors with whom we had discussions expressed:

- (1.) lengthy and positive relationship with Magnum Feedyard (approx. 17 years),
- (2.) the small business opportunities (welding and metal fabrication) from a project like Taelor, and
- (3.) an appreciation to start a discussion based on good faith of removing the modules from the 320-acres from the half section.

It's not much other than a starting point of a good faith investment we are holding ourselves accountable to with the community and neighbors. It feels like a start to having someone sit in those seats across from us. With more communication, our aim is to address and to the extent possible resolve concerns.

With the meeting with the Commissioners now moved to Jan. 23, 2024, I understand that it wasn't clear that our intention is to move the Town Hall (which was slated for Sept. 27, 2023). Apologies that we didn't make that more clear.

I spoke with Dr. Kerr at the Wiggins School District this morning and he offered October 11, 2023. Let me confirm with our team (many of who are copied here) and we'll confirm that Town Hall date ASAP. This is more of a FYI to you.

While we'll also send a letter to our list of folks within 2-miles in Morgan, Weld, and on the proposed transportation route, I did also point one of those neighbors to the County's Planning website to confirm the date change for the Commissioner's hearing (to Jan. 23, 2024).

Thank you to you and the County team for your efforts.

Best,

Taylor

---

Taylor Henderson

Taelor Solar Project  
191 University Blvd, Ste 444  
Denver, CO 80206



## BALANCED ROCK POWER

[EMPTY LINE]

[MAIL MERGE RECIPIENT]

[ADDRESS LINE 1, ADDRESS LINE 2]

[TOWN], [STATE ACRONYM] [ZIP]

[EMPTY LINE]

September 22, 2023

[MAIL MERGE RECIPIENT]:

My name is Taylor Henderson and along with Matt Mooney, Erica Goad, Liam Norris and our other colleagues, we are writing with some important updates pertaining to the Taelor Solar Project.

As noted in our letter dated September 8, 2023, we appreciate that the Wiggins community doesn't end at the Morgan-Weld County line. Based on the interest from the community, we are striving to keep the community informed of important upcoming dates and project updates.

We are writing you specifically because:

- 1.) You are a neighbor within two miles of the Taelor Solar Project within Morgan or Weld Counties, or
- 2.) You are a neighbor on the transportation route which has been discussed with Morgan County.

### Important Upcoming Dates:

- October 24, 2023 – Wiggins Secondary Auditorium – 6 pm - Project Open House.
  - o There will not be an Open House on September 27 and there will not be a County Commissioner Hearing for the Project on October 3 as previously noted. We apologize for any inconvenience this may cause. The Open House is being delayed to gather the most comprehensive set of experts and materials to address the community's questions. We requested to move the County Commissioner hearing to January 23 in order to incorporate the strong response to our team's requests for constructive feedback.
  - o Both project team and third party experts will be on-hand on October 24, 2023 at stations in the Secondary Auditorium to address questions pertaining to:
    - Construction & Operations
    - Economics & State Assessed Property Tax Contributions
    - Environment & Wildlife
    - Project Layout (Including visual simulations from neighbor's home locations.)
    - Property Values
    - Technology & Safety
- [www.TaelorSolarProject.com](http://www.TaelorSolarProject.com) is being updated over the coming weeks with existing and new studies and applications submitted to Morgan County. As materials, such as visual simulations become available, they will be posted to the webpage.





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- Neighbor & Community Visits – Our team is available upon request for individual neighbor or small group neighbor visits to the site – Please give us a call or send an email (contact details on page 3).
- January 23, 2024 - 231 Ensign Street, Fort Morgan – 9 am – Board of County Commissioners' Hearing

**Initial Project Updates:**

While it is not a requirement of any particular stakeholder process to send updates, our project team hopes that this communication prompts direct, constructive feedback from the community. Since our letter on September 8, 2023, more and more neighbors have reached out to pose direct questions and offer constructive feedback. We appreciate this opportunity to speak directly with you and learn about your questions and improve the Project based on your constructive feedback.

Based on this feedback, during the week of September 11, 2023, our team took this feedback and working to address neighbor concerns, the team committed to remove from our designs solar modules and inverters from the 320-acres located between Morgan County Road 1, the Weld-Morgan County line, Morgan County Road M.5 and Morgan County Road M. This "Community Viewshed Preservation Zone is depicted in the following image: Our team looks forward to the ongoing dialogue on October 24, 2023 and individual and small group discussions



to receive your constructive feedback and questions. Specifically, as one example, questions remain related to any other concerns related to viewshed or construction transportation routing and neighbor/community safety. The viewshed adjustment depicted above can be a start to the inclusion of constructive feedback.



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We appreciate your attention to this letter. Please do not hesitate to call or email me – (303) 815-6080 or [taelorsolar@balancedrockpower.com](mailto:taelorsolar@balancedrockpower.com). Thanks again for your feedback regarding the Taelor Solar Project.

Warm regards,

Taylor Henderson  
Project Developer

Taelor Solar Project  
191 University Blvd, Ste 444  
Denver, CO 80206  
+1(303) 815-6080

owner	pin	Letter Salutation	address name	Address	City State Zip
MoCo 2 Mi	122332000006	To Whom it May Concern	4 G'S LAND LIVESTOCK LLC	1259 CO RD M.5	WIGGINS, CO 80654
MoCo 2 Mi	129715000003	To Whom it May Concern	BERECHIAH FARMS LLC	9718 CO RD 3	WIGGINS, CO 80654
MoCo Haul Route	1223304000001	To Whom it May Concern	EMPIRE LAND CO LLC	1473 CO RD S	WIGGINS, CO 80654
MoCo Haul Route	122311000004	To Whom it May Concern	FRONT RANGE FARMS LLC	9451 N STATE RD 10	DEMOTTE, IN 46310
MoCo Haul Route	122332001002	Dear Gail	GAIL SCHECTER	12304 CO RD 1	WIGGINS CO 80654
MoCo Haul Route	122322000003	To Whom it May Concern	INNOVATIVE PROPERTIES LTD	992 S 4TH AVE - STE 10	BRIGHTON, CO 80601
MoCo 2 Mi	122332000008	Dear Mayer Family	MAYER FAMILY	1150 CO RD M.5	WIGGINS, CO 80654
MoCo 2 Mi	122332000012	Dear Messrs. Becker	MESSRS. DAVID AND GARY BECKER	1641 CO RD M	WIGGINS, CO 80654
MoCo Haul Route	122328000003	Dear Messrs. Green	MESSRS. GREEN	5687 CO RD P	WIGGINS, CO 80654
MoCo 2 Mi	122332000001	Dear Messrs. Ravensborg	MESSRS. RAND AND RICK RAVNSBORG	P O BOX 325	WIGGINS, CO 80654
MoCo 2 Mi	122332000010	Dear Mr. and Mrs. Allart	MR. AND MRS. ALLART	1151 CO RD M	WIGGINS, CO 80654
MoCo Haul Route	122321000008	Dear Mr. and Mrs. Covelli	MR. AND MRS. COVELLI	P O BOX 492	WIGGINS CO 80654
MoCo Haul Route	129705001001	Dear Mr. and Mrs. Davis	MR. AND MRS. DAVIS	6104 CO RD F	WIGGINS, CO 80654
MoCo 2 Mi	122320000007	Dear Mr. and Mrs. English	MR. AND MRS. ENGLISH	14659 CO RD 2	WIGGINS, CO 80654
MoCo 2 Mi	129732000001	Dear Mr. and Mrs. Erker	MR. AND MRS. ERKER	1664 CO RD H	WIGGINS, CO 80654
MoCo Haul Route	122332000003	Dear Mr. and Mrs. Freauff	MR. AND MRS. FREAUFF	12749 CO RD 2	WIGGINS CO 80654
MoCo Haul Route	122315001001	Dear Mr. and Mrs. Gonzalez	MR. AND MRS. GONZALEZ	P O BOX 324	WIGGINS, CO 80654
MoCo 2 Mi	122333000008	Dear Mr. and Mrs. Goodman	MR. AND MRS. GOODMAN	12097 CO RD 3	WIGGINS, CO 80654
MoCo 2 Mi	122327000001	Dear Mr. and Mrs. Jones	MR. AND MRS. JONES	13502 CO RD 3	WIGGINS, CO 80654
WeCo 2 Mi	122319000001	Dear Mr. and Mrs. Lindbom	MR. AND MRS. LINDBOM	15043 CR 1	Wiggins, CO 80654
MoCo Haul Route	122332001003	Dear Mr. and Mrs. Price	MR. AND MRS. PRICE	12434 CO RD J	WIGGINS, CO 80654



MoCo 2 Mi	SCHROEDER JAKE JAYLEEN	1297320000006	Dear Mr. and Mrs. Schroeder	MR. AND MRS. SCHROEDER	1244 CO RD H	WIGGINS, CO 80654
MoCo Haul Route	Shaffer Brad & Connie S	1223210000001	Dear Mr. and Mrs. Shaffer	MR. AND MRS. SHAFFER	14705 CO RD 3	WIGGINS CO 80654
MoCo 2 Mi	STEFFEN JUSTIN VIRGINIA	1223330000004	Dear Mr. and Mrs. Steffen	MR. AND MRS. STEFFEN	2547 CO RD M	WIGGINS, CO 80654
MoCo 2 Mi	TAPEY MARK A PENNEY M	1223330000002	Dear Mr. and Mrs. Tapey	MR. AND MRS. TAPEY	2715 CO RD M	WIGGINS, CO 80654
MoCo Haul Route	NELSON JONATHAN L TAWNY	1223090000003	Dear Mr. and Mrs. Tawny	MR. AND MRS. TAWNY	16563 CO RD 3	WIGGINS, CO 80654
MoCo Haul Route	Tidwell Dale & Avis Rita	129705001002	Dear Mr. and Mrs. Tidwell	MR. AND MRS. TIDWELL	1732 CO RD M	WIGGINS, CO 80654
MoCo Haul Route	WALTER ALLEN J LOU ANN	1223210000004	Dear Mr. and Mrs. Walter	MR. AND MRS. WALTER	2327 CO RD O	WIGGINS, CO 80654
MoCo 2 Mi	WATSON RANDALL M JUDY A	1223280000001	Dear Mr. and Mrs. Watson	MR. AND MRS. WATSON	1905 7TH AVE NW 73401	ARDMORE, OK 73401
MoCo 2 Mi	WEBER KEITH A DEANNA M	1223320000013	Dear Mr. and Mrs. Weber	MR. AND MRS. WEBER	12767 CO RD 2	WIGGINS, CO 80654
MoCo 2 Mi	WILSON DONALD F LISA ANN	1223330000009	Dear Mr. and Mrs. Wilson	MR. AND MRS. WILSON	12494 CO RD 2	WIGGINS, CO 80654
MoCo Haul Route	YORK DOUGLAS DEAN CINDY KAY	122315001002	Dear Mr. and Mrs. York	MR. AND MRS. YORK	15074 CO RD 3	WIGGINS, CO 80654
MoCo 2 Mi	ZELLA THOMAS W THERESA C	1223330000005	Dear Mr. and Mrs. Zella	MR. AND MRS. ZELLA	12591 CO RD 3	WIGGINS, CO 80654
MoCo 2 Mi	AGUAYO ARMANDO CONCEPCION	1223310000002	Dear Mr. Aguayo	MR. ARMANDO AGUAYO	0531 CO RD M.5	WIGGINS, CO 80654
WeCo 2 Mi	LOOSE ROBERT INC	1221360000007	Dear Mr. Loose	LOOSE FAMILY	47025 COUNTY ROAD 2	WIGGINS, CO 80654
MoCo 2 Mi	BRANBERG GUENTHER A	1223330000007	Dear Mr. Branberg	MR. BRANBERG	12491 CO RD 3	WIGGINS, CO 80654
MoCo Haul Route	LURBE CLINT	1223100000002	Dear Mr. Lurbe	MR. CLINT LURBE	16524 CO RD 3	WIGGINS, CO 80654
MoCo Haul Route	Busch Daniel L - 39.55	1223150000001	Dear Mr. Busch	MR. DANIEL BUSCH	11965 HWY 52	WIGGINS, CO 80654
WeCo 2 Mi	NEAL DANIEL A	1299261000002	Dear Mr. Daniel Neal	MR. DANIEL NEAL	46576 COUNTY ROAD 1	WIGGINS CO 80654
MoCo Haul Route	KNIEVEL DAVID A	1223090000002	Dear Mr. Knieval	MR. DAVID KNIEVEL	2381 N I-76 FRONTAGE	WIGGINS, CO 80654
WeCo 2 Mi	NEAL GLENN L	1299262000003	Dear Mr. Glenn Neal	MR. GLENN NEAL	46508 COUNTY ROAD 1	WIGGINS CO 80654
MoCo 2 Mi	HOLMES CHARLES L L E	1297310000003	Dear Mr. Holmes	MR. HOLMES	00398 CO RD I	WIGGINS, CO 80654
MoCo 2 Mi	RICHARDSON JOHN	1297030020004	Dear Mr. Richardson	MR. JOHN RICHARDSON	P O BOX 98	WIGGINS, CO 80654

MoCo Haul Route	Bowes Joshua	122332001004	Dear Mr. Bowes	MR. JOSHUA BOWES	12438 CO RD 1	WIGGINS CO 80654
MoCo Haul Route	DREIER JOSHUA	122322000002	Dear Mr. Dreier	MR. JOSHUA DREIER	14506 CO RD 3	WIGGINS, CO 80654
WeCo 2 Mi	Cash Larry D	129914200016	Dear Mr. Cash	MR. LARRY CASH	9524 CR 93	WIGGINS CO 80654
MoCo 2 Mi	VAUGHN MICHAEL	122333000003	Dear Mr. Vaughn	MR. MICHAEL VAUGHN	12650 TUCSON ST	HENDERSON, CO 80640
WeCo 2 Mi	SHAKLEE ROBERT B	129926200018	Dear Mr. Shaklee	MR. SHAKLEE	1535 S GAYLORD ST	DENVER, CO 80210
WeCo 2 Mi	SIRIOS WILLIAM TYLER	129915100003	Dear Mr. Sirios	MR. SIRIOS	8986 COUNTY ROAD 93	WIGGINS, CO 80654
MoCo 2 Mi	THOMAS RYAN W	129914100018	Dear Mr. Thomas	MR. THOMAS	46478 COUNTY ROAD 2	WIGGINS, CO 80654
MoCo Haul Route	Hill William W	122332002001	Dear Mr. William Hill	MR. WILLIAM HILL	1007 CO RD M.5	WIGGINS CO 80654
MoCo 2 Mi	SIRIOS WILLIAM BRETT	129923100012	Dear Mr. Sirios	MR. WILLIAM SIRIOS	46674 COUNTY ROAD 2	WIGGINS, CO 80654
MoCo 2 Mi	BOWLING MATTIE S	122331000007	Dear Ms. Bowling	MS. BOWLING	885 CO RD M.5	WIGGINS, CO 80654
MoCo Haul Route	NEB DORIS L	122316000001	Dear Ms. Doris Neb	MS. DORIS NEB	211 RIDGE ST	WIGGINS, CO 80654
MoCo 2 Mi	HILLS DOREEN G	129703004001	Dear Ms. Hills	MS. HILLS	3055 CO RD L	WIGGINS, CO 80654
MoCo Haul Route	JOHNSTON JUDITH C	122315000007	Ms. Johnston	MS. JUDITH JOHNSTON	15188 CO RD 3	WIGGINS, CO 80654
MoCo 2 Mi	MENDIAS JULIANA	129731000001	Dear Ms. Mendias	MS. MENDIAS	6589 CO RD 1	WIGGINS, CO 80654
MoCo Haul Route	SCHMITZ RITA	122322001001	Dear Ms. Schmitz	MS. SCHMITZ	3050 CO RD P	WIGGINS, CO 80654
MoCo Haul Route	Shafer Debra	122321000007	Dear Debra Shafer	MS. SHAFER	2543 CO RD O	WIGGINS CO 80654
MoCo 2 Mi	STANLEY SHEILA	129911400003	Dear Ms. Stanley	MS. SHEILA STANLEY	46779 COUNTY ROAD 2	WIGGINS, CO 80654
MoCo 2 Mi	THOMAS ELISSA JANINE GROVES	122333000006	Dear Ms. Thomas	MS. THOMAS	12741 CO RD 3	WIGGINS, CO 80654
MoCo 2 Mi	T3 Land & Investment LLC	122320000003	To Whom it May Concern	T3 LAND & INVESTMENT LLC	165 S 2ND ST	SPRINGFIELD, NE 68059
WeCo 2 Mi	WAUGH IRREVOCABLE TRUST	129914400019	To Whom it May Concern	WAUGH IRREVOCABLE TRUST	2662 65TH AVE	GREELEY, CO 80634
MoCo 2 Mi	Hoyt Scott	1.22331E+11	Dear Mr. and Ms. Hoyt	The Hoyt Family	0753 CO RD M.5	WIGGINS, CO 80654



Nicole Hay <nhay@co.morgan.co.us>

## Taelor Solar: Neighbor Update

Taylor Henderson

Sun, Sep 10, 2023 at 12:07 AM

Reply-To:

To: nhay <nhay@co.morgan.co.us>

Cc: Matthew Mooney

Erica Goad

, rschroeder

, "cbrindisi@co.morgan.co.us" <jsantos@co.morgan.co.us>, jsantos <jsantos@co.morgan.co.us>

Ms. Hay,

Regarding SU2023-0012 (solar) and SU2023-0013 (energy storage), as follow-up to the information requested by the Planning Commission, the project team's interest in providing transparency to neighbors and community members alike, our team sent to all project neighbors in Morgan and Weld Counties as the haul route discussed with Public Works the information gathered following the August 14 hearing and in preparation for the September 11 hearing.

This information has been shared by mail with project and haul route neighbors both through certified mail and by traditional mail. Our distribution was to an approximate 67 unique neighboring residences. To be clear, this list is broadened beyond the Project's initial neighbor mailing of two-miles within Morgan County.

Please find the letters, information and certified mail receipts in the attached PDF.

Additionally, in the attached letter to neighbors we're pleased to share with our neighbors that there is a Town Hall planned for 6:30pm on September 27 at the Wiggins Elementary just following the Wiggins Community BBQ. In the event that your staff receives additional inquiries, please feel free to share word of the Town Hall on September 27.

Thank you.

Best,

Taylor

Taylor Henderson

Taelor Solar Project  
191 University Blvd, Ste 444  
Denver, CO 80206



Taelor-Solar-Project\_Morgan-Weld-Transport-Neighbor-Mailing\_20230909.pdf

7801K





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September 8, 2023

To Whom it May Concern:

My name is Taylor Henderson and along with Matt Mooney, Erica Goad and our other colleagues we represent the project development team for Taelor Solar Project. Like myself, 9 other members of our team are based here in Colorado.

We are writing you, potentially for the first time (or maybe a second or third), because you are either:

- 1.) A neighbor within two miles of the Taelor Solar Project within Morgan or Weld Counties, or
- 2.) You are a neighbor on the transportation route which has been discussed in the past few weeks with Morgan County.

We appreciate that the Wiggins community doesn't end at the Morgan-Weld County line.

Please read this entire letter as there are invitations on page two regarding some upcoming events.

This package is going to 64 recipients. We are not only writing to inform you of this but to also ask you to be in touch with our project team. Please reach out by phone or email. We would appreciate the opportunity to listen to and work to address the concerns that are on your minds.

In recent presentations to the Wiggins School District Board of Education and Staff, and the Town of Wiggins Board of Trustees, we were asked about the schedule of events pertaining to development of the Taelor Solar Project. To clarify broadly, we initially signed leases with your neighbors and our landowner partners between October 2021 and June 2022. Following that, our team spent the better part of 2022 conducting studies to learn about the project site. We initially spoke to some neighbors in February of 2023. In June 2023, we sent our first set of mailers to Morgan County neighbors within 2-miles of the project site.

We regret that we received only one reply to the June 2023 letters and so many neighbors were left seeking an opportunity to express feedback at the August 14, 2023 Planning and Zoning hearing. We walked into that meeting and were genuinely taken aback by the show of interest based on the limited feedback to the June 16 letters. (The complete permitting application for the Taelor Solar Project is available on the Morgan County Planning and Zoning website for the Planning Commission and follow the link to the Commission's Board Package for August 14, 2023 (Application numbers SU2023-0012 and SU2023-0013).



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It is for the reason that so many of your questions seemed to be left unanswered that have spent the better part of the last month working on the materials within this package; conducting outreach in-person (in my silver Honda sedan) and over the phone with neighbors along County Road (CR) M.5, CR 2, CR. M, and CR 1; and working to share the facts developed by our third party consultants and State of Colorado's Division of Property Taxation in the September 6, 2023 issue of the Lost Creek Guide.

It is clear from the past month that there is an opportunity to do better, and we are working to do just that.

Our intention is that we sit at a conceptual table with four chairs and to speak with transparency about what we can and can't do. The first chair is for you, our neighbors; the second for the broader Wiggins community; the third for the County and its professional staff; and the fourth for our project team in our ongoing effort to make this project a positive extension of what makes the Wiggins community special. Will you please consider joining us at the table?

In good faith, in this enclosed packet which our project team submitted to Morgan County Planning and Zoning Staff on September 5, you will find the following documents:

- Our communication with the County's Planning and Public Works Staff regarding construction routing. In the following pages, we share that we agree to the County's suggestions. As we have discussions at the (conceptual) table above, we will work neighbors and community to adjust construction routing based on direct feedback. In addition, you will see the weight limits to the bridges to the currently proposed routing. We understand that we will take on the scope of improvements to the County's infrastructure.
- During the August 14, 2023 Planning and Zoning hearing, our project team committed to constructing a Solar Glare Assessment. The final report is enclosed.
- During the August 14, 2023 Planning and Zoning hearing, our project team committed to constructing a Revegetation Plan. The final report is enclosed.
- A question has been raised regarding where the electricity from the Taelor Solar Project will be delivered. The project plans to deliver the electricity to transmission lines owned by Public Service Company of Colorado (PSCO, also known as Xcel Energy). As you may know, PSCO owns and operates the Pawnee Generating Station near Brush. PSCO's complete list of communities served for electricity and natural gas is included in the enclosed document. Those communities include Weldona, Brush, Hillrose, Merino, Atwood, Sterling and Greeley.

As noted, I want to take this opportunity to invite you to:

- 1.) Our next Planning and Zoning hearing on September 11, 2023 at Morgan County Administration Building, 231 Ensign St - Floor B, Fort Morgan, CO; and,



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- 2.) Our Taelor Solar Project Town Hall at 6:30pm on September 27, 2023 at the Wiggins Elementary School, 415 Main Street, Wiggins, CO. (The Town Hall will immediately follow the Wiggins Community BBQ in the same location.) Our team of subject matter experts will be on-hand to address concerns pertaining to all aspects of the Taelor Solar Project and specifically on economic development, property values, layout and construction, technology, and environment and wildlife.
- 3.) Call or email me – (303) 815-6080 or [taelorsolar@balancedrockpower.com](mailto:taelorsolar@balancedrockpower.com)
- 4.) Visit our project or company websites: [www.TaelorSolarProject.com](http://www.TaelorSolarProject.com) or [www.BalancedRockPower.com](http://www.BalancedRockPower.com)

We appreciate your attention to this letter and these materials, and thank you in advance for your feedback pertaining to the Taelor Solar Project.

Warm regards,

Taylor Henderson  
Project Developer

Taelor Solar Project  
191 University Blvd, Ste 444  
Denver, CO 80206  
+1(303) 815-6080



4 G'S LAND LIVESTOCK LLC

59 CO RD M.5

WIGGINS, CO 80654

BERECHIAH FARMS LLC

9718 CO RD 3

WIGGINS, CO 80654

EMPIRE LAND CO LLC

1473 CO RD S

WIGGINS, CO 80654

FRONT RANGE FARMS LLC

9451 N STATE RD 10

DEMOTTE, IN 46310

GAIL SCHECTER

12304 CO RD 1

WIGGINS CO 80654

INNOVATIVE PROPERTIES LTD

992 S 4TH AVE - STE 100-463

BRIGHTON, CO 80601

MAYER FAMILY

1150 CO RD M.5

WIGGINS, CO 80654

MESSRS. DAVID AND GARY BECKER

1641 CO RD M

WIGGINS, CO 80654

MESSRS. GREEN

5687 CO RD P

WIGGINS, CO 80654

MESSRS. RAND AND RICK RAVNSBORG

P O BOX 325

WIGGINS, CO 80654

MR. AND MRS. ALLART  
1151 CO RD M  
WIGGINS, CO 80654

MR. AND MRS. COVELLI  
P O BOX 492  
WIGGINS CO 80654

MR. AND MRS. DAVIS  
6104 CO RD F  
WIGGINS CO 80654

MR. AND MRS. ENGLISH  
14659 CO RD 2  
WIGGINS, CO 80654

MR. AND MRS. ERKER  
1664 CO RD H  
WIGGINS, CO 80654

MR. AND MRS. FREAUFF  
12749 CO RD 2  
WIGGINS CO 80654

MR. AND MRS. GONZALEZ  
P O BOX 324  
WIGGINS, CO 80654

MR. AND MRS. GOODMAN  
12097 CO RD 3  
WIGGINS, CO 80654

MR. AND MRS. JONES  
13502 CO RD 3  
WIGGINS, CO 80654

MR. AND MRS. LINDBOM  
15043 CR 1  
Wiggins, CO 80654

MR. AND MRS. PRICE

134 CO RD I

WIGGINS, CO 80654

MR. AND MRS. SCHROEDER

1244 CO RD H

WIGGINS, CO 80654

MR. AND MRS. SHAFFER

14705 CO RD 3

WIGGINS CO 80654

MR. AND MRS. STEFFEN

2547 CO RD M

WIGGINS, CO 80654

MR. AND MRS. TAPEY

2715 CO RD M

WIGGINS, CO 80654

MR. AND MRS. TAWNY

16563 CO RD 3

WIGGINS, CO 80654

MR. AND MRS. TIDWELL

1732 CO RD M

WIGGINS, CO 80654

MR. AND MRS. WALTER

2327 CO RD O

WIGGINS, CO 80654

MR. AND MRS. WATSON

1905 7TH AVE NW

ARDMORE, OK 73401

MR. AND MRS. WEBER

12767 CO RD 2

WIGGINS, CO 80654



MR. AND MRS. WILSON

12494 CO RD 2

WIGGINS, CO 80654

MR. AND MRS. YORK

15074 CO RD 3

WIGGINS, CO 80654

MR. AND MRS. ZELLA

12591 CO RD 3

WIGGINS, CO 80654

MR. ARMANDO AGUAYO

0531 CO RD M.5

WIGGINS, CO 80654

LOOSE FAMILY

47025 COUNTY ROAD 26.5

WIGGINS, CO 80654

MR. BRANBERG

12491 CO RD 3

WIGGINS, CO 80654

MR. CLINT LURBE

16524 CO RD 3

WIGGINS, CO 80654

MR. DANIEL BUSCH

11965 HWY 52

WIGGINS, CO 80654

MR. DANIEL NEAL

46576 COUNTY ROAD 18

WIGGINS CO 80654

MR. DAVID KNIEVEL

2381 N I-76 FRONTAGE RD

WIGGINS, CO 80654

MR. GLENN NEAL

508 COUNTY ROAD 18

WIGGINS CO 80654

MR. HOLMES

00398 CO RD 1

WIGGINS, CO 80654

MR. JOHN RICHARDSON

P O BOX 98

WIGGINS, CO 80654

MR. JOSHUA BOWES

12438 CO RD 1

WIGGINS CO 80654

MR. JOSHUA DREIER

14506 CO RD 3

WIGGINS, CO 80654

MR. LARRY CASH

9524 CR 93

WIGGINS CO 80654

MR. MICHAEL VAUGHN

12650 TUCSON ST

HENDERSON, CO 80640

MR. SHAKLEE

1535 S GAYLORD ST

DENVER, CO 80210

MR. SIRIOS

8985 COUNTY ROAD 93

WIGGINS, CO 80654

MR. THOMAS

46478 COUNTY ROAD 22

WIGGINS, CO 80654

MR. WILLIAM HILL

1007 CO RD M.5

WIGGINS CO 80654

MR. WILLIAM SIRIOS

46674 COUNTY ROAD 20

WIGGINS, CO 80654

MS. BOWLING

885 CO RD M.5

WIGGINS, CO 80654

MS. DORIS NEB

211 RIDGE ST

WIGGINS, CO 80654

MS. HILLS

3055 CO RD L

WIGGINS, CO 80654

MS. JUDITH JOHNSTON

15188 CO RD 3

WIGGINS, CO 80654

MS. MENDIAS

6589 CO RD 1

WIGGINS, CO 80654

MS. SCHMITZ

3050 CO RD P

WIGGINS, CO 80654

MS. SHAFER

2543 CO RD O

WIGGINS CO 80654

MS. SHEILA STANLEY

46779 COUNTY ROAD 22

WIGGINS, CO 80654



MS. THOMAS

.741 CO RD 3

WIGGINS, CO 80654

T3 LAND & INVESTMENT LLC

165 S 2ND ST

SPRINGFIELD, NE 68059

WAUGH IRREVOCABLE TRUST

2662 65TH AVE

GREELEY, CO 80634

MR. AND MRS. SAWALL

2432 COUNTY ROAD M

WIGGINS, CO 80654

MR. AND MRS. BLAKE

10283 COUNTY ROAD 95

WIGGINS, CO 80654

MR. COAR AND MRS. BAUMGARTNER

747 COUNTY ROAD M.5

WIGGINS, CO 80654

7022 3330 0001 6708 5575

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**H & S LAND LIVESTOCK, LLC**  
Street and Apt. No., or PO Box No.  
**1259 Co. RD. M.5**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8706 76

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**ARMANDO AGWAYO**  
Street and Apt. No., or PO Box No.  
**0531 CR M.5**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8707 37

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**MR. + MRS. ALLART**  
Street and Apt. No., or PO Box No.  
**157 CR M**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5957

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**Mr. Coar and Ms Baumgartner**  
Street and Apt. No., or PO Box No.  
**447 County Road M.5**  
City, State, ZIP+4®  
**Wiggins, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5599

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**GARY D & DAVID C. BECKER**  
Street and Apt. No., or PO Box No.  
**1641 Co. RD. M**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5605

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**BERECHIAH FARMS, LLC**  
Street and Apt. No., or PO Box No.  
**9718 Co. RD. 3**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 3330 0001 6708 5940

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	30
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.02	
Total Postage and Fees	\$10.93	

Sent To: **Mr. and Mrs. Blake**  
 Street and Apt. No., or PO Box No.: **10283 County Road 95**  
 City, State, ZIP+4®: **Wiggins, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8708 671

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	30
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To: **MR. JOSHUA BOWES**  
 Street and Apt. No., or PO Box No.: **12438 CR 1**  
 City, State, ZIP+4®: **WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5672

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	30
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To: **MATTIE S. BOWLING**  
 Street and Apt. No., or PO Box No.: **P.O. Box 392**  
 City, State, ZIP+4®: **WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5636

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	30
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To: **GUNTHER A. BRANBERG**  
 Street and Apt. No., or PO Box No.: **12491 Co. Rd. 3**  
 City, State, ZIP+4®: **WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8708 50

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	30
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To: **MR. DANIEL BUSCH**  
 Street and Apt. No., or PO Box No.: **11965 HWY 52**  
 City, State, ZIP+4®: **WIGGINS CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8708 21

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	30
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To: **LARRY CASH**  
 Street and Apt. No., or PO Box No.: **9524 CR 93**  
 City, State, ZIP+4®: **WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8707 68

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**MR. & MRS. COVELL**  
Street and Apt. No., or PO Box No.  
**P.O. BOX 492**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8688 57

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**MR. JOSHUA DREIER**  
Street and Apt. No., or PO Box No.  
**14506 CR 3**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5643

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**DOUGLAS + TANA ENGLISH**  
Street and Apt. No., or PO Box No.  
**14659 Co. RD. 2**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8707 44

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**MR. & MRS. DAVIS**  
Street and Apt. No., or PO Box No.  
**6104 CR F**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8706 83

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**EMPIRE LAND CO., LLC**  
Street and Apt. No., or PO Box No.  
**1473 CR 5**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5650

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
**LEONA + DEBRA J. ERKER**  
Street and Apt. No., or PO Box No.  
**1664 Co. RD H**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8707 13

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Demotte, IN 46310

Certified Mail Fee	\$4.35	0066 30
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 FRONT RANGE FARMS, LLC  
 Street and Apt. No., or PO Box No.  
 9451 N STATE RD 10  
 City, State, ZIP+4®  
 DEMOTTE, IN 46310

Postmark Here  
 09/08/2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8707 51

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

Certified Mail Fee	\$4.35	0066 30
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MR. & MRS. GONZALEZ  
 Street and Apt. No., or PO Box No.  
 P.O. BOX 324  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

Postmark Here  
 09/08/2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8707 06

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

Certified Mail Fee	\$4.35	0066 30
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MESSRS. GREEN  
 Street and Apt. No., or PO Box No.  
 5687 CR P  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

Postmark Here  
 09/08/2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8707 75

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 12749

Certified Mail Fee	\$4.35	0066 30
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.27	
Total Postage and Fees	\$11.17	

Sent To  
 MR. & MRS. FREAUFF  
 Street and Apt. No., or PO Box No.  
 12749 CR 2  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

Postmark Here  
 09/08/2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5667

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

Certified Mail Fee	\$4.35	0066 30
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MICHAEL & SARAH GOODMAN  
 Street and Apt. No., or PO Box No.  
 12097 CO. RD. 3  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

Postmark Here  
 09/08/2023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5803

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

Certified Mail Fee	\$4.35	0066 30
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 ELISSA THOMAS & JANINE GROVES  
 Street and Apt. No., or PO Box No.  
 12741 CO. RD. 3  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

Postmark Here  
 09/08/2023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 6588 64

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
 MR. WILLIAM HILL  
 Street and Apt. No., or PO Box No.  
 1007 CR M15  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5629

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
 DOREEN G. HILLS  
 Street and Apt. No., or PO Box No.  
 3055 CO RD L  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions

7022 3330 0001 6708 5698

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
 CHARLES L. + BELVA HOLMES  
 Street and Apt. No., or PO Box No.  
 00398 CO RD 1  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8707 20

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Brighton, CO 80601

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.27
Total Postage and Fees	\$11.17



Sent To  
 INNOVATIVE PROPERTIES, LTD.  
 Street and Apt. No., or PO Box No.  
 992 S. 4TH AVE, STE 100-463  
 City, State, ZIP+4®  
 BRIGHTON, CO 80601

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5919

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
 MS. JUDITH JOHNSTON  
 Street and Apt. No., or PO Box No.  
 15188 CR 3  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5704

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To  
 TIMOTHY & DIANNA JONES  
 Street and Apt. No., or PO Box No.  
 13502 CO RD 3  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8708 67

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

0066  
30

Postmark  
Here

09/08/2023

Sent To  
**MR. DAVID KNIEVEL**  
Street and Apt. No., or PO Box No.  
**2381 N. 1-76 FRONTAGE RD.**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8705 77

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

0066  
30

Postmark  
Here

09/08/2023

Sent To  
**ROBERT LOOSE, INC.**  
Street and Apt. No., or PO Box No.  
**47025 CR 2615**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



7022 3330 0001 6708 5711

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

0066  
30

Postmark  
Here

09/08/2023

Sent To  
**SETH ROBERT MAYER**  
Street and Apt. No., or PO Box No.  
**1150 CO. RD. M-5**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8705 60

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

0066  
30

Postmark  
Here

09/08/2023

Sent To  
**WILLIAM & LORI LINDBOM**  
Street and Apt. No., or PO Box No.  
**15043 CR 1**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8708 43

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

0066  
30

Postmark  
Here

09/08/2023

Sent To  
**MR. CLINT LURBE**  
Street and Apt. No., or PO Box No.  
**16524 CR 3**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5728

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

0066  
30

Postmark  
Here

09/08/2023

Sent To  
**JULIANA MENDIAS**  
Street and Apt. No., or PO Box No.  
**6589 CO RD. I**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8706 45

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 DANIEL A. NEAL  
 Street and Apt. No., or PO Box No.  
 46576 CR 18  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 GLENN L. NEAL  
 Street and Apt. No., or PO Box No.  
 46508 CR 18  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5933

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MS. DORIS NEB  
 Street and Apt. No., or PO Box No.  
 211 RIDGE ST.  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MR + MRS. PRICE  
 Street and Apt. No., or PO Box No.  
 12434 CR 1  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5735

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
	\$0.00	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$7.38	

Sent To  
 RANDY + RICK RAYNSBORG  
 Street and Apt. No., or PO Box No.  
 P.O. Box 325  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 JOHN RICHARDSON  
 Street and Apt. No., or PO Box No.  
 P.O. Box 98  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8706 45

9589 0710 5270 0102 8707 82

7022 3330 0001 6708 5742



7022 3330 0001 6706 5964

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
\$	\$3.55	32
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 Mr. and Mrs. Sawall  
 Street and Apt. No., or PO Box No.  
 2432 Country Road M  
 City, State, ZIP+4®  
 Wiggins, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8706 90

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
\$	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MS. GAIL SCHECTER  
 Street and Apt. No., or PO Box No.  
 12304 CR 1  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6706 5759

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
\$	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 JAKE & JAYLEEN SCHROEDER  
 Street and Apt. No., or PO Box No.  
 1244 CO RD. H  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6706 5926

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
\$	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MS. SCHMITZ  
 Street and Apt. No., or PO Box No.  
 3050 CR P  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6706 5896

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
\$	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MS. SHAFER  
 Street and Apt. No., or PO Box No.  
 2543 CR O  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8707 99

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35	0066
\$	\$3.55	30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$3.03	
Total Postage and Fees	\$10.93	

Sent To  
 MR. & MRS. SHAFFER  
 Street and Apt. No., or PO Box No.  
 14705 CR 3  
 City, State, ZIP+4®  
 WIGGINS, CO 80654

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8705 84

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Denver, CO 80210

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To **ROBERT B. SHAKLEE**  
Street and Apt. No., or PO Box No.  
**1535 S. GAYLORD**  
City, State, ZIP+4®  
**DENVER, CO 80210**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5766

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To **WILLIAM BRETT SIRIOS**  
Street and Apt. No., or PO Box No.  
**46674 CO RD 20**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8705 91

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To **WILLIAM TYLER SIRIOS**  
Street and Apt. No., or PO Box No.  
**8985 CR 93**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5773

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To **SHEILA STANLEY**  
Street and Apt. No., or PO Box No.  
**46779 CO RD. 22**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5780

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To **JUSTIN & VIRGINIA STEFFEN**  
Street and Apt. No., or PO Box No.  
**2547 CO. RD. M**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5681

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Springfield, NE 68037

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93



Sent To **TR LAND + INVESTMENT, LLC**  
Street and Apt. No., or PO Box No.  
**P.O. BOX 384**  
City, State, ZIP+4®  
**BRUSH, CO 80723**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 3330 0001 6708 5797

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.27
Total Postage and Fees	\$11.17

Postmark Here: SEP 6 2023 0066 30  
 09/08/2023

Sent To: **MARKA & PENNEY M. TAPEY**  
 Street and Apt. No., or PO Box No.: **2715 CO. RD. M**  
 City, State, ZIP+4®: **WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8708 12

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

Postmark Here: SEP 6 2023 0066 30  
 09/08/2023

Sent To: **MR. & MRS. TAWNY**  
 Street and Apt. No., or PO Box No.: **16563 CR 3**  
 City, State, ZIP+4®: **WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5810

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

Postmark Here: SEP 6 2023 0066 30  
 09/08/2023

Sent To: **RYAN W. THOMAS**  
 Street and Apt. No., or PO Box No.: **46478 CO. RD. 22**  
 City, State, ZIP+4®: **WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8708 05

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Wiggins, CO 80654

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

Postmark Here: SEP 6 2023 0066 30  
 09/08/2023

Sent To: **MR + MRS. TIDWELL**  
 Street and Apt. No., or PO Box No.: **1732 CR M**  
 City, State, ZIP+4®: **WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 6708 5834

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Ardmore, OK 73401

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

Postmark Here: SEP 9 2023 0066 30  
 09/08/2023

Sent To: **RANDALL M & JUDY A. WATSON**  
 Street and Apt. No., or PO Box No.: **1905 7th AVE, NW**  
 City, State, ZIP+4®: **ARDMORE, OK 73401**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0102 8708 07

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Greeley, CO 80634

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$3.03
Total Postage and Fees	\$10.93

Postmark Here: SEP 6 2023 0066 30  
 09/08/2023

Sent To: **WANGH IRREV. TRUST**  
 Street and Apt. No., or PO Box No.: **2662 G5th AVE**  
 City, State, ZIP+4®: **GREELEY, CO 80634**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8706 69

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93

Sent To **KEITH & DEANNA WEBER**  
Street and Apt. No., or PO Box No.  
**12767 CR 2**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



7022 3330 0001 6708 5827

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Henderson, CO 80640

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93

Sent To **MICHAEL VAUGHN**  
Street and Apt. No., or PO Box No.  
**12650 TUBSON ST.**  
City, State, ZIP+4®  
**HENDERSON, CO 80640**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8706 29

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93

Sent To **MR. & MRS. WALTER**  
Street and Apt. No., or PO Box No.  
**2327 CR 0**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



7022 3330 0001 6708 5858

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93

Sent To **DONALD F. & LISA ANN WILSON**  
Street and Apt. No., or PO Box No.  
**12494 CO. RD. 2**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0102 8706 36

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93

Sent To **MR. & MRS. YORK**  
Street and Apt. No., or PO Box No.  
**15074 CR 3**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



7022 3330 0001 6708 5865

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Wiggins, CO 80654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$3.03
Total Postage and Fees	\$10.93

Sent To **THOMAS W. & THERESA C. ZELLA**  
Street and Apt. No., or PO Box No.  
**12591 CO. RD. 3**  
City, State, ZIP+4®  
**WIGGINS, CO 80654**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





# Long Draw Solar - 225MW, Borden County, TX



BALANCED ROCK



8/16/2023  
Basemap: World Imagery



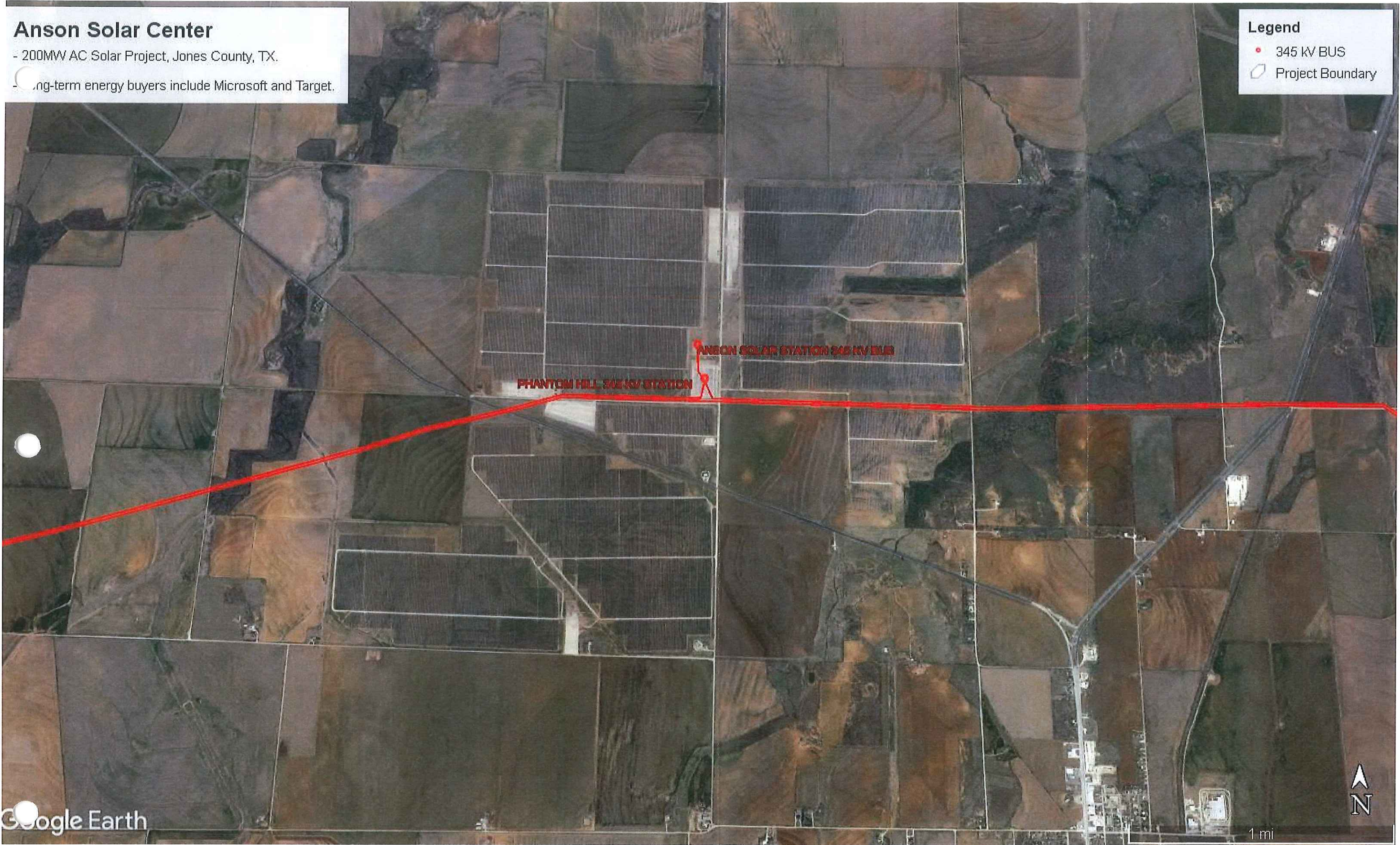
# Anson Solar Center

- 200MW AC Solar Project, Jones County, TX.

- Long-term energy buyers include Microsoft and Target.

## Legend

- 345 KV BUS
- ▭ Project Boundary





# Townsite Solar PV + BESS

232 MWac PV  
232 MW X 360MWh BESS  
Power Buyer: NV Energy

**Legend**  
📍 Boulder City

W HILLS

Railroad Pass

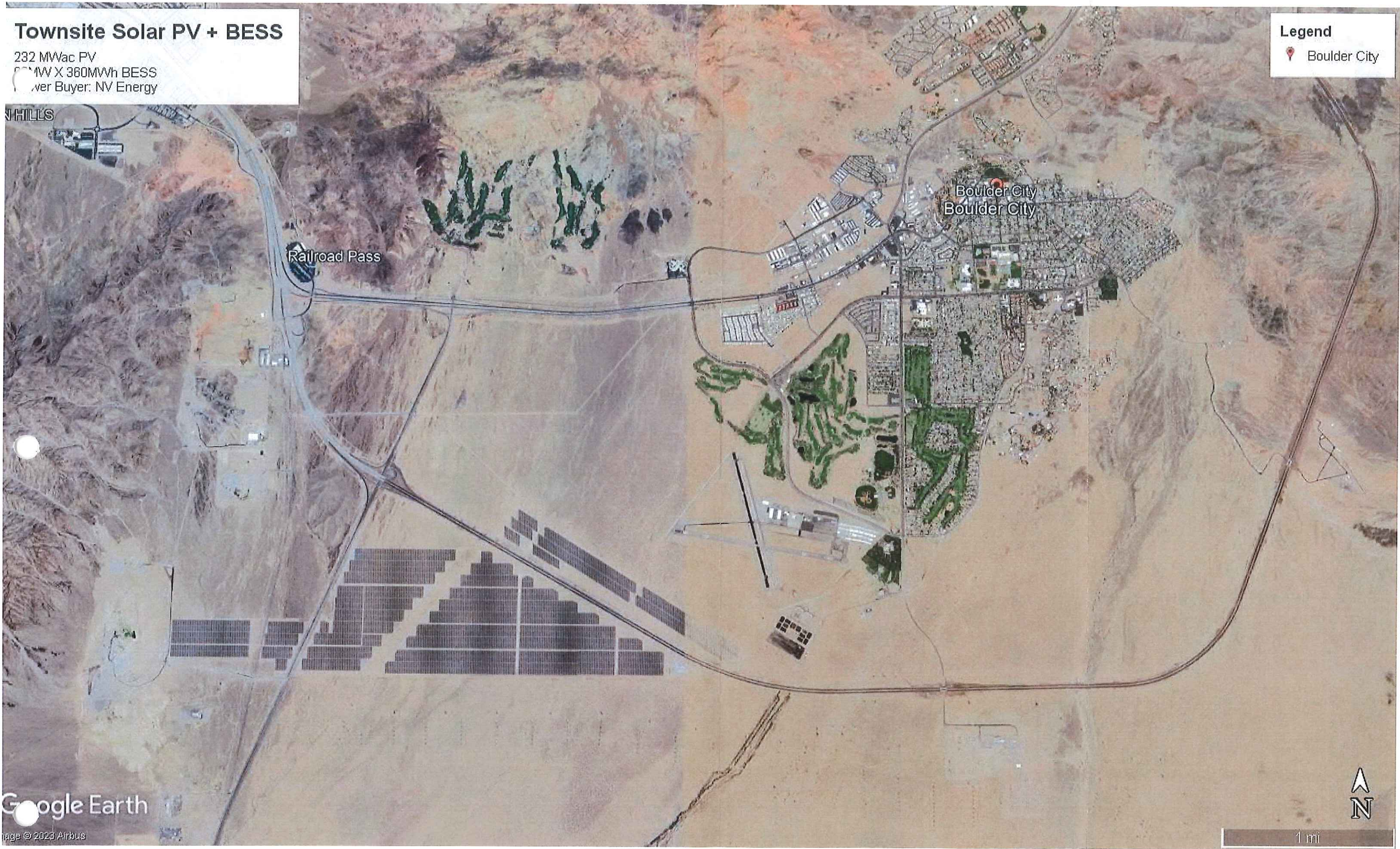
Boulder City  
Boulder City

Google Earth

Image © 2023 Airbus



1 mi





## REFERRALS & RESPONSES

Landowner Letter sent

Referrals sent & Responses received

Notification & Responses received

Sign Posting Pictures & Affidavit

REFERRAL AGENCIES	RESPONSES RECEIVED
Brush Fire Department	
CDOT	<p><b><u>Response received via email on July 25, 2023</u></b>            No comments from CDOT since it is off-system and using an interchange.</p> <p>Tim</p>
Century Link	
Cheyenne Plains Gas Pipeline Company	
City of Brush	
City of Fort Morgan	
City of Wiggins	
Colo. Dept. of Natural Resources	
CDPHE	
Colo. State Land Board	
Division of Wildlife	<p><b><u>Response received via email on August 21, 2023</u></b>            Randy,            Thanks for this study plan. It looks good to me.</p> <p>Regards,</p> <p>Brandon B. Marette, CWB®            Northeast Region Energy Liaison</p> <p><b><u>Response received via email on January 8, 2024</u></b>  <i>Nicole,</i>  <i>Thanks for your patience with our reply. CPW appreciates this formal consultation from Balanced Rock Energy and Morgan County. Early consultation is our preferred time to discuss any concerns or questions about the proposed Solar Projects. CPW also appreciates that this solar project does not intersect <b>High Priority Habitats</b> (HPHs), and the local District Wildlife Manager has no additional wildlife concerns. However, CPW encourages the following recommendations for this solar project based on <b>CPW's Solar BMPs</b>:</i></p> <ul style="list-style-type: none"> <li>· <i>Balanced Rock Energy has agreed verbally and in writing in their wildlife plan to conduct spring surveys for Greater Prairie Chicken, Plains Sharp-tailed Grouse, Swift Fox, Prairie Dogs, Burrowing Owl, Raptors, and Nesting Birds this upcoming spring. After surveys are completed, CPW expects Balanced Rock Energy to share their findings and consult with CPW further to discuss if species-specific BMPs are needed or not.</i></li> <li>· <i>CPW recommends making big game corridors at least 250 feet wide with no visual pinch points. This will prevent deer and pronghorn from becoming trapped in snow drifts and will encourage pronghorn to use the corridors.</i></li> </ul>



<p><b>Division of Wildlife Cont.</b></p>	<ul style="list-style-type: none"> <li>· CPW recommends that any installed fencing should be eight feet in height, have round-capped posts (e.g., so wildlife isn't impaled), and smooth top wire (e.g., no top barbed wire; or if two top strands are needed, ensure they are at least six inches apart). The bottom wire can be barbed but should be four inches or less from the ground.</li> <li>· CPW recommends that other non-security fencing is kept to a minimum. Where such fencing is required, please use wildlife-friendly fencing specifications as described in CPW's document entitled "<a href="#">Fencing with Wildlife in Mind.</a>"</li> <li>· CPW recommends that the solar facility is checked weekly (or escape structures are installed inside the fenced area) to allow deer to escape if one becomes trapped within the facility. Please immediately report mortalities, trapped or injured wildlife, or other reportable incidents to the local District Wildlife Manager (Ryan Abfalter 970-768-7832). Please document and report these findings to CPW annually.</li> <li>· We recommend avoiding starting construction during the bird migration season (April 1- August 31).</li> <li>· For the eventual consultation regarding transmission lines to this Solar Project, CPW recommends they are installed according to Avian Power Line Interaction Committee (APLIC) standards and outside the raptor nesting season. Also, please install bird diverters within 1/4-mile of any lake, drainage, or riparian area and within the raptor nesting buffer for occupied nests. CPW appreciates the opportunity to review this project and provide comments and recommendations to avoid and minimize impacts to wildlife resources. If the timing or scope of this project changes and/or if you have any questions, please let me know.</li> </ul> <p>Todd Cozad -- Todd Cozad Colorado Parks and Wildlife Area Wildlife Manager - Area 3, Brush</p>
<p><b>Federal Emergency Management Agency</b></p>	<p><b><u>Response received via email on July 21, 2023</u></b></p> <p>Good afternoon Cheryl,</p> <p>Thank you for reaching out to us regarding the proposed solar farm project. FEMA's position is that we cannot comment on proposed projects but we can help advise the community if they have questions.</p> <p>Please feel free to reach out if I can be of any further assistance.</p> <p>Thank you and enjoy the rest of your day.</p> <p>Peter Reinhardt, CFM Floodplain Management &amp; Insurance FEMA Region VIII   Mitigation Division</p>
<p><b>Fort Morgan Fire Department</b></p>	
<p><b>Kinder Morgan, Inc.</b></p>	

<b>Morgan County Assessor</b>	
<b>Morgan County Communications Center</b>	
<b>Morgan County Quality Water</b>	
<b>Morgan County Road and Bridge</b>	
<b>Morgan County Rural Electric Association</b>	
<b>Morgan County Sheriff</b>	
<b>Morgan Soil Conservation district</b>	
<b>USDA Farm Service Agency</b>	
<b>Weld County Planning Department</b>	
<b>Western Area Power Administration</b>	
<b>Wiggins Fire Department</b>	
<b>Xcel Energy</b>	See Included Letter 8/1/2023 and 10/26/2023
<b>Town of Wiggins</b>	See Included Letter 8/7/2023 and 9/6/2023





## MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

September 19, 2023

Re: Taelor Solar 1, LLC, Solar Energy Facility and Taelor Solar 1, LLC, BESS  
**BCC HEARING DATE CHANGE**

Dear Neighboring Landowners:

Taelor Solar 1, LLC as applicant and L&R Rumsey Land, LLC and Magnum Feedyard, LLC as landowners have submitted an application to our office for a Use by Special Review Permit.

**Taelor Solar 1, LLC, Solar Energy Facility Legal Description:** A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West and a part of Section 31, Township 3 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado.

**Taelor Solar 1, LLC, BESS Legal Description:** A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado.

**Request:** Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS). See attached site map.

This application will be heard by the Board of County Commissioner's at a public hearing on **Tuesday, January 23rd, 2024 at 9:00 A.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level, elevator entrance) Fort Morgan, Colorado

Documents pertaining to the above identified matters will be on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will be available on the Morgan County Website <https://morgancounty.colorado.gov>

If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970) 542-3526 or stop by our office prior to the hearing. You may attend the public hearing and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than **January 12th, 2024**.

Sincerely,

*Nicole Hay*

Nicole Hay  
Planning & Zoning Director

*For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.*





## MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Brush Fire Department  
CDOT  
Century Link  
Cheyenne Plains Gas Pipeline Company  
City of Brush  
City of Fort Morgan  
City of Wiggins  
Colo. Dept. of Natural Resources  
CDPHE  
Colo. State Land Board  
Division of Wildlife  
Fort Morgan Fire Department

Kinder Morgan, Inc.  
Morgan County Assessor  
Morgan County Communications Center  
Morgan County Quality Water  
Morgan County Road & Bridge  
Morgan County Rural Electric Assoc.  
Morgan County Sheriff  
Morgan Soil Conservation District  
USDA Farm Service Agency  
Weld County Planning Department  
Western Area Power Administration  
Wiggins Fire Department  
Xcel Energy

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant  
231 Ensign St, PO Box 596, Fort Morgan, CO 80701  
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us

DATE: September 20, 2023

RE: Land Use Application- Special Use Permit-**BCC HEARING DATE**

The following Special Use Permit application will be heard by the Board of County Commissioners on **Tuesday, January 23rd, 2024 at 9:00 a.m.** in the Assembly Room of the Morgan County Administrative Building, 231 Ensign Street, Fort Morgan, CO 80701 (Basement level; use elevator entrance in SW corner). You are welcome to attend and comment at this public meeting.

**Applicants:** Taelor Solar,1 LLC

**Landowners:** L&R Rumsey Land, LLC and Magnum Feedyard, LLC

**Legal Description Taelor Solar 1, LLC, Solar Energy Facility:** A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West and a part of Section 31, Township 3 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado.

**Legal Description Taelor Solar 1, LLC, BESS:** A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado.

**Request:** Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS). See attached site map.

Documents pertaining to the above identified matters will be on file at the Morgan County Planning Department, located at 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

**You are encouraged to provide comments to this application by January 12<sup>th</sup>, 2024 or attend the Board of County Commission meeting on Tuesday, January 23<sup>rd</sup>, 2024. (See Map Attached)**

Sincerely,

*Cheryl Brindisi*

Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612

October 26, 2023

Morgan County Planning and Building Department  
231 Ensign / PO Box 596  
Fort Morgan, CO 80701

Attn: Nicole Hay and Cheryl Brindisi

**Re: Taelor Solar**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **possible conflicts** with the above captioned project. Public Service Company has an existing *electric transmission* line and an existing *high-pressure natural gas transmission* pipeline with associated land rights as shown within this property. Any activity including annexation, zoning, grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission:** email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway)
- **for High Pressure Natural Gas Transmission:** [https://www.xcelenergy.com/encroachment application](https://www.xcelenergy.com/encroachment_application) - click on Colorado; an engineer will then be in contact to request specific plan sheets

Please be aware PSCo owns and operates existing natural gas distribution facilities for a portion along County Road 3.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email:





September 6, 2023

Via email to: cbrindisi@co.morgan.co.us

Morgan County Planning Commission  
Attn: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant  
231 Ensign St, PO Box 596  
Fort Morgan, CO 80701

Re: Special Use Permit -- Taelor Solar 1, LLC

Dear Chairman Troutd and Commissioners:

The Town of Wiggins (the "Town") wishes to clarify its August 7, 2023 letter related to the special review use permit application submitted by Taelor Solar 1, LLC for a Solar PV project and Battery Energy Storage System near County Roads M and 3 in Morgan County (the "Project").

As you are aware, the Town has no authority to approve or deny the Project or the proposed haul route since the Project is located in unincorporated Morgan County. However, we appreciate that the County referred the Project application to the Town and allowed the Town to provide comments on the Project as we believe the Project may impact the Town and area residents.

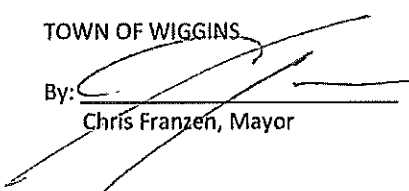
The Town's August 7 letter notes general satisfaction with the haul route proposed for the Project, which is currently designated as southbound County Road 3 from the I-76 interchange to County Road M. Since sending that letter, the Town has received a number of comments from residents near the Project area expressing concerns about the Project and the haul route. Those concerns include legitimate questions about whether the roads and bridges in the area can safely accommodate Project traffic, and the impacts the traffic will have on residents who reside adjacent to the haul route and travel Morgan County Roads M and 3 to work and school.

The Town urges the Commissioners to take those concerns into consideration and asks that measures to mitigate the residents' concerns be considered. The Town also reiterates its comment that Highway 6 (Central Avenue), which runs through the Town be avoided.

If you have any questions, please contact me.

Sincerely,

TOWN OF WIGGINS

By:   
Chris Franzen, Mayor

cc: Morgan County Board of County Commissioners  
Nicole Hay, Director Morgan County Planning & Zoning

Town of Wiggins  
304 E Central Avenue :: Wiggins, CO 80654  
970-483-6161 :: townofwiggins.colorado.gov



August 7, 2023

Morgan County Planning Dept.  
Attn: Cheryl Brindisi  
231 Ensign Street  
Fort Morgan, CO 80701

Re: Land Use Application – Special Use Permit: Taelor Solar 1, LLC

Dear Cheryl Brindisi,

The Town of Wiggins recently received a referral request for comments; regarding a special review application for Taelor Solar 1, LLC to construct and operate a 250MW Solar PV project in conjunction with 500MWh Battery Energy Storage System (BESS).

The Town of Wiggins is satisfied with the haul route designated as south-bound County Road 3 from the I-76 interchange to County Road M. The Town of Wiggins requests that if an alternative route for deliveries during and after construction is needed, that Hwy 6, also known as Central Avenue, which runs through Wiggins be avoided. Use of exit 66(A) to Hwy 39/Hwy 52 to County Road M could be an alternative route.

Thank you for the opportunity to review the application.

Sincerely,

A handwritten signature in cursive script that reads "Hope Becker".

Hope Becker  
Planning & Zoning Administrator

cc: Tom Acre, Town Manager





Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612

August 1, 2023

Morgan County Planning and Building Department  
231 Ensign / PO Box 596  
Fort Morgan, CO 80701

Attn: Nicole Hay and Cheryl Brindisi

Re: Taelor Solar 1, LLC

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown along south lines of Sections 4, 5, and 6. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).

The property owner/developer/contractor must complete the application process for any new electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu [Chokanu]  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email:



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

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## Taelor Solar and Battery SUP Apps

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Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Thu, Jul 27, 2023 at 4:25 PM

To: Nicole Hay <nhay@co.morgan.co.us>

Cc: Erica Goad

Planning Dept Permits Licensing <permits\_licensing@co.morgan.co.us>,  
Randy Schroeder

Randy Schroeder

Hello and Good afternoon!

I received a call from the Planning and Zoning of the Town of Wiggins. They are a referral of ours. The question that they were inquiring, was about the haul route. County Road 3 at the I-76 intersection only has an off ramp on the eastbound lane and an on ramp on the westbound lane. I-76 has no on ramp on the east bound lane and no off ramp on the west bound. Their concern was, they would like clarification if you were proposing the haul route coming off of Interstate 76 from the eastbound lane?

**Thank you**

**Cheryl Brindisi, Planning and Zoning Administrative Assistant**

*Morgan County Planning and Zoning*

*231 Ensign St.*

*PO Box 596*

*Fort Morgan, CO 80701*

*970-542-3526*

[CBrindisi@co.morgan.co.us](mailto:CBrindisi@co.morgan.co.us)

[Quoted text hidden]





Cheryl Brindisi <cbrindisi@co.morgan.co.us>

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## Taelor Solar and Battery SUP Apps

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Erica Goad <egoad@balancedrockpower.com>

Fri, Jul 28, 2023 at 9:49 AM

To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Cc: Nicole Hay <nhay@co.morgan.co.us>, Planning Dept Permits Licensing <permits\_licensing@co.morgan.co.us>, Randy Schroeder <rschroeder@envalue.us>, mmooney@balancedrockpower.com

Hello Cheryl,

Thanks for the note! That's correct, we're planning to utilize the eastbound off ramp on i76 to access CR 3. Please let us know if there are any follow up questions.

Cheers,

Erica

[Quoted text hidden]

**NOTICE OF PUBLIC HEARING  
MORGAN COUNTY BOARD OF COMMISSIONERS  
JANUARY 23, 2024 AT 9:00 A.M.  
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY  
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of Commissioners will conduct public hearings on the following proposed **Land Use Applications**:

- 1.) **Applicant:** Taelor Solar, LLC  
**Landowners:** L&R Rumsey Land, LLC and Magnum Feedyard, LLC  
**Legal Description:** **Taelor Solar 1, LLC, Solar Energy Facility** A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West, and a part of Sections 31, Township 3 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado and also  
**Taelor Solar 1, LLC, BESS** A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6<sup>th</sup> PM, Morgan County, Colorado.  
**Request:** Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS).  
**Date of Application:** July 13, 2023.

**THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICE AT 970-542-3526.**

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/87296123964>

Or Telephone:

Dial:

+1 719 359 4580 US

Webinar ID: 872 9612 3964

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

*Nicole Hay*

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Nicole Hay

Morgan County Planning Administrator

Published: January 13, 2024





The above sign was posted on January 9, 2024, pursuant to the Morgan County Zoning Resolution by Taelor Solar 1, LLC.

Project Name and Number: Taelor Solar 1, LLC, SU2023-0012

Signature of Applicant Representative: \_\_\_\_\_

STATE OF COLORADO )

) ss.

COUNTY OF DENVER )

Signed before me this date: 1/11/2024

My Commission expires: 10/11/2025

NOTARIZED BY: \_\_\_\_\_

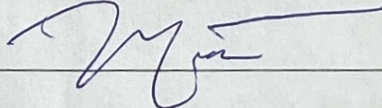
JENNIFER MARTIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19934009985  
MY COMMISSION EXPIRES OCTOBER 11, 2025





The above sign was posted on January 9, 2024, pursuant to the Morgan County Zoning Resolution by Taelor Solar 1, LLC.

Project Name and Number: Taelor Solar 1, LLC, SU2023-0012

Signature of Applicant Representative: 

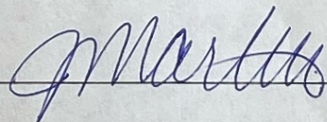
STATE OF COLORADO )

) ss.

COUNTY OF DENVER )

Signed before me this date: 1/11/2024

My Commission expires: 10/11/2025

NOTARIZED BY: 

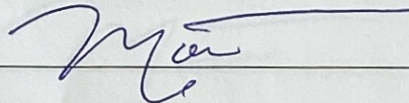
JENNIFER MARTIN  
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Project Name and Number: Taelor Solar 1, LLC, SU2023-0013

Signature of Applicant Representative: 

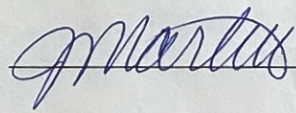
STATE OF COLORADO )

) ss.

COUNTY OF DENVER )

Signed before me this date: 1/11/2024

My Commission expires: 10/11/2025

NOTARIZED BY: 

JENNIFER MARTIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19934009985  
MY COMMISSION EXPIRES OCTOBER 11, 2025





The above sign was posted on January 9, 2024, pursuant to the Morgan County Zoning Resolution by Taelor Solar 1, LLC.

Project Name and Number: Taelor Solar 1, LLC, SU2023-0013

Signature of Applicant Representative: \_\_\_\_\_

STATE OF COLORADO )

) ss.

COUNTY OF DENVER )

Signed before me this date: 1/11/2024

My Commission expires: 10/11/2025

NOTARIZED BY: \_\_\_\_\_

JENNIFER MARTIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19934009985  
MY COMMISSION EXPIRES OCTOBER 11, 2025



## ADDITIONAL INFORMATION FROM PUBLIC

Questions & Concerns

Petitions

Documents Received at Planning Commission Hearings

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**Fwd: Taelor Solar farm and mineral rights**

1 message

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From: 'via **BCC Office**' <bccoffice@co.morgan.co.us> Date: Fri, Jan 19, 2024 at 11:11 AM  
Subject: Taelor Solar farm and mineral rights  
To: [morgancountybcc@co.morgan.co.us](mailto:morgancountybcc@co.morgan.co.us) <morgancountybcc@co.morgan.co.us>

Good afternoon, Commissioners,

I am writing this on behalf of M & J Smits of LLC in regard to the Taelor solar project. I have shares in the approximate 6500 acres of mineral rights in M & J Smits LLC on the Rumsey ranch south of Wiggins. I have some concerns with the proposed solar farm.

My husband and I met with a couple of representatives from Taelor solar about a month ago. They have proposed to leave "open or blank" places in the solar farm to access the minerals. This is to allow directional drilling. This would mainly be for oil or gas, I am assuming. But what if in the future there are other minerals that can be mined, and these small blank spaces are not enough to get to the minerals. In the future directional boring may be outlawed. Plus, explorational boring is direct bore in which additional space is needed, therefore the panels may be in the way.

As I have stated in the meetings held with the planning and zoning committee, my dad and his brothers kept the mineral rights on the Rumsey Ranch as an asset to our retirement. In my mind if the solar panels are installed, they will be infringing on our mineral rights, and they could become worthless.

Also, I am unclear of how the bond issue works for removal of the panels, if the company files bankruptcy or for some other reason does not finish the project. Who is then responsible for the removal, is it the I believe we should receive compensation for our mineral rights, if the project is installed. We have been in discussion with representatives from Taelor Solar, but it a reasonable resolve is not reached the project may be halted or delayed.

I plan on attending the meeting on January 23rd, but I wanted to give you some food for thought. Thank you for your time.

Sandy Ewertz





Nicole Hay &lt;nhay@co.morgan.co.us&gt;

---

**Fwd: Mark Arndt Commissioner, important information.**

---

Mark Arndt &lt;marndt@co.morgan.co.us&gt;

Sat, Nov 4, 2023 at 9:53 AM

To: Nicole Hay &lt;nhay@co.morgan.co.us&gt;, Kathryn Sellars

----- Forwarded message -----

From: **Mark Tapey**

Date: Fri, Nov 3, 2023 at 9:58 PM

Subject: Mark Arndt Commissioner, important information.

To: &lt;morgancountybcc@co.morgan.co.us&gt;

Sir, below is a link to very need to know information concerning your district and we the people who reside there.

Renewable Energy Paradox: Solar Panels and Their Toxic Waste

<https://interestingengineering.com/science/renewable-energy-paradox-solar-panels-and-their-toxic-waste>

I'm sorry you were prohibited to attend the show Balanced Rock Power, AGpro and Taelor Solar put on in Wiggins.

I can not recall a time in my life I've been lied to so much in an hours time as we all were that evening.

I'm guessing that's why they requested such a heavy police presence for such a small gathering.

People like their property value expert not only had no experience in residential properties, he had never appraised or been a part of the appraisal process admittedly after being pressed about it.

As a matter of fact no one had credentials in what they claimed as their expertise and could not defend the lies they were claiming as facts.

It was an odd evening, they didn't seem to care their claims were being de bunked and even all out admitted Solar creates more waste than Nuclear Power by far.

It proved to be very obvious this was nothing but a "pet the dog" show for their score card moving forward.

Mark, I do hope you dig deep into this and find what I have, this foreign Gas company called Super Gas is heavily invested in China and panel manufacturing that uses massive amounts of coal, oil and gas in the process. This will line their pockets as well as the 200+ million dollar's just in insensitive money from we the tax payers to build this nightmare and there is more tax payer money than just insensitive to build.

This green new deal is a green new death that I pray you and the other commissioners are seeing as it plays out daily and will reject this foreign company with foreign made products destroying our community for profit sake.

Even the Auto companies are being crushed by the EV push mandated from our government.

They boast about the tax money accumulated over 30 years as if it's coming out of their pockets, we both know it's not. If you do the math and we are even close to the inflation rate we are now, in 30 years that money won't buy much of anything and the people of this district will be stuck paying the difference especially if there is a weather or fire disaster.

I'm not against finding alternative solutions but given the chance I can prove to anyone beyond a shadow of a doubt this Wind, Solar and Battery path we are on will end in disaster and as hard as they are trying to hide it, it's already playing out in Europe as electricity prices skyrocket and they are cutting down their forests for heat. Leer jet sales are up though!!

Sorry, more to come but thanks for your time, wish we could speak in person.

Mark Tapey.



Nicole Hay <nhay@co.morgan.co.us>

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**Fwd: Important Information for commissioner Mark Arndt from district 1 citizens.**

1 message

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**Mark Arndt** <marndt@co.morgan.co.us>

Tue, Oct 10, 2023 at 9:10 PM

To: Nicole Hay <nhay@co.morgan.co.us>, Kathryn Sellars

----- Forwarded message -----

From: **Mark Tapey**

Date: Tue, Oct 10, 2023 at 8:55 PM

Subject: Important Information for commissioner Mark Arndt from district 1 citizens.

To: <morgancountybcc@co.morgan.co.us>

[https://youtu.be/RZIIcdawHRA?si=gt\\_KSiGmyXERiONu](https://youtu.be/RZIIcdawHRA?si=gt_KSiGmyXERiONu)

<https://youtu.be/LPLgXFWH7lg?si=2nhvcBF8lpkyutU3>

<https://youtu.be/M8iEEO2UlbA?si=ENotlGkhqhLG0Cx2>

<https://youtu.be/BIXncWdwS-s?si=omM91giJVN7XsjUG>



Email attachment sent October 10, 2023  
Randy Ravensborg

I am a resident of Morgan County, and I would like to bring this to your attention. I recently read an AGPROfessionals article in the Fence Post magazine dated September 29, 2023, that I personally found to be very disturbing. It was titled "The concept of 'Not in my Backyard' is not helpful". I would highly encourage you to read this article. It described how Morgan County was the most ideal spot in the state for Industrial solar facilities because the land was not suited for anything else. "One such area is Morgan County, Colorado, where the soil is comprised mostly of sand. In this specific area, the soil is so sandy that decades ago, water engineers decided to abandon the idea of creating a reservoir in the floodplain because the ground simply could not hold water." It seemed to be a clarion call to everyone in the solar industry to lease destitute land from the property owners. And if you build a facility then Xcel energy will reward you with a contract to buy the electricity that would be produced. In addition, an article today 11/9/2023 from 9 News stated that Xcel is laying off employees and encouraging early retirement of their older workers, referencing high operating costs supply chain issues etc. The AGPro article seemed to insinuate that if these solar companies were providing temporary jobs and paying property tax then they would be accepted into the community with open arms. I'm concerned that if this happens then Morgan County may no longer be the peaceful rural setting that I have come to love, but rather more resemble Denver when recreational Marijuana became legal. Solar farms everywhere you look except without the large quantities of workers moving here, buying houses or spending their income on local businesses to improve the local economy. Another thing concerning me greatly is that the FBI just declared that our water and electrical facilities in the United States are at high risk of becoming terror targets. Is it wise and/or safe to have several Industrial solar facilities concentrated here? Would it be more prudent to have smaller sized solar facilities rather than the ones covering several thousand acres located near neighborhoods? I truly hope that the Solar push for green energy is not going to be a passing fad and leave abandoned lifeless projects dotting the landscape as happens with most get rich quick schemes. Companies make their profits and leave the mess behind for someone else to deal with. I hope that promises of millions of dollars of hopeful but not guaranteed tax money will not overcome the wellbeing and quality of life that Morgan County's residents enjoy. I live very near to the proposed Taelor solar project, and I will be attending the next county commissioners' meeting regarding their special use permits. I look forward to expressing my opinions on the subject and how it will affect my family.



Nicole Hay <nhay@co.morgan.co.us>

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Question please

3 messages

Mon, Oct 9, 2023 at 6:24 PM

To: nhay@co.morgan.co.us

Hello, Ms. Hay,

I have a question regarding the Taelor Solar project.

Balanced Rock Solar is requesting a special use permit south of Wiggins, CO. Their Application states:

1. Construction water needs are estimated to be up to approximately 250 acre-feet (AF) over the course of the construction period. Estimated operational water requirements would be up to 5 to 10 acre-feet per year (AFY).
2. Water would be provided by delivering water from a local provider to the site via truck. Please see Appendix 8 for proof of well access
3. Appendix 8 then mentions: "Water for the Taelor Project will be sourced from the Magnum Feedyard, LLC Ranch".

Our concern is that multiple residences within a 2 mile radius are on wells that come from the same aquifer as the 4,410-acre project. And that is just on the Morgan County side. The project plans to expand to the Weld County side another 5,000-acres. How is this going to affect our water supply? We're talking about 179,300,000 gallons (34 million gallons during construction) over the course of 40 years just in Morgan County.

Thank you for any information!

Sandy Gomke

---

From: Nicole Hay <nhay@co.morgan.co.us>

Date: Tue, Oct 10, 2023 at 9:08 AM

To:

Received, thank you

--

Nicole F. Hay  
Planning Administrator  
Planning/Zoning Department  
[231 Ensign St.](#)  
[Fort Morgan, CO 80701](#)  
970-542-3526



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From: **Nicole Hay** <[nhay@co.morgan.co.us](mailto:nhay@co.morgan.co.us)>

Date: Wed, Oct 11, 2023 at 8:44 AM

To: ·

Sandy,

Thank you for your email. Unfortunately, I am unable to address your question. The County does not have statutory authority to regulate water supplies. That power is solely reserved to the State of Colorado. If you have concerns regarding the quality and quantity of the water supply to your property as a result of this project that question should be directed at the Division of Water Resources for more specific information.

We will provide your email to the applicant and include it in the packet for the BOCC.

--

Nicole F. Hay  
Planning Administrator  
Planning/Zoning Department  
[231 Ensign St.](#)  
[Fort Morgan, CO 80701](#)  
970-542-3526



Nicole Hay &lt;nhay@co.morgan.co.us&gt;

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**Fwd: Box culvert**

---

**Bruce Bass** <bbass@co.morgan.co.us>  
To: Nicole Hay <nhay@co.morgan.co.us>

Wed, Oct 11, 2023 at 3:32 PM

Nicole

Here is the email Kathryn asked me to forward to you so that it could be included in the Commissioners packet for the meeting on the subject..

***Bruce Bass***

*Public Works Director  
Morgan County Government  
970-542-3560*

----- Forwarded message -----

From: **Randy Ravensborg**  
Date: Wed, Oct 4, 2023 at 11:51 AM  
Subject: Box culvert  
To: [bbass@co.morgan.co.us](mailto:bbass@co.morgan.co.us) <[bbass@co.morgan.co.us](mailto:bbass@co.morgan.co.us)>

Dear Sir, I am aware that the upcoming Taelor solar project south of Wiggins will be requiring asphalt paving on mcr M to be completed at their cost prior to that job moving forward, I have also learned that the approved construction traffic route will be using mcr M.5 for travel to the job site. I feel that with this information it would be in the best interest of the county to also require Balanced rock llc to also pay for the installation of a Box culvert on mcr M.5 where Rock creek currently flows over the road on its way to join into Kiowa creek. This creek has flowed 5 times over the course of the summer effecting local traffic during each event, The installation of a box culvert at that location would allow for water to safely flow under the roadway without hindering the local traffic. This would greatly improve this road for residents and construction traffic alike. I know that this waterway does not flow often but with this solar project pending it may be the only opportunity for the community to benefit with very little cost to the county. As our local weather changes to perhaps a more wet climate it may be prudent to consider this proposal.

Get [Outlook for iOS](#)





Nicole Hay &lt;nhay@co.morgan.co.us&gt;

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**October 3rd Agenda/Solar Project Hearing**

2 messages

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**Nicole Hay** <nhay@co.morgan.co.us>  
To: brandon allart

Thu, Sep 14, 2023 at 10:59 AM

Good morning Brandon,

Your questions were forwarded to me to answer.

1. Could we sign up to do a presentation as a group?

If not will public comment be open and is it capped at a certain number or is it the same format as the planning and zoning meetings?

[The public comment period is for the public to make comments. No time will be set aside for a public presentation. The Board reserves the right to impose a time limit on public comment by individuals \(e.g, 3 minutes each\).](#)

2. What would be the best path forward for the petition signatures, hand delivering them to you on a weekly basis so the counties lawyer can verify them or submitting what we have at the hearing on Oct 3rd?

[The petition is not a recognized legal process for land use applications and signatures will not be verified by the County. If you want to submit a petition, it is your responsibility to make sure the information is clear to the Board. If you wish to have the Board consider the petition at their hearing, we would recommend submitting it the Wednesday before the hearing and the staff will include it in the packet.](#)

3. At the point when the commissioners vote, does this need to be a unanimous decision or just 2 out of the 3 for it or against it?

[Just 2 out of 3 votes are needed to approve or deny](#)

4. Also the number of people attending the hearing will be taking off work so if it gets rescheduled could I get notified as soon as possible?

[Please watch the agenda site and the website. If someone cannot attend due to work, they may submit written comments.](#)

Thanks

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Nicole F. Hay  
Planning Administrator  
Planning/Zoning Department  
231 Ensign St.  
Fort Morgan, CO 80701  
970-542-3526

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**brandon allart**

To: Nicole Hay &lt;nhay@co.morgan.co.us&gt;

Thu, Sep 14, 2023 at 6:31 PM

Thank you Nicole for the quick response

[Quoted text hidden]



Nicole Hay <nhay@co.morgan.co.us>

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## Golf Course

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**brandon allart**

Tue, Sep 12, 2023 at 8:57 PM

To: Nicole Hay <nhay@co.morgan.co.us>

Hello Nicole, could you do me a favor and forward these pictures to Eric M. This is the site he referenced last night, just some advice for people, it's one thing to look at somones front yard (hwy 52), it's another thing to look in someone's back yard,

Lack of knowledge is a dangerous thing , for example Scada, Air Switches, serial radios, Redundancy of testing network shutdowns, to be safe and compliant, I asked all these questions and not a single person answered any of them, and yes they were presented in the first planning and zoning meeting

Good luck with the green energy -that is, oh- manufactured by man

Thank you





On Tue, Aug 29, 2023 at 4:07 PM Mark Tapey wrote:

To whom it may concern:

Re: Balanced Rock / Taelor solar project in Wiggins Colorado

Please consider as this project is industrial based and land zoning will need to be changed.

This just covers zoning, but to keep this readable I will save the rest for another Day.

Should this be considered temporary structure on land they do not own?

There is no benefit to Morgan County and loopholes exist to claim tax exempt.

It happens frequently.

2-285 Spot Zoning Criteria for determining whether a proposed rezoning is a "spot" zone may include but are not limited to the following: 2-10 (A) The rezoned area is not consistent with the Morgan County Comprehensive Plan (B) The rezoning has as its' purpose only economic gain or benefit of the applicant and does not further the health, safety, or welfare of the immediate area or the county in general. (C) The rezoning has as its sole purpose the relief of a particular property owner from the restrictive provisions of the present zoning. (D) Whether the rezoned area will be compatible with the surrounding area.

**(Not only is a detriment to health safety and welfare but is not compatible with the surrounding areas.)**

2-280 Rezoning Criteria A proposed rezoning will be granted only if it; (A) Is consistent with the provisions of the Morgan County Comprehensive Plan. (B) Is compatible with surrounding zone districts. (C) Development, economic, or social conditions in the area of the proposed rezoning or the county have changed or are changing to such a degree as to warrant the rezoning. (D) The property zoned in error at the time of the adoption of the current zoning map provided the provisions of paragraphs 2-280 (A) and (B) are satisfied. (E) Any proposed rezoning shall only be granted if it is in the best interests of or furthers the health, safety, or general welfare of the citizens of Morgan County. (F) A proposed rezoning shall not be granted if it is "spot zoning".

**(Not compatible and comprises general welfare.)**

AGRICULTURE PRODUCTION ZONE (A) 3-165 Zone Purpose Agriculture is considered to be a highly valued resource in Morgan County. Conservation of agricultural resources and land is paramount and such land and resources must be protected from adverse impacts resulting from uncontrolled and undirected business, commercial, industrial and residential uses. The A zone is established to maintain and promote agriculture as an essential industry of Morgan County. The A zone is established to provide areas for the conduct of agriculture activities and activities related to agriculture and agricultural production without the interference of other incompatible uses. Morgan County recognizes that non-agriculture uses, such as residences, occur in the Agriculture Zone, but that these uses are subordinate to agricultural

**(This is very clear and goes 100% against such a large privately owned facility)**



3-160 Uses Not Itemized (A) On its own initiative, the County Planning Commission may, by resolution, recommend to the Board of County Commissioners additions to the uses permitted and/or uses permitted by special review section of any zoning district, any other similar use which conforms to the conditions set forth in this section. The recommendation of the Planning Commission is then forwarded to the Board of County Commissioners for their action pursuant to Section 2-245 of these Regulations. The criteria to be considered when adding to the zone district use list are. (1) Such use is more appropriate in the use group to which it is added. 3-35 (2) Such use conforms to the basic characteristics of the use group to which it is added. (3) Such use does not create any more offensive noise, vibrations, dust, heat, smoke, odor, glare, or other objectionable influences or more traffic hazards than the minimum amount normally resulting from the other uses listed in the use group to which it is added. (B) When any use has been added to any use group in accordance with this Section such use shall be deemed to be listed in the appropriate Section of that use group and shall be added thereto in the published text of these Regulations at the first convenient opportunity.

**(Non conforming objectionable influences)( Noise, Dust, Heat, Glare,Traffic Hazards)**  
3-425

(E) Allows an efficient use of land and of public and private services to reflect changes in the technology of land development so that resulting economies may benefit the community as a whole. (F) Reduces energy consumption and demand. (G) Lessens the burden of traffic on streets and highways by encouraging land uses which decrease trip length and encourage the use of public transit. (H) Conserves the value of the surrounding land and preserves environmental quality. (I) Provides a technique of development which can relate the type, design and layout of residential, commercial and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics. (J) Encourages integrated community planning and development in order to achieve the above purposes.

**(Our community won't benefit in the least, energy is for the Front Range and the traffic now our school busses have been taken away will be horrific)**

**(Even the contract labor will be one or two large companies from other counties not Morgan)**

Thank you.  
Mark Tapey.



Nicole Hay &lt;nhay@co.morgan.co.us&gt;

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**Fwd: Attn Mark Arndt**

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**Mark Arndt** <marndt@co.morgan.co.us>  
To: Kathryn Sellars

Nicole Hay &lt;nhay@co.morgan.co.us&gt;

Thu, Aug 17, 2023 at 3:05 PM

----- Forwarded message -----

From: **Mark Tapey**

Date: Thu, Aug 17, 2023 at 2:16 PM

Subject: Attn Mark Arndt

To: [morgancountybcc@co.morgan.co.us](mailto:morgancountybcc@co.morgan.co.us) <[morgancountybcc@co.morgan.co.us](mailto:morgancountybcc@co.morgan.co.us)>

Mark:

Hello my name is Mark Tapey, [2715 Co Rd M, Wiggins, Co.](#) 970-370-1863

Not sure of a time in my past that I've had to send out an SOS so dire.

Obviously you are very aware of the Taelor Solar project, as an owner of a business and multiple commercial buildings I'm very pro business with a background that allows me to understand the intricacies of solar /BESS systems.

I get sometimes life isn't always fair but honestly this goes beyond the pale.

From my mechanical and engineering background I know from the bottom of my soul this is a bad move. For certain 8 firefighters last year lost their lives in a facility like this if not more.

Unfortunately we are in a culture push that will hide important information about these kinds of installations but with a little effort and a slight detour around the world's largest search engine, plenty of legitimate information can be obtained.

Such as EMF output and exposure, I've paid the price on this one first hand.

Photovoltaic heat island effect.

Inverter facility DB issues, they fail to mention mechanical cooling in most cases.

Property devaluation. It's a simple argument, would you buy a home in the middle of a solar field? Me either.

We have a,God bless them,"volunteer" fire department with little HAZMAT experience or equipment, when seconds count they are on their way to the station.

Have you seen an electric car fire? There is no just putting it out, they explode and toxic fumes billow out for everyone to breathe.

With this system there is no shutting off hundreds of solar panels during the day if a fire breaks out among the 50 battery complexes.

Respectfully Sir, even with that said you and I both know hurting others in the name of profit is wrong, it was a code of conduct among us farmers and ranchers.

This will destroy lives, land and community if approved, I'm fully aware how many visits Polis has made out here to grease the wheel and the 20 million Morgan County will receive to provide the front range with power.

Are we nothing more than sacrificial lambs for someone else's profits? We won't see a dime of anything, as a matter of fact our taxes are guaranteed to increase.

They're not going to buy us a HAZMAT team and full time fire department, this we know.

If the front range wants this power, the front range should use their own lands and services for it or find a location 5 miles clear of any residence.

I'm not looking for my name to be a cuss word among Morgan government officials, I'm hoping people will search their souls and realize how wrong this is and bring it to a halt.

I'm just getting started and I won't stop until this wrong against my fellow man is made right, the shenanigans I've witnessed so far don't surprise me but I have a firm grasp on the curtain and know how to pull it back for all to see.

Please sir, we need your help.

Thank you.

Mark Tapey





Nicole Hay &lt;nhay@co.morgan.co.us&gt;

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**Fwd: Solar project**

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Mark Arndt <marndt@co.morgan.co.us>  
To: Nicole Hay <nhay@co.morgan.co.us>

Fri, Aug 11, 2023 at 12:35 PM

----- Forwarded message -----

From: **'Virginia Steffen' via BCC Office** <bccoffice@co.morgan.co.us>  
Date: Fri, Aug 11, 2023 at 11:54 AM  
Subject: Solar project  
To: [morgancountybcc@co.morgan.co.us](mailto:morgancountybcc@co.morgan.co.us) <[morgancountybcc@co.morgan.co.us](mailto:morgancountybcc@co.morgan.co.us)>

Dear County Commissioners Mark Arndt, John Becker and John Westhoff,  
I am writing to you as a concerned citizen regarding the proposed solar project south of Wiggins. I live almost directly adjacent to the proposed project with my husband Justin Steffen, my daughter Gillian Steffen and my son Owen Steffen. We are entirely opposed to the project and believe it will seriously harm our way of life. It will upset our sandy soil and once it is disturbed, it will be almost impossible to control given the wind that we experience. We also are concerned about the decrease in our property values, the construction traffic and lack of our dirt road to handle this kind of traffic. The dust that will be churned up during construction alone will make our house unlivable since they will be utilizing County Road M which we live on. Road M is a dirt road which is not made to endure this kind of traffic and already churns up a giant dust cloud whenever a semi goes by. We are told there will be 400 construction workers for a span of 2 years for the project. How can a poorly maintained dirt road which is already heavily trafficked by the Magnum Feedlot handle that kind of use? Where will 400 construction workers be housed and I believe that impact to our small town will be enormous. I am concerned additionally about the impact from nearly 10,000 acres of solar panels in such close proximity to my personal property. I believe it will harm our peace and enjoyment of our rural way of life. This will damage our wildlife and we and our livestock will have to breathe all of this dust. There will be significant reflection, increased temperature, increased noxious weeds and noise generated by the construction and the motors to cool the batteries once the project is complete. This is an agricultural community and it will completely change the character of the land. Additionally this power that will be generated will be sent to power the front range. It is not intended for our county or residents. I believe Morgan County is being exploited and the front range views this area as expendable. How is it that we who will be living right next to this enormous solar city are just finding out about it when it is already in the final stages of being approved for zoning changes? I think that is wrong and unfair to my rights as a landowner. We need to protect our rural way of life and community and I ask that you reject this project. Thank you so much for your consideration of my family's concerns.

Sincerely,  
Virginia Steffen



Jenafer Santos <[jsantos@co.morgan.co.us](mailto:jsantos@co.morgan.co.us)>

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## Taelor Solar and Battery SUP Apps

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Thu, Aug  
10, 2023 at  
5:53 PM

To: Cheryl Brindisi <[cbrindisi@co.morgan.co.us](mailto:cbrindisi@co.morgan.co.us)>  
Cc: Nicole Hay <[nhay@co.morgan.co.us](mailto:nhay@co.morgan.co.us)>, Jenafer Santos <[jsantos@co.morgan.co.us](mailto:jsantos@co.morgan.co.us)>, Erica Goad  
, Planning Dept Permits Licensing  
<[permits\\_licensing@co.morgan.co.us](mailto:permits_licensing@co.morgan.co.us)>, Randy Schroeder

Hi Cheryl,

Please see responses below in **blue bold**.

Kr,

Matt

**From:** Cheryl Brindisi <[cbrindisi@co.morgan.co.us](mailto:cbrindisi@co.morgan.co.us)>  
**Sent:** Thursday, August 10, 2023 3:47 PM  
**To:**  
**Cc:** Nicole Hay <[nhay@co.morgan.co.us](mailto:nhay@co.morgan.co.us)>; Jenafer Santos <[jsantos@co.morgan.co.us](mailto:jsantos@co.morgan.co.us)>; Erica Goad  
<[permits\\_licensing@co.morgan.co.us](mailto:permits_licensing@co.morgan.co.us)>; Randy Schroeder  
**Subject:** Re: Taelor Solar and Battery SUP Apps

I have received these questions in email form from the Town of Wiggins today. They have been asked these questions and I would like to pass it on to you and have you address them please.

This is The Town of Wiggins list of questions as follows:

1 - How long will the project take to set up and launch? **Construction is scheduled to start in the 2nd Quarter of 2025. The project would be placed in service as early as the second quarter of 2027.**

2 - Will there be workers / staff living in the area for the initial installation stage? **The construction group will house staff in the town of Wiggins and surrounding communities such as Ft. Morgan, Greeley, and Denver if housing in Wiggins itself becomes an issue.**



3 - Once installation is completed - will there be staff maintaining on a daily basis? **There will be 3-5 Full Time Technicians responsible for maintaining the site.**

The resident's concern was that such a project would bring additional bodies to the community that will need residency and may or may not be a good influence.

**Thank you**

**Cheryl Brindisi, Planning and Zoning Administrative Assistant**

*Morgan County Planning and Zoning*

[231 Ensign St.](#)

*PO Box 596*

*Fort Morgan, CO 80701*

*970-542-3526*

[CBrindisi@co.morgan.co.us](mailto:CBrindisi@co.morgan.co.us)



Nicole Hay <nhay@co.morgan.co.us>

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## Taelor Solar and Battery SUP Apps

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Matt Harris ·  
To: Nicole Hay <nhay@co.morgan.co.us>

Thu, Jul 6, 2023 at 3:00 PM

Hello, Nicole.

Yes – looks like I failed to respond. Sorry about that.

I do not have any major comments with regard to the report. Exhibit 7A shows 100-year flood depths that they have calculated from hydrologic and hydraulic analyses in reference to the approximate Zone A area. It is worth noting that they are showing some substantial differences between the area inundated during the 100-Yr 24-hour event and the regulatory Zone A floodplain (particularly in sections 31, 6 and 7). It would seem that the 'calculated' floodplain should also be delineated on their site plan as this would presumably be what they are basing their panel design and site layout on.

Did you have any concerns?

Thanks,

Matt Harris, PE

**HARRIS ENGINEERING CONSULTANTS, INC.**

(970) 867-4971 | Office

(970) 542-0425 | Fax



# PETITION

## Move Taelor Solar Project Away From Family Homes

227  
11 (238)  
373

We are a small rural community of neighbors with our homes interspersed among corn fields and pastures. Based on a published WHO recommended distance of 1.2 miles (2km), we ask that the Morgan County Planning Commission impose a 1.2 mile setback from any occupied residence near the Taelor Solar project.

Our state has mandated a move to renewables which we acknowledge and support. Of course solar panels and wind mills have to go somewhere. Uninhabited land in opposite directions of family homes is abundant in this area. The fact is, this project could succeed with setback distances from our neighborhood/homes increased to 1.2 miles in an area where there are hundreds of square miles without homes near them.

The Taelor Solar project spans into two separate counties. There are hundreds of square miles of vacant uninhabited land in directions opposite of neighbor residences. The near half of the proposed project in our county has homes that will be inundated by patches of solar field weaving in and out and around family homes. We have many neighbors who built their forever homes with their own two hands. One couple, in their nineties, built their home 23 years ago but are now faced with a drastically changing landscape right outside their window.

*A elder gentleman spoke to me last night with watery eyes and said "I am too old to fight this fight. Please help us".*

Many indications from the way that this project has been conducted thus far suggest that the company leading this charge has chosen our county as the weaker resistance. Obtaining permit in our county is the leverage Balanced Rock will use to obtain the other county's reluctant approval. The tangible and intangible losses in our neighborhood stand to be a calculated step in their greater plan.

Here is a small subset of the many flaws in this half baked application for Special Land Usage proposed by an undersized California company.

- Balanced Rock omits mention of half of the project when approaching residents and the county. They describe it as 5,152 acres in size when in reality it is 9,589 acres in size. They reference only the first phase in presentations so that the entirety of the project is not recognized. We view this as a strategic but material omission.
- All indications suggest that the other county, where half of this project is destined, has not even been preliminarily contacted while 6+ months of engagement has been underway in ours unbeknownst to our neighborhood until last minute notices were distributed several weeks ago.
- Balanced Rock has NOT yet obtained the necessary license rights, established a Land Rights Agent, negotiated necessary sharing of rights of way with the utilities to be able to connect into the proposed transmission lines. This was indicated in a letter from the public utility. Their application is premature.
- Balanced Rock's contracted environmental study omits species that we frequently see in the area such as protected bald eagle, prairie chicken and others
- Balanced Rock's contracted environmental study was admittedly cut short of assessing the presence of a protected prairie chicken out of the inconvenience that the survey needed to be conducted in April and they started too late.
- The neighbors collectively disagree with the environmental study contracted by Balanced Rock because it states only "moderate" or "marginal" impact on several listed bird species, deer, etc. when

conventional knowledge of solar fields clearly illustrates that foliage removal, continuous weed management, heat and reflection will eliminate birds and indirectly related species from the area. They will be expelled from this natural habitat and a significant margin beyond the borders of the project.

- The project's environmental impact potentially upsets CSU studies in wildlife that have been ongoing in this area
- Neighbors who have wandered in the prospective area of this project have discovered artifacts of native American origin on many occasions from various accounts.
- Balanced Rock's contracted hydrologic and geologic surveys neglect consideration that large portions of construction proposed (thousands of acres) will be built on sand that is barely held by grasses and native plants. Even now, with these plants in tact, high winds that frequent the weather patterns kick up sand storms. Construction here will exacerbate this many miles outside of our neighborhood impacting the entire town of Wiggins
- With a location at the far edge of a fire protection district, The project's emergency response plan is just shy of a paragraph and is only backed up by a rural volunteer fire department to respond.
- Balanced Rock's layouts fail to consider simple things like fire truck turn arounds.
- Balanced Rock's road plan fails to ensure safe response and will not keep roads passable by fire trucks in a region where sand is prevalent and flooding frequently washes out roads.

If you are a neighbor who's home will be impacted by this project please mention that in your reason for signing this petition.



Change.org website comments left by petition signers who chose to leave a comment

Name	City	State	Postal Cod	Country	Commented Date	Comment
Virginia Steffen	Grover	CO	80729	US	8/11/2023	"I live right next to the project and it will ruin my property."
Jessica Price	Erie	CO	80516	US	8/11/2023	that this project will negatively affect the surrounding area, including the loss of wildlife, risks to our health and safety due to issues of emergency services access and response, the inevitable dust storms, the it!! the negative environmental impacts the negative safety impact with increased fire danger and lack infrastructure in the county! Morgan and weld are both right to farm counties and this project will bring
Matt Yocam	Orchard	CO	80649	US	8/11/2023	"This destroys my way of life and neighborhood, and all the environment"
Kodi Hill	Wiggins	CO	80654	US	8/11/2023	"My property is up against this project and I'm concerned for my family's health and our safety"
Jolene Baumgartner		US			8/11/2023	"This proposed project has health and safety impacts that will affect my family and neighbors, has huge environmental impacts high fire danger and plenty other impacts on our community"
Chris Coar	Wiggins	CO	80654	US	8/11/2023	"I am opposed to this Solar thong"
Caryl Morgan	Flippin	AR	80002	US	8/11/2023	our health and safety being in such close proximity. I have many concerns about the lack of road maintenance in the area that we deal with on a regular basis. Our land where we raise food and garden my neighbors property*the soil is type c soil, so once it is disturbed the vegetation will not grow back, which will lead to wind and rain eroding the soil away*it will disturb the wildlife and the migration of
Mattie Bowling	Arvada	CO	80005	US	8/11/2023	"We need our farmland"
brandon allart	Wiggins	CO	80654	US	8/11/2023	"We are building our forever home close to the proposed site and are concerned about the affect on property values as well as impact on the surrounding natural habitats."
Skip Gardner	Eaton	CO	80615	US	8/12/2023	"Foremost, I am concerned for the safety of wildlife in the area of this solar farm. Not only will this project decrease all property values. it will also eliminate the potential use of the farmland. It would be a displeasure to see this historic land industrialized. The peaceful scenery of surrounding properties is inherently significant for residents' peace of mind and to maintain the way of life they are accustomed to."
Rebecca Blake	Orchard	CO	80649	US	8/12/2023	"I've lived here for 15 years I chose this piece of land because of its rural neighborhood the wildlife, the dark skies and the peaceful quietness the night brings. This project takes away all of those things. My grandson loves our home and the animals he collects and researches. This community will never be the same. It will be scarred for the rest of generations. Our homés will be unseilable. The price of food is high now, getting rid of more farm land it will inflation even more. Solar does feed us! Farmland does! Trees do! Grasses, grassland wildlife. The circle of life of which we know comes to a halt with this project."
Andrew Smith	Wiggins	CO	80654	US	8/12/2023	"I live across the street from this proposed project within 500 feet. I strongly oppose this project. My reasons for signing this petition include: The destruction of wildlife habitat in the area is a great concern to me. It's one of the reasons I moved here. The studies done by non-solar companies regarding the health issues involved in living next to a solar facility are terrifying. Property values and well-being's will be destroyed by this poorly planned project and shady tactics. This MUST be put to a stop!!!"
William Hill	Wiggins	CO	80643	US	8/12/2023	"I feel like this would destroy the wildlife and cause problems to the people in this neighborhood."
Clinton Warembourg	Denver	CO	80251	US	8/12/2023	
Michelle Beck	Aspermont	TX	79502	US	8/13/2023	

"It would be absolutely devastating for everyone who has invested their entire lives to this land to lose their dream of living in peace to greed, including those who were raised here. Thank you so much to everyone for their support!"

Stephanie Tapey Wiggins CO 80654 US 8/13/2023

Bev Sack Denver CO 80223 US 8/13/2023  
"How can this planned project possibly benefit the communities involved when these people have worked long and hard to maintain their lifestyle. Losing wildlife, agricultural land, the entire environmental balance will be ruined forever. With land available that will not destroy what nature and man have now, seems due diligence has far to go."

Kathy Kovanda Keenesburg CO 80643 US 8/14/2023  
"Destroy ag land and impact people who live near it negatively"

Bernadette Castillo Westminster CO 80031 US 8/14/2023  
"I care about our town!"

Michal Herde Wiggins CO 80654 US 8/14/2023  
"We are getting overrun with this sort of thing in rural areas. It disrupts the flow of nature and is an eyesore!"



Name	City	State	Postal Cod	Country	Signed On	Method
Adam Kaluba	Burleson	TX	76028	US	8/13/2023	Website
Addison Mayer	Wiggins	CO	80654	US	8/12/2023	Website
Ahna Raygoza	Wiggins	CO	80654	US	8/12/2023	Website
Alexandria Peck	Wiggins	CO	80654	US	8/12/2023	Website
Alberto Tovar	Wiggins	CO	80654	US	8/14/2023	Website
Allan Koenig	Wiggins	CO	80654	US	8/13/2023	Website
Allen Brigham	Wiggins	CO	80654	US	8/13/2023	Physical
Allen W Price JR	Denver	CO	80219	US	8/12/2023	Website
Amanda Kaus	Wiggins	CO	80654	US	8/11/2023	Website
Amanda Peck	Wiggins	CO	80654	US	8/12/2023	Physical
Amelia Vickers	Wiggins	CO	80654	US	8/13/2023	Website
Amir Mohammad	New York		10013	US	8/11/2023	Website
Amy Beltran	Fort Morg	CO	80701	US	8/14/2023	Website
Amy Davis	Brush	CO	80723	US	8/12/2023	Website
Andrew Onulak	Wiggins	CO	80654	US	8/13/2023	Physical
Andrew Smith	Wiggins	CO	80654	US	8/12/2023	Website
Angela Leist	Wiggins	CO	80654	US	8/13/2023	Physical
Araseli Mendez	Wiggins	CO	80654	US	8/13/2023	Physical
Art Sawall	Wiggins	CO	80654	US	8/14/2023	Website
Ashley Cule	Wiggins	CO	80654	US	8/12/2023	Physical
Ashley Sidell	Wiggins	CO	80654	US	8/13/2023	Website
Austin Ward	Corvallis	OR	97330	US	8/12/2023	Website
Axel Rudca	Wiggins	CO	80654	US	8/13/2023	Physical
B Kopetsky	Wiggins	CO	80654	US	8/13/2023	Physical
Barbara Kanzler	Wiggins	CO	80654	US	8/13/2023	Physical
Bernadette Castillo	Wiggins	CO	80654	US	8/14/2023	Website
Bertha Marta	Wiggins	CO	80654	US	8/13/2023	Physical
Beth Strickland	Denver	CO	80223	US	8/11/2023	Website
Bev Sack	Cortez	CO	81321	US	8/13/2023	Website
Biff Chavez	Wiggins	CO	80654	US	8/13/2023	Physical
Bill Stahley	Wiggins	CO	80654	US	8/12/2023	Website
Billi Blair	Wiggins	CO	80654	US	8/13/2023	Physical
Bobbe Rodgers	Wiggins	CO	80654	US	8/14/2023	Website
Boden Kalcevic	Bennett	CO	80102	US	8/12/2023	Website
brandon allart	Wiggins	CO	80654	US	8/11/2023	Website
Brandon R	Wiggins	CO	80654	US	8/13/2023	Physical
Brenda Addy	Wiggins	CO	80654	US	8/13/2023	Website
Brenda Lingo	Wiggins	CO	80654	US	8/14/2023	Website
Brenda Seibert	Miami	FL	33132	US	8/14/2023	Website
Brenda Speaker	Wiggins	CO	80654	US	8/14/2023	Website
Brian Wasson	Fort Morg	CO	80701	US	8/14/2023	Website
Brittany Crites	Wiggins	CO	80654	US	8/13/2023	Website
Brittany Polich	Wiggins	CO	80654	US	8/11/2023	Website
Bronwyn Kalcevic	Strasburg	CO	80136	US	8/12/2023	Website
rooke Bostron	Wiggins	CO	80654	US	8/14/2023	Website
Candace Antonino	Akron			US	8/13/2023	Website

Carla Milne	Wiggins	CO	80654 US	8/13/2023 Website
Carol Tormohlen	Fort Morgi	NE	80701 US	8/14/2023 Website
Caryl Morgan	Flippin	AR	80002 US	8/11/2023 Website
Cathy Call	Craig	CO	81625 US	8/13/2023 Website
Charles Marting				8/13/2023 Physical
Charlotte Kalcevic	Omaha	NE	68137 US	8/12/2023 Website
charlotte majd	New York		10013 US	8/14/2023 Website
Charlotte Pugh				8/13/2023 Physical
Chase Baumgartner	Wiggins	CO	80654 US	8/12/2023 Website
Chaundra Jacobs	Wiggins	CO	80654 US	8/11/2023 Website
Chloe Tate	Littleton	CO	80120 US	8/12/2023 Website
Chris Coar	Denver	CO	80210 US	8/11/2023 Website
Chris Isch	Phoenix	AZ	85014 US	8/13/2023 Website
Chris Nix				8/12/2023 Physical
Chris Panabaker				8/13/2023 Physical
Chris Smith	West Jordi	UT	84081 US	8/13/2023 Website
Christie Bonds				8/13/2023 Physical
Christina Middleton	Denver	CO	80218 US	8/13/2023 Website
Christine Klatt	Wiggins	CO	80456 US	8/13/2023 Website
Christopher Lucero				8/12/2023 Physical
Clarence Rybowiak	Denver	CO	80246 US	8/13/2023 Website
Clark Seek				8/13/2023 Physical
Clinton Warembourg	Denver	CO	80251 US	8/11/2023 Website
Cody Anderson				8/13/2023 Physical
Cody Monroe	Denver	CO	80251 US	8/13/2023 Website
Connie Shaffer				8/13/2023 Physical
Corey Rinker	Eaton	CO	80615 US	8/14/2023 Website
Craig Lippitt	Wiggins	CO	80654 US	8/13/2023 Website
Crystal Abbott				8/13/2023 Physical
Crystal Doyle	Johnstowr	CO	80128 US	8/11/2023 Website
Curtis Paki-Newport	Orlando		32828 US	8/12/2023 Website
Cynthia Martin	Arvada	CO	80004 US	8/12/2023 Website
Damion Lively	Wiggins	CO	80654 US	8/12/2023 Website
Dana Schueneman	Orchard	CO	80649 US	8/12/2023 Website
Daniel Frihauf	Omaha	NE	68137 US	8/13/2023 Website
Darbio Evertt				8/13/2023 Physical
Darlene Aguilar	Fort Morgi	CO	80701 US	8/13/2023 Website
Darren Atkins	Johnstowr	CO	80534 US	8/12/2023 Website
Deana Isch	Phoenix	AZ	85009 US	8/13/2023 Website
Debra Shafer				8/13/2023 Physical
Dedrick Spotsville	Salt Lake City		84107 US	8/12/2023 Website
Deena Peck	Wiggins	CO	80654 US	8/11/2023 Website
Delbert Richardson	Westcliffe	CO	81252 US	8/12/2023 Website
Denna Stahley				8/13/2023 Physical
Destiny Wilson	Dickinson	ND	58601 US	8/13/2023 Website
Destyne Kalcevic	Bennett	CO	80102 US	8/12/2023 Website
Diane Barker	Wiggins	CO	80654 US	8/13/2023 Website



Donald Babeon				
Donna Smith				
Duetta Langevin				
Eli Bass				
Elizabeth Miller				
Elizabeth Norden				
Ella Bard				
Ella Bard				
Emily Childers				
eric kaminski				
Erika Horner				
Ethan Smith				
Eureia Mendez				
Eva Cuckow				
Fernando Del corral				
Gabriel Ramos Mendoza				
Gail Waller				
Garett Irons				
Gene Coar				
George Gronn				
Georgia Heiss				
Gillian Steffen				
Ginger Covelli				
Gloria Carpenter				
Harold Tapey				
Hector				
Howell Donna				
Hunter Eldred				
Hunter Michael				
Issac Collier				
Izzy Vandermole				
Jam Stubblefield				
James Calnan				
James Rubedue				
Jared Frihauf				
Jason Weseman				
Javier Gibbons				
Jayce Davis				
Jayce Juba				
JD Gordon				
Jeanette A Bickler				
Jeff Haubert				
Jenna Watts				
Jennifer Cantrall				
Jennifer Haubert				
Jennifer James Erker				
Jennifer Wolfskill				
Hudson	CO	80642	US	8/14/2023 Website
Phoenix	AZ	85014	US	8/11/2023 Website
Nuevo	CA	92567	US	8/14/2023 Website
Wiggins	CO	80654	US	8/11/2023 Website
Geneseo		14454	US	8/14/2023 Website
Wiggins	CO	80654	US	8/14/2023 Website
Wiggins	CO	80654	US	8/13/2023 Website
Wichita	KS	67202	US	8/13/2023 Physical
Plainfield	IL	60586	US	8/11/2023 Website
Arvada	CO	80004	US	8/13/2023 Website
Wiggins	CO	80654	US	8/12/2023 Website
Weldona	CO	80653	US	8/13/2023 Website
Miami		33125	US	8/13/2023 Physical
Fort Morgi	CO	80701	US	8/14/2023 Website
Centennial	CO	80122	US	8/11/2023 Website
Monroe Tr	NJ	8831	US	8/12/2023 Website
Wiggins	CO	80654	US	8/13/2023 Physical
Wiggins	CO	80654	US	8/13/2023 Website
Lochbuie	CO	80601	US	8/13/2023 Website
Wiggins	CO	80654	US	8/13/2023 Physical
Roggen	CO	80652	US	8/12/2023 Physical
Littleton	CO	80128	US	8/13/2023 Website
Grand Rapids		49534	US	8/13/2023 Website
Paducah		42001	US	8/12/2023 Website
Weldona	CO	80653	US	8/13/2023 Physical
Bisbee		85603	US	8/14/2023 Website
Wiggins	CO	80654	US	8/13/2023 Physical
Portage la Prairie		R1N	Canada	8/13/2023 Website
Wiggins	CO	80654	US	8/13/2023 Website
Thornton	CO	80233	US	8/14/2023 Website
Wiggins	CO	80654	US	8/11/2023 Website
Wiggins	CO	80645	US	8/14/2023 Website
Aurora	CO	80013	US	8/14/2023 Website
Aurora	CO	80013	US	8/11/2023 Website
Wiggins	CO	80654	US	8/13/2023 Website
Denver	CO	80221	US	8/13/2023 Website
				8/14/2023 Website

Jeremiah Geno				8/13/2023 Physical
Jeremiah Josytewa				8/13/2023 Website
Jeremy Nicholson	Wiggins	CO	80654 US	8/12/2023 Physical
Jerry Romero				8/12/2023 Physical
Jessica Price	Wiggins	CO	80654 US	8/11/2023 Website
Jill Sund	Denver	CO	80202 US	8/14/2023 Website
Jim Keich				8/13/2023 Physical
Joann Smits				8/13/2023 Physical
Joe Baygosa				8/12/2023 Physical
John Kopetsky				8/13/2023 Physical
Jolene Baumgartner			US	8/11/2023 Website
Jordan Wilgenburg	Fort Morgi	CO	80701 US	8/13/2023 Website
Josh Lafp				8/13/2023 Physical
Josh Standiford	Lake Zurich		60047 US	8/14/2023 Website
Joshua Aguirre	Colorado	CO	80909 US	8/13/2023 Website
Juan Mendez				8/13/2023 Physical
Judy Johnston				8/13/2023 Physical
Julia Rubade				8/13/2023 Physical
Julio Androck				8/13/2023 Physical
Kaleigh Bates				8/13/2023 Physical
Kandace Thomas				8/13/2023 Physical
Karla Gravert	Ottawa	KS	66067 US	8/14/2023 Website
Kathi Dunavin	Greeley	CO	80634 US	8/13/2023 Website
Kathleen Kopetzky	Phoenix	AZ	85007 US	8/11/2023 Website
Kathy Kovanda	Wiggins	CO	80654 US	8/13/2023 Website
Katie Shaw	Keenesbur	CO	80643 US	8/14/2023 Website
Kay Meusbam				8/13/2023 Physical
Kaylee Stolberg				8/13/2023 Physical
kellie nelson	Denver	CO	80209 US	8/13/2023 Website
Kimberly Bourquin	Indian Land		29707 US	8/14/2023 Website
Kip Tani	Wiggins	CO	80654 US	8/12/2023 Website
Kodi Hill	Denver	CO	80214 US	8/14/2023 Website
Kortney Cobbley	Wiggins	CO	80654 US	8/11/2023 Website
Krishana Lingo	Fort Morgi	CO	80701 US	8/13/2023 Website
Kyle Barragree	Wiggins	CO	80654 US	8/13/2023 Website
Kyle Kaus	Wiggins	CO	80654 US	8/12/2023 Website
Lane Blake	Wiggins	CO	80654 US	8/13/2023 Website
Larry Powell	Wiggins	CO	80654 US	8/14/2023 Website
Laurie Mielke	Sheffield		16347 US	8/13/2023 Website
Leroy Gilbert	Wiggins	CO	80654 US	8/12/2023 Website
Les Jacobs	Hendersor	CO	80640 US	8/14/2023 Website
Leslie Cash	Orchard	CO	80649 US	8/12/2023 Website
Lynda Seek	Wiggins	CO	80654 US	8/11/2023 Website
Mac Kalcevic				8/13/2023 Physical
Mackenzie Lopp	Bennett	CO	80136 US	8/14/2023 Website
Madison Dreier	Wiggins	CO	80654 US	8/13/2023 Physical
Madison Stanley	Orchard	CO	80649 US	8/13/2023 Website
				8/13/2023 Website

Maira Galindo	Boonville NY	13309 US,	8/13/2023 Physical
Makayla Gammon			8/12/2023 Website
Makayla Stark			8/13/2023 Physical
Manuel Laguea			8/13/2023 Physical
Marcia Warembourg	Denver CO	80210 US	8/12/2023 Website
Marcia Wilson	Fort Morg: CO	80701 US	8/13/2023 Website
Marcos Rodriguez	San Marcos	78666 US	8/14/2023 Website
Maria Cismowski	Fort Morg: CO	80701 US	8/13/2023 Website
Maria Pona			8/13/2023 Physical
Mark Pugh			8/13/2023 Physical
Mark Pugh			8/13/2023 Physical
Mark Tapey			8/12/2023 Website
Mark Walker	Wiggins CO	80654 US	8/14/2023 Website
Mary Danhour	Denver CO	80209 US	8/13/2023 Website
Mary Graham	Parker CO	80138 US	8/13/2023 Physical
Matt Yocam			8/11/2023 Website
Matthew Kappert	Orchard CO	80649 US	8/14/2023 Website
Matthew Matassa	Wiggins CO	80654 US	8/14/2023 Website
Mattie Bowling	Omaha CO	80922 US	8/11/2023 Website
Mecaila Farnsworth	Wiggins CO	80654 US	8/12/2023 Website
Megan Trujillo	Grover CO	80729 US	8/13/2023 Website
Melissa Fowler	Wiggins CO	80654 US	8/13/2023 Physical
Melissa Hawkins	La Salle CO	80645 US	8/11/2023 Website
Melissa Ricks	Fort Morg: CO	80701 US	8/12/2023 Website
Melvin Weseman			8/13/2023 Physical
Michael Goodman	Wiggins CO	80654 US	8/13/2023 Website
Michael Jones	Parker CO	80134 US	8/13/2023 Website
Michal Herde	Wiggins CO	80654 US	8/14/2023 Website
Michelle Beck	Aspermon TX	79502 US	8/13/2023 Website
Michelle Peterson	Ault CO	80610 US	8/14/2023 Website
Michelle Vaskin			8/13/2023 Physical
Mike Castada			8/12/2023 Physical
Mindy Mudd-Mutter	Wiggins CO	80654 US	8/12/2023 Website
Misty Gwin	Johnstowr CO	80534 US	8/11/2023 Website
Moises Fermin	Littleton, CO	80120 US	8/14/2023 Website
Monica Muth	Keenesbur CO	80643 US	8/11/2023 Website
Monroe Peck			8/12/2023 Physical
Nadina Worthman	Wiggins CO	80654 US	8/12/2023 Website
Nancy Gray		US	8/11/2023 Website
Natalie Goodman	Wiggins CO	80654 US	8/13/2023 Website
Nathan Cullison			8/12/2023 Physical
Nathan Frihauf	Windsor CO	80550 US	8/12/2023 Website
Nathan Shafer	Wiggins CO	80654 US	8/13/2023 Website
Nathen Shafer			8/13/2023 Physical
Nichole Merrian			8/12/2023 Physical
icole Addy	Brighton CO	80601 US	8/14/2023 Website
Nicole Bethell	Denver CO	80206 US	8/12/2023 Website



Nugely Rodriguez				8/13/2023 Physical
Parnalak Forsha				8/13/2023 Physical
Patricia Crites	Wiggins	CO	80654 US	8/12/2023 Website
Patricia Frihauf	Wiggins	CO	80654 US	8/13/2023 Website
Patricio Quillimaco	Greeley	CO	80631 US	8/13/2023 Website
Paula Onulde				8/13/2023 Physical
Peefern Aris				8/13/2023 Physical
Penney Tapey	Wiggins	CO	80654 US	8/13/2023 Website
Peyton Allart	Wichita	KS	67213 US	8/13/2023 Website
Phillip Vigil	Wiggins	CO	80654 US	8/14/2023 Website
Rachel Hoyt	Wiggins	CO	80654 US	8/13/2023 Website
Ralph Sidell	Omaha	NE	68137 US	8/14/2023 Website
Randy Ravnsborg	Denver	CO	80218 US	8/11/2023 Website
Rebecca Blake	Wiggins	CO	80654 US	8/12/2023 Website
Rebecca Paschall	Wiggins	CO	80654 US	8/13/2023 Website
Rebecca Victor	Wiggins		80654 Trinidad &	8/11/2023 Website
Renee Perkins				8/12/2023 Physical
Rhoda Nix				8/12/2023 Physical
Rick Abelson				8/13/2023 Physical
Rita Fling				8/13/2023 Physical
Rita Panabaker				8/13/2023 Physical
Rita Schmitz				8/13/2023 Physical
Rita Tidwell	Wiggins	CO	80654 US	8/11/2023 Website
Robert Forsha				8/13/2023 Physical
Robert Mayer				8/11/2023 Website
Robin Ihli				8/13/2023 Physical
Rod Willson	Wiggins	CO	80654 US	8/14/2023 Website
Roger Hickey	Wiggins	CO	80654 US	8/13/2023 Website
Roger HUNTER	Longmont	CO	80504 US	8/12/2023 Website
Ryan Bourquin	Wiggins	CO	80654 US	8/12/2023 Website
Ryan Mutter	7417 coun	CO	80654 US	8/12/2023 Website
Sam Belmonte	Denver	CO	80202 US	8/12/2023 Website
Samira Enriquez	Yuma	CO	80759 US	8/12/2023 Website
Samuel Gluck	Platteville	CO	80651 US	8/11/2023 Website
Sandy Parker				8/12/2023 Physical
Sarah Beery	Wiggins	CO	80654 US	8/13/2023 Website
Sarah Goodman	Wiggins	CO	80654 US	8/13/2023 Website
Sarah Santos	Roggen	CO	80652 US	8/12/2023 Website
Scott Hoyt	Wiggins	CO	80654 US	8/11/2023 Website
Shae William	Wiggins	CO	80654 US	8/13/2023 Website
Shannon Young				8/13/2023 Physical
Shawn Stolberg	Wiggins	CO	80654 US	8/13/2023 Website
Shaylene Allart	Wiggins	CO	80654 US	8/11/2023 Website
sheena padilla	Wiggins	CO	80654 US	8/14/2023 Website
Shelly Larsen	Wiggins	CO	80654 US	8/11/2023 Website
Sherry Shivley	Wray	CO	80758 US	8/11/2023 Website
Sheyanne Coar	Fort Lupto	CO	80621 US	8/14/2023 Website

Sierra Eldred	Roggen CO	80652 US	8/14/2023 Website
Sierra Wacker	Wiggins CO	80654 US	8/13/2023 Website
Skip Gardner	Keenesbur CO	80634 US	8/12/2023 Website
Slate Pippin			8/12/2023 Physical
Soni Keich			8/13/2023 Physical
Stacey Martindale	Fort Morg; CO	80701 US	8/14/2023 Website
Stephanie Adams	Wiggins CO	80654 US	8/11/2023 Website
Stephanie Amen	Fort Morg; CO	80701 US	8/13/2023 Website
Stephanie Mayer	Wiggins CO	80654 US	8/11/2023 Website
Stephanie Michalk	Magnolia TX	77355 US	8/13/2023 Website
Stephanie West	Wiggins CO	80654 US	8/13/2023 Website
Steve Bard	Wiggins CO	80654 US	8/14/2023 Website
Sydney Lowry		US	8/14/2023 Website
Sylvestra Herrera			8/13/2023 Physical
Syzil Suzi	Torrington WY	82240 US	8/14/2023 Website
Tamara Parlee			8/13/2023 Physical
Tamela Armstrong	Wiggins CO	80654 US	8/14/2023 Website
Tammy Yoder	Wiggins CO	80654 US	8/13/2023 Website
Tania Guzmán	Wiggins CO	80654 US	8/13/2023 Website
Tatyana Krivtsova	Wiggins CO	80654 US	8/11/2023 Website
Ted Wilson	Wiggins CO	80654 US	8/14/2023 Website
Terry Sauer			8/13/2023 Physical
Tim Smits			8/13/2023 Physical
Todd Olson			8/13/2023 Physical
Tracy Davis	Wiggins CO	80654 US	8/14/2023 Website
Tracy Smith	Strasburg CO	80136 US	8/13/2023 Website
Travis Acker	Wiggins CO	80654 US	8/11/2023 Website
Tyler Ackley			8/12/2023 Physical
Tyler Ehler	Denver CO	80251 US	8/14/2023 Website
valentina chavarri	Orlando	32802 US	8/11/2023 Website
Venessa Long	Wiggins CO	80654 US	8/14/2023 Website
Vern Yonkem			8/13/2023 Physical
Virginia Olson	Cheyenne WY	82001 US	8/12/2023 Website
Virginia Steffen	Wiggins CO	80654 US	8/11/2023 Website
Wanda Harig			8/13/2023 Physical
Windy Sawall	Wiggins CO	80654 US	8/14/2023 Website
Wendy Gorten			8/13/2023 Physical
Wendy Pulido			8/13/2023 Physical
William Crites	Denver CO	80218 US	8/13/2023 Website
William Hill	Wiggins CO	80643 US	8/12/2023 Website
William T Jone			8/13/2023 Physical
Zachary Cotter	Wiggins CO	80645 US	8/11/2023 Website

At 227 (228 because Art and Windy Sawall combined signatures) when taken 15:35 on 8/14  
Physical signatures not yet input:

**TOTAL:**

**362**

Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
Michaelson Jeremy	<i>[Signature]</i>	29521 LORD 39	FUCK OFF	8/12/23
Christopher Cuervo	<i>[Signature]</i>	1866 E 16th		08/12/23
Mathew Cullison	<i>[Signature]</i>	6080 County Rd W		8/12/23
Tyler Ackley	<i>[Signature]</i>	13888 CR 3, Longmont		8/12/23
Mike Castade	<i>[Signature]</i>	29994 CR-18		8-12-23
Hector	<i>[Signature]</i>	29999 CR-18		8-12-23
Slate Pippin	<i>[Signature]</i>	27830 WCR 18 <sup>Keenesburg</sup>		8-12-23
Nichole Mernan	<i>[Signature]</i>	103 Bluebell Ct.	NO Solar!!!	8/12/23
Khoda Nix	<i>[Signature]</i>	106 11th ave		8/12/23
Chris Nix	<i>[Signature]</i>	106 11th ave	NO Solar!!!	8/12/23
Renee Perkins	<i>[Signature]</i>	107 11th Ave	---	8/12/23
Jerry Romero	<i>[Signature]</i>	104th Ave		8/12/23
Joe Maygarden	<i>[Signature]</i>	1111 Bison way		8/12/23



**Petition to Morgan County Planning and Building Department**

Petition summary and background	<p>MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES</p> <p>Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.</p>

Printed Name	Signature	Address	Comment	Date
Monroe Peck	<i>Monroe Peck</i>	1102 Osprey Way		8/12
Alexandria Peck	<i>Alexandria Peck</i>	1102 Osprey Way		8/12
Ashley Cole	<i>Ashley Cole</i>	109 Birchwood		8/12
Sandy Parker	<i>Sandy Parker</i>	109 Birchwood		8/12
Marla Pava	<i>Marla Pava</i>	12293 Co. Rd. 1		8/13
Eusebia Mendez	<i>Eusebia Mendez</i>	14015 County Rd 2		8/13
Ameli Mendez	<i>Ameli Mendez</i>	14015 County Rd 2		8/13
Juan Mendez	<i>Juan Mendez</i>	14015 County Rd 2		8/13
Juan Mendez Zurriaga	<i>Juan Mendez Zurriaga</i>			
Debra Shuster	<i>Debra Shuster</i>	2543 Co. Rd 0	Virginia	8/13
Nathan Shuster	<i>Nathan Shuster</i>	2543 Co. Rd 0		8/13
William Jones	<i>William Jones</i>	13845 Rd 3		8/13

## Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES  Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
Linger Lovell	<i>[Signature]</i>	14455 Rd. 3, Wiggins		8-13-23
Connie Shaffer	<i>[Signature]</i>	14705 R3 Wiggins		8-13-23
Judi Johnston	<i>[Signature]</i>	15188 R3 Wiggins		8-13-23
Charlotte L. Pugh	<i>[Signature]</i>	3374 CRP Wiggins		8-13-23
Martha A. Pugh	<i>[Signature]</i>	3374 CRP Wiggins		8-13-23
Shannon Young	<i>[Signature]</i>	51 W 2nd Ave. Wiggins		8/13/23
Ella Beard	<i>[Signature]</i>	9827 Hwy 52 Wiggins		8/13/23
Hattie Shaw	<i>[Signature]</i>	2226 29 Grand Ave Orchard, CO		8/13/23
Issae Collier	<i>[Signature]</i>	5188 Hwy 149 Weidong Colorado		8/13/23
Gloria Carpenter	<i>[Signature]</i>	4219 Cnty Rd 1 Rogers, MO 64801		8/13/23
Jessamyn Jensen	<i>[Signature]</i>	367 Dickson St		8/13/23
Christy Bonds	<i>[Signature]</i>	701 warrior st Wiggins, MO		8/13/23
PiYa schmitz	<i>[Signature]</i>	3050 Rd 2P CO		8/13/23



**Petition to Morgan County Planning and Building Department**

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
Rita Fling	<i>Rita Fling</i>	305 Dickson St Wiggins 80654		8/13/23
JAMES RUBEN	<i>Jim Ruben</i>	303 Dickson St 80654		8/15/23
Sylvestra Herrera	<i>Sylvestra Herrera</i>	408 Dickson St 80654		8/13/23
JAMES ERIC CANNAN	<i>James Eric Cannan</i>	313 Dickson St. 80654		08/13/23
Angela Leist	<i>Angela Leist</i>	105 4th Ave Wiggins 80654		8/13/23
Tim Smith	<i>Tim Smith</i>	105 4th Ave Wiggins 80654		8/13/23
Maira Calindo	<i>Maira Calindo</i>	403 High St Wiggins Co. 80654		8/13/23
Bertha Maria	<i>Bertha Maria</i>	403 High St Wiggins 80654		8/13/23
MANUEL	<i>Manuel</i>	403 High St Wiggins 80654		8/13/23
Nuepy Rodriguez	<i>Nuepy Rodriguez</i>	403 High St Wiggins 80654		8/13/23
Vern Yorkem	<i>Vern Yorkem</i>	417 High St Wiggins 80654		8/13/23
Rita Panabaker	<i>Rita Panabaker</i>	408 Becky St Wiggins 80654		8/13/23
Chris Lambaker	<i>Chris Lambaker</i>	408 Becky St Wiggins 80654		8/13/23



## Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES  Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
Terry Sauer	<i>Terry Sauer</i>	314 Becky St.		8/13/23
Wendy Gorton	<i>Wendy Gorton</i>	315 Becky St		8/13/23
<del>John Kupstelski</del>	<del><i>John Kupstelski</i></del>	<del>300 Becky St</del>		<del>8/13/23</del>
<del>Matthew B. Matthews</del>	<del><i>Matthew B. Matthews</i></del>	<del>311 Becky St</del>		
<del>Barbara Kender</del>	<del><i>Barbara Kender</i></del>	<del>613 3rd Ave</del>		8/13/23
<del>David E. Smith</del>	<del><i>David E. Smith</i></del>	<del>300 Suzanne</del>		8-13-23
<del>Chris M. Martin</del>	<del><i>Chris M. Martin</i></del>	<del>312 Suzanne St</del>		8-13-23
Carl Waller	<i>Carl Waller</i>	318 Suzanne St		8-13-23
Rhonda	<i>Rhonda</i>	410 <del>Wedge</del> <sup>SALLY ST.</sup>		8-13-23
John Smith	<i>John Smith</i>	402 Sally St		8/13/23
Lynda Seek	<i>Lynda Seek</i>	314 Sally St		8/13/23
Clark Setz	<i>Clark Setz</i>	314 Sally St		8-13-23
Zick Ableson	<i>Zick Ableson</i>	312 Sally St		8-13-23

Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
Mark Pugh	<i>Mark Pugh</i>	3374 CR-A	Fuck Noooo!	8/13/2023
Crystal Abbott	<i>Crystal Abbott</i>	114 Pearl St		8/13/2023
Julia Rubada	<i>Julia Rubada</i>	303 Dickson St	NO NO NO	8/13/2023
Wendy Pulido	<i>Wendy Pulido</i>	303 Dickson St	taking away farm land for solar	8/13/2023
Fee Fee Anis	<i>Fee Fee Anis</i>	709 Dickson St		8-13-2023
Kay Meuser	<i>Kay Meuser</i>	203 High St		8-13-23
Paula Onick	<i>Paula Onick</i>	209 Corona Ave		8-13-23
Andrew Onick	<i>Andrew Onick</i>	209 Corona Ave	Buid elsewhere	8/13/23
Wanda Harig	<i>Wanda Harig</i>	209 Corona Ave		8/13/23
Dorje Brown	<i>Dorje Brown</i>	1088 Johnson St		8/13/23
Erica G. R.	<i>Erica G. R.</i>	1088 Johnson St		8/13/23
Cody Anderson	<i>Cody Anderson</i>	2106 CR P		8/13/23
Tammie Parcell	<i>Tammie Parcell</i>	1025 5th Ave		8/13/23



Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
Melissa Fowler	<i>Melissa Fowler</i>	13895 county R3 Wiggins, C		8-13-23
Melvin Weseman	<i>Melvin Weseman</i>	319 Becky st		8/13/23
Maleigh Bates	<i>Maleigh Bates</i>	319 Becky St		8/13/23
Malayla Stark	<i>Malayla Stark</i>	4514 CRD Q		8/13/23
Jason Weseman	<i>Jason Weseman</i>	4514 GRD Q		8/13/23
Todd Olson	<i>Todd Olson</i>	324 Becky Koppin st		8-13-23
Soni Reich	<i>Soni Reich</i>	313 Suzanne		8/13/23
Jim Reich	<i>Jim Reich</i>	313 Suzanne		8/13/23
Julio Andrade	<i>Julio Andrade</i>	315 Suzanne		8-13-23
Jeremy Kyte	<i>Jeremy Kyte</i>	403 Suzanne st		8-13-23
Axctawanda	<i>Axctawanda</i>	414 Suzanne St.		8-13-23
Josh LAPP	<i>Josh LAPP</i>	701 5 <sup>th</sup> Ave		8-13-23
Robert Forks	<i>Robert Forks</i>	703 Shane		8-13-23



Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
Pamelak. Ersha	<i>Pamelak Ersha</i>	703 5th Ave, Wiggins CO		8-13-2023
Mackenzie Jopp	<i>Mackenzie Jopp</i>	701 5th Ave Wiggins CO		8-13-2023
Jude Bowen	<i>Jude Bowen</i>	408 Scully street Wiggins		8-13-2023
Rudy Graham	<i>Rudy Graham</i>	315 Scully Street Wiggins		8-13-2023
Mary Graham	<i>Mary Graham</i>	315 Scully St. Wiggins		8-13-23
Michelle Vaskin	<i>Michelle Vaskin</i>	313 Scully St Wiggins		8-13-23
Allen Brigham	<i>Allen Brigham</i>	311 Scully Wiggins		8-13-23
Bill Stahley	<i>Bill Stahley</i>	303 Scully, Wiggins, CO		8-13-23
Donna Stahley	<i>Donna Stahley</i>	303 Scully, Wiggins, CO		8-13-23

Recorded  
↑

Chris 970 324 0490

Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the environment.

Printed Name	Signature	Address	Comment	Date
Chris Franzen		1102 Johnson St. Wiggins	Preserve Morgan Co	8-12-23
Francisco Garcia		506 Pronghorn ct	Save Morgan County	8-13-23
Ylcyis Garcia		506 Pronghorn ct	Save Morgan County	8-13-23
C. Marquez	Cindy Marquez	509 Pronghorn Ct	Preserve Morgan County	8-13-23
A. Janet		507 Pronghorn Ct	Not Right!	8-13-23
Angel A. Rodriguez		511 Pronghorn Ct	Not Right!	8-13-23
Blake Lamb		515 Pronghorn Ct	Not Right	8-13-23
Carolina Perez		504 Pronghorn Ct	Shame on you!!	8-13-23
Evan Worthman		1107 Bison Way	NOT GOOD	8-13-23
BARBARA Acosta		1103 BISONWAY	NO NO NO	8-13-23
Brian Johann		1101 Bisonway	Not Right	8-13-23
Sofia Garcia		506 Pronghorn ct	Please don't do it	8-13-23
Fernando Hernandez	Fernando H	1111 Bison way	Save Morgan County	8-13-23



Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
MAEY ELLEN MORGAN	<i>Mae Ellen Morgan</i>	104 Jasper Wiggins, CO 80654		8/12/23
LES JACOBS	<i>Les Jacobs</i>	22256 WCR 87 ORCHARD CO		8/14/23
ARLENE KROEGER	<i>Arlene Kroeger</i>	306 B. & C. 44 St Wiggins CO 80654		8/13/23
Wayne Kloss	<i>Wayne Kloss</i>	306 Bedy St Wiggins CO 80654		8/13/23
Lynn Veach	<i>Lynn Veach</i>	9524 Co. Rd. 93 Wiggins CO 80654		8/13/23
Kniel Kreim	<i>Kniel Kreim</i>	4629 Rd 12 Wiggins CO 80654		8/13/2023
Mark Haake	<i>Mark Haake</i>	4381 County Rd 4 Wiggins CO		8/13/2023
Steve Bruntz	<i>Steve Bruntz</i>	county Rd 4 3506 Wiggins CO 80654		8/13/23
STAN BAUMGARTNER	<i>Stan Baumgartner</i>	12491 RD 3 Wiggins		8/13/23
Timothy Peggren	<i>Timothy Peggren</i>	0613 RD Wiggins		8/13/23
Austin Reed	<i>Austin Reed</i>	201 Jasper Street Wiggins, CO 80654	No!!!!	8/14/23
RAY DECHANT	<i>Ray Dechant</i>	13126 Hwy 52 Wiggins CO 80654		8/14/23
Carolyn Dechant	<i>Carolyn Dechant</i>	13126 Hwy 52 Wiggins, Co. 80654		8/14/23
Glen Wilcox	<i>Glen Wilcox</i>	23758 Rd 2 Orchard 80649	NO	8/14/23











Petition to Morgan County Planning and Building Department

Petition summary and background	<p>MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES</p> <p>Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.</p>

Printed Name	Signature	Address	Comment	Date
SHAWN DAVIS		1532 CR M WIGGINS, CO	ENVIRONMENTAL IMPACT	8-12
Tyler Davis		14349 CR 25 104 20 Brushy CO		8-12
Jeremiah Jacobs		1532 CR M Wiggins, CO	Environmental Impact	8-12
Arturo Morales		105 PARKVIEW UNIT B		8-12
Laura Schweitzer		6500 CR 87 Wiggins, CO 80652	Environmental Impact	8-13
Jeremiah Schaefer		6500 CR 87 Wiggins CO 80652	lack of economical viability	8-13
NyKoda Jacobs		22286 County rd 87 Orchard Co 80649	environmental impact	8-13
Kyle Kenewing		3602 15TH AVE EVANS CO 80620	Environmental impact	8-13
Les Jacoby		22286 WCR 87 ORCHARD CO	More GREEN CRAP should be built	8-13
WALTER T JONES		17024 WCR 2, Wiggins Co	TAX & WASTED	8-13
Jama Fountain		7701 DEARB ST DENVER, CO 80221	TAX & WASTED	8/13
Steve LeBlanc		307 Emerald st Wiggins CO 80654		8/14

Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAELOER SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
Steve Ledford		304 Main St	tell NO	8/14/23
Barbara		324 Main St	NO	
Sandra Ewertz		4504 ELY RD V	NO	8/14/23
Wayne Ewertz		4504 CR V	NO	8/14/23
Jason Erker		5755 CR 2	NO	8-14-23
Jane Schroeder		1244 CR H	NO	8-14-23
Debra Ewertz		1664 CR H	NO	8-14-23
Leon Erker		1664 CR H	NO	8-14-23
ALEX BERNHARDT		*	NO	8-14-23
Janifer Hundert		3119 CR R	NO	8-14-23
Jeff Hundert		3119 CR R	NO	8-14-23

# PETITION

## Move Taelor Solar Project Away From Family Homes

We are a small rural community of neighbors with our homes interspersed among corn fields and pastures. Based on a published WHO recommended distance of 1.2 miles (2km), we ask that the Morgan County Planning Commission impose a 1.2 mile setback from any occupied residence near the Taelor Solar project.

Our state has mandated a move to renewables which we acknowledge and support. Of course solar panels and wind mills have to go somewhere. Uninhabited land in opposite directions of family homes is abundant in this area. The fact is, this project could succeed with setback distances from our neighborhood/homes increased to 1.2 miles in an area where there are hundreds of square miles without homes near them.

The Taelor Solar project spans into two separate counties. There are hundreds of square miles of vacant uninhabited land in directions opposite of neighbor residences. The near half of the proposed project in our county has homes that will be inundated by patches of solar field weaving in and out and around family homes. We have many neighbors who built their forever homes with their own two hands. One couple, in their nineties, built their home 23 years ago but are now faced with a drastically changing landscape right outside their window.

*A elder gentleman spoke to me last night with watery eyes and said "I am too old to fight this fight. Please help us".*

Many indications from the way that this project has been conducted thus far suggest that the company leading this charge has chosen our county as the weaker resistance. Obtaining permit in our county is the leverage Balanced Rock will use to obtain the other county's reluctant approval. The tangible and intangible losses in our neighborhood stand to be a calculated step in their greater plan.

Here is a small subset of the many flaws in this half baked application for Special Land Usage proposed by an undersized California company.

- Balanced Rock omits mention of half of the project when approaching residents and the county. They describe it as 5,152 acres in size when in reality it is 9,589 acres in size. They reference only the first phase in presentations so that the entirety of the project is not recognized. We view this as a strategic but material omission.
- All indications suggest that the other county, where half of this project is destined, has not even been preliminarily contacted while 6+ months of engagement has been underway in ours unbeknownst to our neighborhood until last minute notices were distributed several weeks ago.
- Balanced Rock has NOT yet obtained the necessary license rights, established a Land Rights Agent, negotiated necessary sharing of rights of way with the utilities to be able to connect into the proposed transmission lines. This was indicated in a letter from the public utility. Their application is premature.
- Balanced Rock's contracted environmental study omits species that we frequently see in the area such as protected bald eagle, prairie chicken and others
- Balanced Rock's contracted environmental study was admittedly cut short of assessing the presence of a protected prairie chicken out of the inconvenience that the survey needed to be conducted in April and they started too late.
- The neighbors collectively disagree with the environmental study contracted by Balanced Rock because it states only "moderate" or "marginal" impact on several listed bird species, deer, etc. when



conventional knowledge of solar fields clearly illustrates that foliage removal, continuous weed management, heat and reflection will eliminate birds and indirectly related species from the area. They will be expelled from this natural habitat and a significant margin beyond the borders of the project.

- The project's environmental impact potentially upsets CSU studies in wildlife that have been ongoing in this area
- Neighbors who have wandered in the prospective area of this project have discovered artifacts of native American origin on many occasions from various accounts.
- Balanced Rock's contracted hydrologic and geologic surveys neglect consideration that large portions of construction proposed (thousands of acres) will be built on sand that is barely held by grasses and native plants. Even now, with these plants in tact, high winds that frequent the weather patterns kick up sand storms. Construction here will exacerbate this many miles outside of our neighborhood impacting the entire town of Wiggins
- With a location at the far edge of a fire protection district, The project's emergency response plan is just shy of a paragraph and is only backed up by a rural volunteer fire department to respond.
- Balanced Rock's layouts fail to consider simple things like fire truck turn arounds.
- Balanced Rock's road plan fails to ensure safe response and will not keep roads passable by fire trucks in a region where sand is prevalent and flooding frequently washes out roads.

If you are a neighbor who's home will be impacted by this project please mention that in your reason for signing this petition.

**Petition to Morgan County Planning and Building Department**

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES  Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the environment.

Printed Name	Signature	Address	Comment	Date
✓ ALAN GALE HAMPTON	<i>Alan Hampton</i>	19528 HY 39		8-24-23
✓ Terri Cooper	<i>Terri Cooper</i>	PO Box 4		8-24-23
✓ Cyndee Whitely	<i>Cyndee Whitely</i>	430 Maple		8-24-23
✓ Denise Eiche	<i>Denise Eiche</i>	1303 Edmunds		8-24-23
✓ Sammie Covell	<i>Sammie Covell</i>	24245 Rd 5		8/24/23
✓ Tolene Malone	<i>Tolene Malone</i>	820 Vickie		8/24/23
✓ Gentie Chapin	<i>Gentie Chapin</i>	8244 Hwy 144		8/24/23
✓ Ruth Meade	<i>Ruth Meade</i>	227 Balsom		8-24-23
✓ Vera Hockley	<i>Vera Hockley</i>	583 Celyne → Vera Hockley		8-24-23
✓ Wanda Rosten	<i>Wanda Rosten</i>	325 E. RIVERVIEW Wanda Rosten		8/24/23
✓ A Woodward	<i>A Woodward</i>	6 Cambridge St		8-24-23
✓ LAURA PARNELL	<i>Laura Parnell</i>	WELDONA		8-29-23
✓ Keith Wader	<i>Keith Wader</i>	Wiggins CO		8/29/23

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Printed Name	Signature	Address	Comment	Date
✓ Vicki Horn	<i>Vicki Horn</i>	1031 E 4th <sup>Akron, CO</sup>		8/24
✓ SYBIL NELSON	<i>Sybil Nelson</i>	450 ASH <sup>AKRON CO</sup>		8/24
✓ George Raese	<i>George Raese</i>	450 ASH <sup>AKRON CO</sup>		8/24
✓ John Horn	<i>John Horn</i>	1031 E 4th St. <sup>Akron CO</sup>		8/24
✓ Rich Nickerson	<i>Rich Nickerson</i>	41852 CR DD <sup>AKRON CO</sup>		8/24
✓ Forest M. Conant	<i>Forest M. Conant</i>	86 Main Ave. Akron, Co.		8/24
✓ Thomas Bender	<i>Thomas Bender</i>	22017 Hwy 39 Weldon	Totally against	8/24
✓ MARILYN BENDER	<i>Marilyn Bender</i>	22017 Hwy 39 Weldon	VERY detrimental to environment	8/24
✓ Gladys Holloway	<i>Gladys Holloway</i>	401 E Riverwind <sup>Wagon FM CO</sup>		8/24
✓ Robert Fabry	<i>Robert Fabry</i>	<del>3444</del> CR S Wiggins		8/24
✓ Kei McDonnell	<i>Kei McDonnell</i>	8302 RR Akron		8/24
✓ Pamela Schwab	<i>Pamela Schwab</i>	714 Turner Street <sup>Brush, CO</sup>		8/24
✓ Timothy P. Schwab	<i>Timothy P. Schwab</i>	714 Turner St. <sup>Brush CO</sup>		8/24/20



Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
✓ Diana Seibert	<i>Diana Seibert</i>	1092 Johnson St		8/17/23 ✓
✓ <del>Carla</del> CRAIG MILLER	<i>[Signature]</i>	8183 W Cornell Ave La		8/18/23 ✓
✓ CRAIG MILLER	<i>[Signature]</i>	3261 CR 6 WIGGINS CO		8/18/23 ✓
✓ Elva Bessick Esq.	<i>[Signature]</i>	312 Karen		8/18/2023 ✓
✓ Loretta Walker	<i>[Signature]</i>	24214 CR 10 Hudson Co		8-19-2023 ✓
✓ Pearl Johnson	<i>[Signature]</i>	814 95 C.R. 10		8-19-2023 ✓
✓ Lynette Veik	<i>[Signature]</i>	2565 56th Ave Greely, CO		8-20-2023 ✓
✓ Dean Veik	<i>[Signature]</i>	2565 56th Ave Greely CO 80834		8-20-2023 ✓
✓ Elsie Naitt	<i>[Signature]</i>	618 W. 7th Ave. Jk. Morgan, CO 80701		8-20-2023 ✓
✓ Barbara Chilcote	<i>[Signature]</i>	315 High St. Wiggins, CO 8065		8-21-23 ✓
✓ Deb Mobley	<i>[Signature]</i>	14980 Harvard Rd Ft. Morgan, CO 80701		8-21-23 ✓
✓ NORMA LINGG	<i>[Signature]</i>	5401 Cray Rd Wiggins, CO 80654		8/21/23 ✓
✓ DOROTHY KAMUSKI	<i>[Signature]</i>	618 W. 7th Ave. Ft. Morgan, CO 80701		8/21/23 ✓

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Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
✓ Immaculada	<i>[Signature]</i>	4009 Rd K.	—	8-21-23 ✓
✓ Brian	<i>[Signature]</i>	4009 Rd K	—	8-21-23 ✓
✓ Don	<i>[Signature]</i>	4009 rd k.	more 'Dem' ? Crape ?	8/21/23 ✓
✓ Theodore	<i>[Signature]</i>	Wilson- Theobald 12494 RD2		8-29-23 ✓
✓ Rafaela	<i>[Signature]</i>	Wilson-12494 Rd 2		8-29-23 ✓
✓ Sunny	<i>[Signature]</i>	102 BLUEBELL CT	NO WAY	8-29-23 ✓
✓ Reaction	<i>[Signature]</i>	4900 CR 5	leave the natural beauty alone	8/29/2023 ✓
✓ Bill	<i>[Signature]</i>	4750 CR B	NO	8-29-23 ✓
✓ Rose	<i>[Signature]</i>	4750 CR B	NO	8-29-23 ✓
✓ Chris	<i>[Signature]</i>	31378 Rd orchard	NO	8-30-23 ✓
✓ Kichele	<i>[Signature]</i>	312 Glacier Ave	NO	8-30-23 ✓

Petition to Morgan County Planning and Building Department

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
✓ Barry Richardson		9718 CR 3 Wiggins		8/21/23 ✓
✓ Carol Richardson		9718 CR 3 Wiggins		8/21/23 ✓
✓ Jack Frihaaf		81160 CR 3 Wiggins		8/21/23 ✓
✓ Patricia Frihaaf		81160 CR 3 Wiggins		8/21/23 ✓
✓ Rafaelita Luna		207 High St. Wiggins		8/22/23 ✓
✓ Laura P. Parnell		488 Main Weldon		8/22/23 ✓
✓ Violet Anderson		208 High St Wiggins		8/22/23 ✓
✓ Florence Barnett		105 Jasper Wiggins		8/22/23 ✓
✓ Jerrad Mildenberger		18505 Hwy 39 Wiggins		8/23/23 ✓
✓ Lana Mildenberger		18505 Hwy 39 Wiggins		8/24/23 ✓



Petition to Morgan County Planning and Building Department

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Printed Name	Signature	Address	Comment	Date
✓ MJ Rhodes	<i>[Signature]</i>	21855 WCR 87		8/25/23
✓ CW Coggett	<i>[Signature]</i>	7044 4th Ave		8/26/23
✓ Tassy Fahrenkopf	<i>[Signature]</i>	1084 Johnson St Wiggins, CO 80655		8-26-23
✓ J. H. Mycma	<i>[Signature]</i>	Platteville		8-26-23
✓ Joann Mass	<i>[Signature]</i>	Platteville		8/26/23
✓ Robecca Merchaud	<i>[Signature]</i>	1047 Johnson St 80654		8/26/23
✓ Erika Groves	<i>[Signature]</i>	Weldona		8/24/23
✓ Wynona Bolton	<i>[Signature]</i>	87650 Golden Rd Rd		8/26/23
✓ Susan Rice	<i>[Signature]</i>	1610 41 <sup>st</sup> st. rd		8/26/23
✓ Ko. th Walker	<i>[Signature]</i>	6469 Rd Twiggins		
✓ Jonette Baxter	<i>[Signature]</i>	105 Laekspue CT	NO!!	8/26/23
✓ Sue Krizan	<i>[Signature]</i>	4967 Rdo	NO!	
✓ Karleen Wagner	<i>[Signature]</i>	402 Dickson st.	NO to industrial solar projects around here!	8/26/23

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Printed Name	Signature	Address	Comment	Date
/ Glen Wilcox	<i>Glen Wilcox</i>	23758 Rd 2 Oscar Rd 80649		8/25/23
/ Ron Coburn	<i>Ron Coburn</i>	402 2nd Ave Wiggins, Co. 80654		8-25-23
/ Judy Shaver	<i>Judy Shaver</i>	805 Warren St Weldona, Co		8-25-23
/ Edwin Cook	<i>Edwin Cook</i>	5535 CRA Wiggins, Colo		8-25-23
/ Leigh Grant	<i>Leigh Grant</i>	2220 Grand Ave Orchard		8/25/23
/ Andrew Jones	<i>Andrew Jones</i>	323 Chapman St Wiggins Co, 80654		8/23/23
/ Deborah Nichols	<i>Deborah Nichols</i>	25402 CR3 Weldona Co 80653		8/24/23
/ RAY DECHANT	<i>Ray Dechant</i>	13126 Hwy 52 Wiggins Co.		8/26-23
/ Carolyn Dechant	<i>Carolyn Dechant</i>	13126 Hwy 52 Wiggins, Co 80654		8/26/23

**Petition to Morgan County Planning and Building Department**

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES  Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
✓ Randa Moore	<i>Randa Moore</i>	Wiggins CO 330 Ranch Rd	Dont agree with the project	8/26/23
✓ Scott Clement	<i>Scott Clement</i>	0192 county rd 4	Dont agree	8/26
✓ Esauel Moran	<i>Esauel Moran</i>	5051 CR H	Dont agree	8/26
✓ Rebecca Ford	<i>Rebecca Ford</i>	1097 Johnson St	DO NOT agree	08/26
✓ Derek Walker	<i>Derek Walker</i>	6469 CR T	" "	8/26
✓ James Brown	<i>James Brown</i>	4621 Rd 1	" "	
✓ Amy Sawalker	<i>Amy Sawalker</i>	6469 CR T	Do not agree w/this	8/26
✓ DANIEL WINN	<i>Daniel Winn</i>	512 Pronghorn Ct.	DONT AGREE	8/26
✓ <del>ISAAC</del>	<i>ISAAC</i>	101 P.B. Wiggins CO		8/26
✓ <del>Jessica Linter</del>	<i>Jessica Linter</i>	2502 CR 3 lot 157 Weldon, CO 80053	Do not Agree	8/26/23

Double



Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.

Printed Name	Signature	Address	Comment	Date
ALBERT Young	<i>Albert Young</i>	4480 CORBY		8-26-23
Albert Young				
Diana Jones	<i>Diana Jones</i>	1241 South St		8-26-23
Taylor Sulley	<i>Taylor Sulley</i>	102 Pearl St		8-26-23
Makayla Opatin	<i>Makayla Opatin</i>	7031 county Rd. J		8-26-23
DANNY HOFF	<i>DANNY HOFF</i>	211 Hill Road		8-26-28
Kyle Heckard	<i>Kyle Heckard</i>	15508 CR 7.3		
Laura Heckard	<i>Laura Heckard</i>	15508 CR 7.3		
Dylan Hatch	<i>Dylan Hatch</i>	5352 Brookside Dr		8-26-23
Jess Wilkman	<i>Jess Wilkman</i>	236 Buckskin Ct		8-26-23
Kathryn Wilkinson	<i>Kathryn Wilkinson</i>	236 Buckskin Ct		8/26/23
Amy Schneider	<i>Amy Schneider</i>	15103 Road 7.3		8/26/23
Tamara Gwosden	<i>Tamara Gwosden</i>	308 Becky St		8/26/23

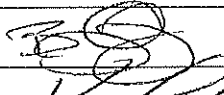



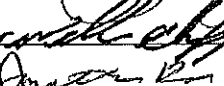
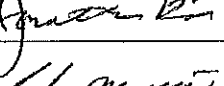
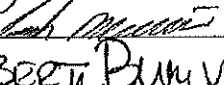
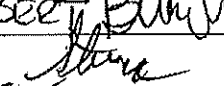
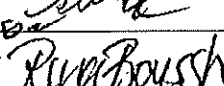
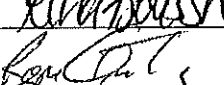
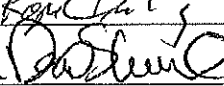
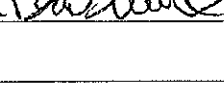
**Petition to Morgan County Planning and Building Department**

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES  Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the environment.

Printed Name	Signature	Address	Comment	Date
✓ Don Wilson		12500 CR 2 Wiggins		8-26-23
✓ Fernie Galt		7982 S Kellipull		8-26-23
✓ Tom Hatch		5357 Brookside Dr		8-26-23
✓ Tom Shumway		11959 Blakford St		8-26-23
✓ Nathan Schaefer		15103 CR 7.3		8-26-23
✓ Nicholas Rand		2276 McR P Wiggins		8-26-23
✓ Craig Jones		12851 R. 2		8-26-23
✓ Jenni Per Hericks		17793 CR 4		8-26-23
✓ Caleb Winters		308 Beckly St Wiggins		8-26-23
✓ Reg Bauer		9119 Hwy 52 Wiggins 80654		8-26-23
✓ Pedro Gonzalez		1735 Gravelly Ths		8-26-23
✓ ERIC DICK		3998 BALDERAS BRIGHTON		8-26-23
✓ Jennifer Dick		3998 Balderas St, Brighton		8-26-23

**Petition to Morgan County Planning and Building Department**

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
✓ Benjamin Valdez		1425 Caval St		9/1/23
✓ Ken Livley		7481 Cord Q		09/2/23
✓ Damon Livley		7481 Cord Q		9-2-23
✓ Michelle Livley		7481 Cord Q		9-2-23
✓ William Clifton		11765 N Frontage		9-2-23
✓ Jonathan Reid		51292 CR EF		9-2-23
✓ Joseph Merritt		1299 W. 7 Orchard		9-2-23
✓ BRENDA SEIBERT		14 E. Ranch Rd.		9-2-23
✓ Steve Walker		219 La Lyette Ave		9-2-23
✓ Rena Baessler		17223 CR 2		9-2-23
✓ Butch Aensberg		1504 Holly St		9-2-23
✓ Don Schmeckel		1799 Johnson		9-2-23



Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
✓ Rowri Anderson		P.O. Box 385, Wiggins	DON'T DISPLACE FARMERS & WILDLIFE	9/2/23
✓ Merle Anderson		P.O. Box 385, Wiggins	Build nuclear plants	9/2/23
✓ Mary R. Bales		530 Jewel St #7		9/2/23
✓ Richard Anderson		P.O. Box 385 Wiggins	Build back	9/2/23
✓ East John		14500 HA 7	Bad for water	9/2/23
✓ Misty Glenn		14500 RV		
✓ DAVIS LEAL		2424 CR P Wiggins	NOT GOOD FOR US	9/2/23
✓ Forrest Sins		1080 Carter Ave		9/2/23
✓ Non Benn		3437 CR D Brush		9-2-23
✓ Walby Gains		31133	NOT good us	9-23
✓ JOHN WILLESPORE		11392 Cr. 3	NOT GOOD FOR US	9-2-23

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14  
14/6

Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
✓ JEFF SWIDONER		15246 HWY 52 LOT 2 Wiggins CO 80654		9-2-23
✓ Linda Howell		416 Main St		9-2-23
✓ Melvin Linda Howell		416 Main St 18505 Hwy 39 Wiggins CO 80654		9-2-23
✓ Terrad Millerberger		510 W 8th Ave Ft. Morgan, CO		9/2/23
→ Sherry Queen		10282 Hardman Ct Parker CO 80134		9/2-23
✓ Daniel Seiden		311 S B 2 ANNE ST WIGGINS CO 80654		9/2/23
✓ KFP HOOPER		22797 Dunrothe Ave Orchard, Co 40649		9/2/23
✓ Daniel Dwyer		505 BOBCAT CT WIGGINS 80654		9/2/23
✓ OSCAR ANDERSON		505 Bobcat Ct		9/2/23
✓ Brittany Polich		319 Ingle St		9/2/23
✓ Leo Stutz		8 PELIZANNA DUNELONA, CO		9/2/23
✓ ROSALEE NARSZ		146 Ranch Rd Wiggins, CO		9/2/23
✓ Matt Wamsley		1006 3rd Ave Wiggins, CO		9/2/23
✓ Abraham Valles		102 E 3rd Ave Wiggins		9/2/23
✓ Beth Larsen				9/2/23

**Petition to Morgan County Planning and Building Department**

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
✓ James Russell	<i>[Signature]</i>	4062 Sunrise Lane Bighorn 28601		3 Sept 23
✓ Jeannette Lookingbill	<i>[Signature]</i>	4784 County Rd L Wiggins CO 80554		3 Sept 23
✓ Logan Kerr	<i>[Signature]</i>	12176 Iron Way Wiggins CO 80554		31 Sept 23
✓ Erika Melnick	<i>[Signature]</i>	1100 Coyote Ln Wiggins CO 80554		3/Sept/23
✓ Dawn Walker	<i>[Signature]</i>	12421 County Rd M Weldona, CO 80558		3/Sept/23
✓ Sean Carlin	<i>[Signature]</i>	501 Karen St Wiggins CO 80554		9/3/23
✓ Mike Powell	<i>[Signature]</i>	408 FORD PLACE LOUKLAND, CO 80558		9/3/23
✓ Lance Stark	<i>[Signature]</i>	108 Jasper St. Wiggins CO		9/3/23
✓ Marie Stark	Marie Stark	108 Jasper St. Wiggins CO		9/3/23
✓ Kent Garner	<i>[Signature]</i>	325 Main St LaSalle CO		9/3/23
✓ Melissa Coover	<i>[Signature]</i>	325 Main St. LaSalle, CO		9/3/23
✓ Dicky Hain	<i>[Signature]</i>	325 Main St LaSalle, CO		9/3/23
✓ Austin Coover	<i>[Signature]</i>	1044 St Highway 194 Orchard, CO		9/3/23



## Petition to Morgan County Planning and Building Department

Petition summary and background	MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.
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Printed Name	Signature	Address	Comment	Date
✓ Marie Chezik	<i>Marie Chezik</i>	307 Suzann St.	Go Away!	9/3/2023
✓ M. R. B. ADI	<i>M. R. B. ADI</i>	802 DOUG AVE		9-3-23
✓ Norma Pen	<i>Norma Pen</i>	602 W 2nd Ave		9-3-23
✓ Angie Johnson	<i>Angie Johnson</i>	4832 CR K		9/3/23
✓ LeAnn Bernhardt	<i>LeAnn Bernhardt</i>	13101 CR 2		9/3/23
✓ Tharant Bunt	<i>Tharant Bunt</i>	13101 MERC		29/05/23
✓ Liz Elise	<i>Liz Elise</i>	28 Crestwood		9-31-23
✓ Cliff Smith	<i>Cliff Smith</i>	19749 A 2		9-31-23
✓ Mike Bland	<i>Mike Bland</i>	10134 CR Q	Go Away	9-3-23 9/3/23









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Petition to Morgan County Planning and Building Department

Petition summary and background	<p><b>MOVE TAEOR SOLAR PROJECT AWAY FROM FAMILY HOMES</b></p> <p>Regarding Taelor Solar I LLC Solar Energy Facility and BESS Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MW Battery Energy Storage System (BESS) in the southwest area of Morgan County.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to stop the project due to concerns for community health and to protect the enviroment.</p>

Printed Name	Signature	Address	Comment	Date
✓ Laura Allen	<i>Laura Allen</i>	PO Box 1269 Idaho Springs CO 80452		9/5/23 ✓
✓ Brian Farn	<i>Brian Farn</i>	P.O. Box 1269 Idaho Springs CO 80452		9/5/23 ✓
✓ Karen Kling	<i>Karen Kling</i>	PO Box 2927 TAEOR SOLAR CO 80452		9/5/2023 ✓
✓ Nick Wadell	<i>Nick Wadell</i>	PO Box 1343 TAEOR SOLAR CO 80452		9-5-23 ✓
✓ William Van Vleet	<i>William Van Vleet</i>	PO Box 272 Idaho Springs CO 80452		9-5-23 ✓
✓ Kris Loren	<i>Kris Loren</i>	1929 CR 308, UNIT 16, Idaho Springs CO 80452		9-5-23 ✓
✓ MARY RAGSDALE	<i>Mary Ragdale</i>	1724 PLACER ST IDAHO SPRINGS CO 80452		9-5-23 ✓
✓ Carrie Dwyer	<i>Carrie Dwyer</i>	PO Box 1834 Idaho Springs CO 80452		9/5/23 ✓
✓ OLIVER WATSON	<i>Oliver Watson</i>	5655 South Adams Ave Idaho Springs CO 80452		9-5-23 ✓
✓ Loren Eckles	<i>Loren Eckles</i>	POB 705 Idaho Springs CO 80452		9/5/23 ✓
✓ Tim HERRILL	<i>Tim Herrill</i>	409 FIRST ST PRATHER CO 80452		9/6/23 ✓
✓ Mason Keele	<i>Mason Keele</i>	3103 Riverside Dr Idaho Springs CO 80452		9-6-23 ✓
✓ Brian Gillett	<i>Brian Gillett</i>	P.O. Box 452 Empire, Co. 80438	Build it in Boulder	9/5/2023 ✓





Joshua Aguirre	Colorado Springs	CO	80909	US	2023-08-13
Harold Tapey	Lochbule	CO	80601	US	2023-08-13
Stephanie West	Wiggins	CO	80654	US	2023-08-13
Christina Middleton	Denver	CO	80218	US	2023-08-13
Jennifer Haubert	Aurora	CO	80013	US	2023-08-13
Jennifer James Erker	Wiggins	CO	80654	US	2023-08-13
Jeremiah Josytewa	Wiggins	CO	80654	US	2023-08-13
Georgia Helss	Wiggins	CO	80654	US	2023-08-13
Garett Irons	Centennial	CO	80122	US	2023-08-13
Shaylene Allart	Wiggins	CO	80654	US	2023-08-13
Brenda Addy	Wiggins	CO	80654	US	2023-08-13
Peyton Allart	Wichita	KS	67213	US	2023-08-13
Roger Hickey	Wiggins	CO	80654	US	2023-08-13
Chris Smith	West Jordan	UT	84081	US	2023-08-13
Destiny Wilson	Dickinson	ND	58601	US	2023-08-13
Brittany Crites	Wiggins	CO	80654	US	2023-08-13
Mac Kalcevic	Bennett	CO	80136	US	2023-08-14
Lane Blake	Wiggins	CO	80654	US	2023-08-14
Moises Fermin	Littleton	CO	80120	US	2023-08-14
Booke Bostron	Wiggins	CO	80654	US	2023-08-14
Shelly Larsen	Wiggins	CO	80654	US	2023-08-14
Matthew Kappert	Wiggins	CO	80654	US	2023-08-14
Venessa Long	Wiggins	CO	80654	US	2023-08-14
Brenda Lingo	Wiggins	CO	80654	US	2023-08-14
Stacey Martindale	Fort Morgan	CO	80701	US	2023-08-14
Corey Rinker	Eaton	CO	80615	US	2023-08-14
Brian Wasson	Fort Morgan	CO	80701	US	2023-08-14
Sheyanne Coar	Fort Lupton	CO	80621	US	2023-08-14
Bobbe Rodgers	Wiggins	CO	80654	US	2023-08-14
Sierra Eldred	Roggen	CO	80652	US	2023-08-14
Kandace Thomas	Ottawa	KS	66067	US	2023-08-14
Tyler Ehler	Denver	CO	80251	US	2023-08-14
Jenna Watts	Wiggins	CO	80645	US	2023-08-14
Amy Beltran	Fort Morgan	CO	80701	US	2023-08-14
Kathy Kovanda	Keenesburg	CO	80643	US	2023-08-14
Jeff Haubert	Wiggins	CO	80654	US	2023-08-14
Syzil Suzi	Torrington	WY	82240	US	2023-08-14
Nicole Addy	Brighton	CO	80601	US	2023-08-14
Steve Bard	Wiggins	CO	80654	US	2023-08-14

Jill Sund	Denver	CO	80202	US	2023-08-14
Matthew Matassa	Omaha	CO	80922	US	2023-08-14
Bernadette Castillo	Wiggins	CO	80654	US	2023-08-14
Jennifer Wolfskill	Denver	CO	80221	US	2023-08-14
Duetta Langevin	Nuevo	CA	92567	US	2023-08-14
Leroy Gilbert	Henderson	CO	80640	US	2023-08-14
Josh Standiford	Lake Zurich		60047	US	2023-08-14
Tracy Davis	Wiggins	CO	80654	US	2023-08-14
Izzy Vandermole	Grand Rapids		49534	US	2023-08-14
kellie nelson	Indian Land		29707	US	2023-08-14
Jam Stubblefield	Paducah		42001	US	2023-08-14
Mark Walker	Denver	CO	80209	US	2023-08-14
Marcos Rodriguez	San Marcos		78666	US	2023-08-14
Michelle Peterson	Ault	CO	80610	US	2023-08-14
Donald Babeon	Hudson	CO	80642	US	2023-08-14
Kip Tani	Denver	CO	80214	US	2023-08-14
Tamela Armstrong	Wiggins	CO	80654	US	2023-08-14
Elizabeth Miller	Geneseo		14454	US	2023-08-14
Sydney Lowry		US			2023-08-14
charlotte majd	New York		10013	US	2023-08-14
Carol Tormohlen	Fort Morgan	NE	80701	US	2023-08-14
Michal Herde	Wiggins	CO	80654	US	2023-08-14
Eva Cuckow	Weldona	CO	80653	US	2023-08-14
Ralph Sidell	Omaha	NE	68137	US	2023-08-14
Brenda Selbert	Miami	FL	33132	US	2023-08-14
Brenda Speaker	Wiggins	CO	80654	US	2023-08-14
Jaye Gordon	Fort Morgan	CO	80701	US	2023-08-14
Elizabeth Norden	Denver	CO	80202	US	2023-08-14
Phillip Vigil	Greeley	CO	80634	US	2023-08-14
Ted Wilson	Wiggins	CO	80654	US	2023-08-14
Rod Wilson	Wiggins	CO	80654	US	2023-08-14
Art & Windy Sawall	Wiggins	CO	80654	US	2023-08-14
Alberto Tovar	Denver	CO	80205	US	2023-08-14
Anna Laidler	East Stroudsburg		18301	US	2023-08-14
Julie Reyman	Denver	CO	80206	US	2023-08-14
Rafael Parra	Roanoke		24012	US	2023-08-14
Ryan Black	Hialeah		33014	US	2023-08-14
JayJay Johnson		US			2023-08-14
Sonny Carrillo	Battle Creek		49017	US	2023-08-14

Faye Green	Dayton	45449	US	2023-08-14
Lauretta Padgett	Sullivan	IN 47882	US	2023-08-14
noah widman	Hillsdale	49242	US	2023-08-14
ayton Loera	Orlando	32811	US	2023-08-14
Holly Simonds	Greeley	CO 80634	US	2023-08-14
Heidi Gotto	Saint Paul	NE 68873	US	2023-08-15
Dotty DeGroote	Kingman	AZ 86409	US	2023-08-15
Brenda Servin	Fort Morgan	CO 80701	US	2023-08-15
Dominick Hastings	Fort Morgan	CO 80701	US	2023-08-15
Keli Belmonte	Denver	CO 80210	US	2023-08-15
Alyssa Baker	Denver	CO 80204	US	2023-08-15
Mary Makings	Weldona	CO 80653	US	2023-08-15
Peggy Green	Grant	NE 69140	US	2023-08-15
Sandra Gomke	Wiggins	CO 80654	US	2023-08-15
Sarah Wunsch	Hastings	NE 68901	US	2023-08-15
Candee Glover	Fort Lupton	CO 80621	US	2023-08-15
Morgan Sheppard	Wiggins	CO 80654	US	2023-08-15
Cameron Sheppard	Fort Morgan	CO 80701	US	2023-08-15
Donald Uhrick	Sterling	CO 80751	US	2023-08-15
ndi Eberhart	Fort Morgan	CO 80701	US	2023-08-15
Samantha Rusch	Fort Morgan	CO 80701	US	2023-08-15
Jessica Trusty	Wiggins	CO 80654	US	2023-08-15
Michelle Kallweit	Fort Morgan	CO 80701	US	2023-08-15
Walters Lori	Johnstown	CO 80534	US	2023-08-15
Brad Andersen	Denver	CO 80211	US	2023-08-15
Margaret Schmidt	Wiggins	CO 80654	US	2023-08-15
Angela Leist	Wiggins	CO 80654	US	2023-08-15
makaela knapps	Arcadia	34266	US	2023-08-15
Mini Mena	Farwell	79325	US	2023-08-15
Josie Baker	Searcy	72143	US	2023-08-15
Jocelyn Penafior	Oak Brook	60523	US	2023-08-15
Michael Williams	Visalia	93277	US	2023-08-15
Nancy Marshall	Wiggins	CO 80654	US	2023-08-15
Ty Leist	Wiggins	CO 80654	US	2023-08-15
Tyler Picco	Denver	CO 80202	US	2023-08-16
alg Burns	AKRON	CO 80720-9642	US	2023-08-16
Shannon Chacon	Omaha	NE 68137	US	2023-08-16
Megan Flax	Wiggins	CO 80654	US	2023-08-16
Crystal Nicklas	Raymer	CO 80742	US	2023-08-16



Klara Fisher	Fort Morgan	CO	80701	US	2023-08-16
Cortney Stewart	Fort Morgan	CO	80701	US	2023-08-16
Marci Bell	Fort Morgan	CO	80701	US	2023-08-16
courtney grosz	Wiggins	CO	80654	US	2023-08-16
Loretta Meffley	Lakewood	CO	80228	US	2023-08-16
Malea Koenig	Wiggins	CO	80654	US	2023-08-16
Sabrina Cooper	Keenesburg	CO	80643	US	2023-08-16
Shellie Jacobucci	Loveland	CO	80538	US	2023-08-16
Ann Olsen	Wiggins	CO	80654	US	2023-08-16
Bonnie McCracken	Fort Morgan	CO	80701	US	2023-08-16
Leland Cooper	Denver	CO	80211	US	2023-08-16
Katie Vandervort	Wiggins	CO	80654	US	2023-08-16
Larry Hall	Grand Junction	CO	81504	US	2023-08-16
Marie White	Charlotte	NC	28270	US	2023-08-16
Madison Cooper	Minot	ND	58703	US	2023-08-17
Shirley O'Brien	Grand Junction	CO	81506	US	2023-08-17
Troy Freauff	Wiggins	CO	80654	US	2023-08-17
Jennifer Pew	Fort Morgan	CO	80701	US	2023-08-17
Michael Morales	Longmont	CO	80504	US	2023-08-17
Lisa Shurtleff	Fort Morgan	CO	80701	US	2023-08-17
Debra Speaker	Wiggins	CO	80654	US	2023-08-17
Reid Kahl	Fort Morgan	CO	80701	US	2023-08-17
Krista Peace	Wiggins	CO	80654	US	2023-08-17
Katy Bell	McDonough	GA	30252	US	2023-08-17
Daren Blunt	Fort Lupton	CO	80621	US	2023-08-17
Jim ALLEN	Aurora	CO	80045	US	2023-08-17
Rebeca Marquez	Yuma	CO	80759	US	2023-08-17
Veronica Talamantes	Wiggins	CO	80654	US	2023-08-17
Robyn Geisick	Wiggins	CO	80654	US	2023-08-17
Marie Stark	Wiggins	CO	80654	US	2023-08-17
Barry Sweigart	Denver	CO	80655	US	2023-08-17
Kristian Baker	Denver	CO	80205	US	2023-08-17
Junior Erives	Hudson	CO	80642	US	2023-08-17
Jennifer Rivera	Wiggins	CO	80654	US	2023-08-17
Kayla Beck	Rock Springs	WY	82901	US	2023-08-17
melinda criswell	Wiggins	CO	80654	US	2023-08-17
Shane Pickett	Wiggins	CO	80	US	2023-08-17
Nicole Soliz	Orchard	CO	80649	US	2023-08-17
Kenneth Gildow	Omaha	NE	68137	US	2023-08-17

Brandi Rodriguez	Fort Morgan	NE	80701	US	2023-08-17
Heather Chesney	Wiggins	CO	80654	US	2023-08-17
Erald Alexander	Akron	CO	80720	US	2023-08-17
Carrie Brewington	Fort Morgan	CO	80701	US	2023-08-17
Brandon Sheffler	Wiggins	CO	80654	US	2023-08-17
Helen Vasquez	Brooklyn		11237	US	2023-08-17
Mikhail Tesfagabir	Grand Prairie		75050	US	2023-08-17
Rashaun Mincy	Ocala		34470	US	2023-08-17
Mechelle-Shelley Allen	Denver	CO	80204	US	2023-08-17
Jasmine Alexandria	Pineville		40977	US	2023-08-17
gabe greer	Jonesboro		72401	US	2023-08-17
Karen Soto	San Antonio	TX	80654	US	2023-08-17
Claud Chesney	Wiggins	CO	80654	US	2023-08-17
Ashlei Miranda	Wiggins	CO	80654	US	2023-08-18
Richele Probasco				US	2023-08-18
Anthony Marcus	Fort Morgan	CO	80701	US	2023-08-18
Kit Baugh	Wiggins	CO	80759	US	2023-08-18
Jennifer Barrett	Wiggins	CO	80654	US	2023-08-18
Jordan Forsha	Wiggins	CO	80654	US	2023-08-18
Darrella Montoya	Colorado Springs	CO	80919	US	2023-08-18
Alison Person	Aledo	TX	76008	US	2023-08-18
Tiffany Schmidt	Wiggins	CO	80654	US	2023-08-18
Arianna Daniels	Wiggins	CO	80654	US	2023-08-18
Amanda Robinson	Wiggins	CO	80654	US	2023-08-18
juliana mendias	Aurora	CO	80010	US	2023-08-18
Sandra Romero-Reyes	Fort Morgan	CO	80701	US	2023-08-18
Tanya Vigil	Phoenix	AZ	85016	US	2023-08-18
Edward Schmidt	Orchard	CO	80649	US	2023-08-18
Cole Sherratt	Salt Lake City	UT	84189	US	2023-08-18
Jessica Musgrave	Wiggins	CO	80654	US	2023-08-18
Brian Elder	Wiggins	CO	80654	US	2023-08-18
Paul Cooper	Wiggins	CO	80654	US	2023-08-18
Jazmin Talamantes	Wiggins	CO	80654	US	2023-08-18
Mark dalrymple	Brush	CO	80723	US	2023-08-18
Brianna Yanez	Yuma	CO	80759	US	2023-08-18
Joline Schiffner	Wiggins	CO	80654	US	2023-08-18
Corin Kendall	Wiggins	CO	80654	US	2023-08-18
Nasheana Perkins	Fort Morgan	CO	80701	US	2023-08-18
Garret Green	Wiggins	CO	80654	US	2023-08-18

Danielle Williams	Denver	CO	80219	US	2023-08-18
Hailey Kropp	Fort Morgan	CO	80701	US	2023-08-18
Cooper Lintzenich	St Louis	MO	63150	US	2023-08-18
Katie Caya Wiggins	CO	80654	US	2023-08-18	
Jeff Johnston	Wiggins	CO	80654	US	2023-08-18
Geoffrey Cichocki	Tuckerton		08067	US	2023-08-18
Stephen Lykins	Duluth		30096	US	2023-08-18
Hailey Appenzeller	Manchester		17345	US	2023-08-18
Randi Frazer	Tolono		61880	US	2023-08-18
Makenzie Allison	Mansfield		76063	US	2023-08-18
Susan Pickett	Commerce City	CO	80022	US	2023-08-18
Kim Crowe	Wiggins	CO	80654	US	2023-08-18
Bedsabe Reyes	Denver	CO	80211	US	2023-08-18
Eveltn Velazquez	Byers	CO	80103	US	2023-08-18
Debra Dunning	Weldona	CO	80653	US	2023-08-18
Jessica Wilson-Sherratt	Ogden	UT	84403	US	2023-08-18
Megan Adams	Denver	CO	80203	US	2023-08-18
Robert Mckelghan	Wiggins	CO	80654	US	2023-08-18
Amanda Peggram	Wiggins	CO	80654	US	2023-08-18
Daniella Brown	Wiggins	CO	80654	US	2023-08-18
Adrian Jimenez	Denver	CO	80204	US	2023-08-18
Lenord Sheesley	Denver	CO	80251	US	2023-08-18
Darian Hojnacki	Wiggins	CO	80654	US	2023-08-18
Sherry Queen	Fort Morgan	CO	80701	US	2023-08-18
Maria Sallas	Denver	CO	80211	US	2023-08-18
Brittany Johnston	Wiggins	CO	80654	US	2023-08-18
Benita Hernandez	Dallas	TX	75270	US	2023-08-19
Kristy Lindbom	Denver	CO	80238	US	2023-08-19
Lori-kay Klausng-Gunter	Centennial	CO	80015	US	2023-08-19
Melody Sheesley	Buena Vista	CO	81211	US	2023-08-19
Kailyn Berean	Grand Haven	MI	49417	US	2023-08-19
Heather Albin	Denver	CO	80226	US	2023-08-19
michelle Christensen	Lexington	NE	68850	US	2023-08-19
Lacey Lipa	Colorado Springs	CO	80901	US	2023-08-19
Helen Ramos	Weldona	CO	80653	US	2023-08-19
Melanie Proffitt	Wiggins	CO	80654	US	2023-08-19
Jonathan Beltran	Brush	CO	80723	US	2023-08-19
Gianni Pacheco	Denver	CO	80214	US	2023-08-19
Lora Roode	Bandon	OR	97411	US	2023-08-19



David Montoya	Denver	CO	80227	US	2023-08-19
Adriana ardeljan	Fort Morgan	CO	80701	US	2023-08-19
Marilyn Williams	Fort Morgan	CO	80701	US	2023-08-19
atisha Garcia	Wiggins	CO	80654	US	2023-08-19
Stephanie Pacheco	Wiggins	CO	80654	US	2023-08-19
Rocco Pacheco	Denver	CO	80205	US	2023-08-19
Andre Burrell	Wesley Chapel	FL	33543	US	2023-08-19
Mandy Weichel	Wiggins	CO	80654	US	2023-08-19
Terri McNabb	Ithaca	NY	14850	US	2023-08-19
Frances Lovato-Porter	Colorado Springs	CO	80909	US	2023-08-19
Josh Dreler	Wiggins	CO	80654	US	2023-08-19
Pete Pacheco	Wiggins	CO	80654	US	2023-08-19
Kellee Springer	Wiggins	CO	80654	US	2023-08-20
Brandon Vaughn	Eaton	CO	80615	US	2023-08-20
Terri Heisel	Fort Morgan	CO	80701	US	2023-08-20
Jessica Linton	Wiggins	CO	80654	US	2023-08-20
Jaylynn Allart	Littleton	CO	80128	US	2023-08-20
Macey Pachek	Denver	CO	80204	US	2023-08-20
Suzanne Pickett	Brighton	CO	80602	US	2023-08-20
ann Glee	Ft Lupton	CO	80621	US	2023-08-20
john elmy	Evans		30809	US	2023-08-21
Derek Johnston	Wiggins	CO	80654	US	2023-08-21
Louis Sheesley	Denver	CO	80251	US	2023-08-21
Susan Miller	Wiggins	CO	80654	US	2023-08-21
Gary Bales	Frederick	CO	80504	US	2023-08-21
Kathy McCarthy	Keenesburg	CO	80643	US	2023-08-21
Rachel Rolando	Craig	CO	81625	US	2023-08-21
Joseph Wessel	Dodge City	KS	67801	US	2023-08-21
Alawna Prokop	Wiggins	CO	80654	US	2023-08-21
Elena Arellano	Denver	CO	80206	US	2023-08-22
Ariana Villarreal	Brush	CO	80723	US	2023-08-22
Sondra Alleri	Wiggins	CO	80654	US	2023-08-25
Teresa Sweigart	Wiggins	CO	80654	US	2023-08-25
Tim Martinez	Wiggins	CO	80654	US	2023-08-25
Bryan Flax	Wiggins	CO	80654	US	2023-08-25
Michelle Shepard	Wiggins	CO	80654	US	2023-08-25
Angela Te Winkle	Wiggins	CO	80654	US	2023-08-25
Carly Erker	Wiggins	CO	80654	US	2023-08-25
Karen Bostron	Wiggins	CO	80654	US	2023-08-25

Sabryna-Jol King-Bell	Chicago	60680	US	2023-08-25
Emily Golemboski Snyder	CO	80751	US	2023-08-26
Paula Persons Wiggins	CO	80654	US	2023-08-26
Linda Fischer	Boulder CO	80301	US	2023-08-26
Dayton Persons	Denver CO	80214	US	2023-08-26
Jeremiah Reents	Wiggins CO	80654	US	2023-08-26
Sharon Saunders	Denver CO	80205	US	2023-08-26
Rae Johnson	Wiggins CO	80654	US	2023-08-26
Nancy Cox	Monument CO	80132	US	2023-08-26
Brian Johann	Denver CO	80205	US	2023-08-26
Gordon Poston	Kingstree	29556	US	2023-08-26
Landon Licata	St Louis	63150	US	2023-08-26
Ely Strunk	Round lake Beach	60073	US	2023-08-26
Mireya Fabela	Artesia	88210	US	2023-08-26
Melody Spurgeon	Denver	80214	US	2023-08-27
Bentley Taylor	Pittsburgh	15212	US	2023-08-27
Kyla Kirkland	Atlanta	30312	US	2023-08-27
Emerson Ramirez	Miami	33132	US	2023-08-27
Carter Moss	St Louis	63128	US	2023-08-27
Michael Gebel	St Louis	63104	US	2023-08-27
John rassi	Staten Island	10312	US	2023-08-27
Jeanette Metzger	Pittsford NY	14534	US	2023-08-27
Sharon Shanks	Parachute CO	81635	US	2023-08-27
Sharon Ahrens	Denver CO	80206	US	2023-08-27
Kaleb Persons	Westminster CO	80035	US	2023-08-28
Kristy Wamsley	Wiggins CO	80654	US	2023-08-28
Kaniya Henderson	Akron	44312	US	2023-08-28
molly blue	US			2023-08-28
Larry Ladd	Chico	95928	US	2023-08-28
Andrew Morgan	Atlanta	30301	US	2023-08-28
Sonic Son	Oroville	95966	US	2023-08-28
Emma De La O	Houston	77052	US	2023-08-28
Earline M. Reid	Idaho Falls	83404	US	2023-08-28
Zakeam Davis	Pittsburgh	15216	US	2023-08-28
Angel Valdez	Los Angeles	90022	US	2023-08-28
Omid majidinejad	San francisco	94133	US	2023-08-28
Brooklynn Bernier	West Memphis	72301	US	2023-08-28
Jessica Glover	Sugar Grove IL	60554	US	2023-08-28
Jennifer Macias	Lone Beach	90804	US	2023-08-28

Julianne Thatcher	Frisco	75035	US	2023-08-28
Leslie Cruz	New york city	11220	US	2023-08-28
The Shining786			US	2023-08-28
Laura Meszaros	Vero Beach	32962	US	2023-08-28
Sofia Gonzalez	Miami	33102	US	2023-08-28
Lupita Camarena	Corcoran	93212	US	2023-08-28
Nlla Johnston	Lochbule	CO 80603	US	2023-08-29
Amanda Sittner	Wiggins	CO 80654	US	2023-08-29
Josh Bowes	Wiggins	CO 80654	US	2023-08-29
Andrew Floyd			US	2023-08-29
Samantha Garcia	Hialeah	33012	US	2023-08-29
Mayar Hussain	Miami	33136	US	2023-08-29
Kaylee Hernandez	Miami	33102	US	2023-08-29
Hólli Sigur	Gulf Breeze	32563	US	2023-08-29
Yu Li	Lake Forest	92630	US	2023-08-29
Adrian Tate	Wiggins	CO 80654	US	2023-08-30
Mickaela Gronsten	Fort Morgan	CO 80701	US	2023-08-30
Janelle Sack	Weldona	CO 80653	US	2023-08-30
Kathryn Barkey	Sterling	CO 80751	US	2023-08-30
Amber Longan	Orchard	CO 80649	US	2023-08-30
Darby Davis	Denver	CO 80219	US	2023-08-30
Dave Sullivan	Franktown	CO 80116	US	2023-08-31
Odalys Rodriguez	Andover	67002	US	2023-08-31
tubers 0001	hell	37110	US	2023-08-31
Aayan Jahangir	Richmond	77469	US	2023-08-31
Justin Marshall	Kingsport	37660	US	2023-08-31
gabby cinque	Freehold	07728	US	2023-08-31
Eduardo Gonzalez	Houston	77049	US	2023-08-31
Mary D Moderackl	New York	NY 10016	US	2023-08-31
Travis Payne	Wiggins	CO 80654	US	2023-08-31
Junior Leon	Wiggins	CO 80654	US	2023-09-01





✓	Patti Seiber	Wiggins	CO	80654	US	2023-09-03	✓
✓	Robert Seiber	Denver	CO	80220	US	2023-09-03	✓
✓	Chris William	Atlanta	GA	30301	US	2023-09-03	✓
✓	Javin Seiber	Denver	CO	80211	US	2023-09-03	✓
✓	Suzanne Rambo	Clifton	CO	81520	US	2023-09-04	✓
✓	Carina Nance	Wiggins	CO	80654	US	2023-09-04	✓
✓	Beverly Llewellyn	Denver	CO	80203	US	2023-09-04	✓
✓	Kelcie Bills	Wiggins	CO	80654	US	2023-09-04	✓
✓	Abel E Nunez Gallegos	Wiggins	CO	80654	US	2023-09-04	✓
✓	Denise Brown	Colorado Springs	CO	80905	US	2023-09-05	✓
✓	Taylor Romero	Greeley	CO	80634	US	2023-09-05	✓
✓	Ashley Weinstein	Greeley	CO	80634	US	2023-09-05	✓
✓	Rita Rápue	Wiggins	CO	80654	US	2023-09-05	✓
✓	Cynthia McKeenan	Callender	IA	50523	US	2023-09-06	✓
✓	Andrew Coar	Omaha	NE	68105	US	2023-09-06	✓
✓	Susan Beardslee	Elizabeth	CO	80107	US	2023-09-06	✓
✓	Jeremy Marcum	Lakewood	CO	80226	US	2023-09-06	✓
✓	Fanelia Josytewa	Wiggins	CO	80654	US	2023-09-07	✓
✓	Heather H	Wiggins	CO	80654	US	2023-09-07	✓
✓	Jonah Shaddock	Lindon	CO	80751	US	2023-09-07	✓
✓	Pam Schroeder	Platteville	CO	80651	US	2023-09-07	✓
✓	Lyndsey Steele	Northglenn	CO	80333	US	2023-09-07	✓
✓	Robert Scott	Newton	NC	28658	US	2023-09-07	✓
✓	Mark Banta	Seattle	WA	98121	US	2023-09-07	✓
✓	Kendra Mccrory	Atlanta		30303	US	2023-09-07	✓
✓	Someone Rphs student	Boston		02119	US	2023-09-07	✓
✓	Dennis Jones	Struthers		44471	US	2023-09-07	✓
✓	Sucheta Dasrat	Dix Hills		11746	US	2023-09-07	✓
✓	Niya Ford	Richmond		23235	US	2023-09-07	✓
✓	Katherine Matus	Chandler		85248	US	2023-09-07	✓
✓	Yosief Hailu	Austin		78741	US	2023-09-07	✓
✓	G. Diane Matthews-Marcelin	Carson		90746	US	2023-09-07	✓
✓	Anjie Acuna	Brooklyn		11204	US	2023-09-07	✓
✓	Jordan Blount	Atlanta		30312	US	2023-09-07	✓
✓	Victoria Stidham	Philadelphia		19100	US	2023-09-07	✓
✓	Iane Harris	Pass Christian		39571	US	2023-09-07	✓
✓	Mia Alvarado	Chino		91710	US	2023-09-07	✓
✓	Andom Habtemariam	Houston		77056	US	2023-09-07	✓
✓	Agnes Oliver	Pawleys Island		29585	US	2023-09-07	✓

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/	annamarie maldonado	Greenwich	06830	US	2023-09-07	✓
/	Lisa Brown	Minneapolis	55413	US	2023-09-07	✓
/	Colln murphy	Cincinnati	45208	US	2023-09-07	✓
/	Mary Saunders	Brighton	62012	US	2023-09-07	✓
✓	Braxton Barches	eau Claire	54724	US	2023-09-07	✓
/	Amira Antolna	Bowie	20716	US	2023-09-07	✓
/	McKayla Hardisty			US	2023-09-07	✓
✓	Steve Cornelius	Orchard CO	80649	US	2023-09-08	✓
/	John Prokop	San Antonio TX	78242	US	2023-09-08	✓
✓	Daney Hill	Keenesburg CO	80643	US	2023-09-08	✓
/	Karen Mellott	Hillrose CO	80733	US	2023-09-09	✓
/	Candace Cash	Minerva OH	44657	US	2023-09-09	✓
/	Corrina Vetter	Tucson AZ	85736	US	2023-09-09	✓
/	Bryce Combs	Sterling CO	80751	US	2023-09-09	✓
/	Haley Wodnick	Delta CO	81416	US	2023-09-09	✓
/	Ahmad Danish	San Francisco	94103	US	2023-09-09	✓
/	Jamie Sutherland	Sildell	70458	US	2023-09-09	✓
✓	Jack Cutter	Oshkosh WI	54901	US	2023-09-09	✓
/	Trevon Haywood	Springfield	01109	US	2023-09-09	✓
/	Yafet Zg	Plano	75075	US	2023-09-09	✓
/	Bisrat Asfaw	Minneapolis	55430	US	2023-09-09	✓
/	Kristen Conrad	Florence	85132	US	2023-09-09	✓
/	Erika Rikhiram	Clermont	34711	US	2023-09-09	✓
✓	Casey Webb	Corpus Christi TX	78416	US	2023-09-09	✓
✓	genevieve maestras	Bedford	76021	US	2023-09-09	✓
/	taliyah marshall	Tracy	95376	US	2023-09-09	✓
	Hajar Mahdavi	Minneapolis	55426	US	2023-09-09	

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treatment of epilepsy is also reviewed.

## Introduction

Epilepsy is a common neurological disease characterized by recurrent, transient, rigid, and usually self-limiting seizures, with a global prevalence of 7‰ according to the epidemic surveying data, representing approximately 50 million epilepsy patients worldwide [1, 2]. Epilepsy can affect people of all ages, and nearly 50% of patients with newly-diagnosed epilepsy do not become seizure-free after antiepileptic drug (AED) treatment [3]. In addition, various factors may trigger seizures in patients with epilepsy, such as alcohol consumption and hyperventilation [4, 5]. Numerous studies have revealed that electromagnetic activity in the environment can also trigger seizures in epileptic patients [6, 7]. However, many neuronal modulatory devices that produce electromagnetic fields have been introduced to diagnose and treat epilepsy [8,9,10]. In this paper, we summarize the effects of electromagnetic activity on epilepsy and the applications of electromagnetic activity in the diagnosis and treatment of epilepsy by systematically reviewing literature searched in the PubMed, Medline and EMBASE databases.

## Sources of electromagnetic waves and fields

The living environment of mankind itself is a large magnetic field: the thermal radiation from the earth's



the earth from outer space; these help to form the earth's natural electromagnetic fields. With the progress of science and technology, the application of electromagnetic technology has contributed enormously to the progress of human society and civilization, while at the same time producing large amounts of electromagnetic radiation waves in our daily life. The electromagnetic waves, which are created as a result of vibrations between an electric field and a magnetic field, has since the 1970s been considered as the fourth largest source of pollution by the World Health Organization, only next to the air pollution, water pollution and noise pollution [11, 12].

### **Epileptogenic effect of electromagnetic activities**

#### **Electromagnetic waves aggravate epileptic seizures**

Electromagnetic activity has been demonstrated to increase the susceptibility to epilepsy in animal studies. Michon et al. [13] exposed chronic epileptic rats to artificial magnetic fields that simulated the magnitude and morphology of enhanced geomagnetic activity for 5 min once per hour from midnight to 8:00 a.m. in next morning with changing intensities (from 0 nT to 70 nT in increments of 15 or 20 nT for 30 s) and revealed that the exposed rats had increased occurrence of seizures the next day.

Exposure to increased magnitudes of daily natural geomagnetic activity (regional range approximately 10–70 nT) or nocturnal exposure to experimental



# CEP

Center for Electrosmog Prevention

a California nonprofit working to  
protect public health

*click here to learn about*

**THE SCIENCE BEHIND THE HARM**

Health risks of solar panels

AND THIS IS A  
SMALL SYSTEM



Solar panels on roof of home

When looking for a house to live in, recently, I noticed that those with solar panels made me VERY ill, within seconds. As I own a rf (radio-frequency radiation) meter (a Cornet 88T Plus), I began measuring these sorts of homes. What I found was *a significant increase in rf radiation (from hundreds to thousands of times higher)* inside solar homes, with no other possible sources. I am electrosensitive so I can feel the effects more – within seconds. It made me feel dizzy, nauseated, head-achy, and disoriented (with “brain fog”). I stopped going into homes with solar (and homes with solar next door) as a result. I researched the problem more and became alarmed. Little do people know that solar energy systems can be dangerous to their health, due to the

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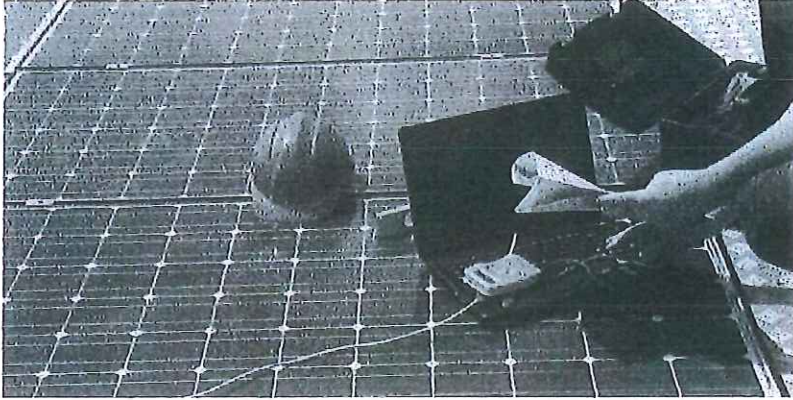
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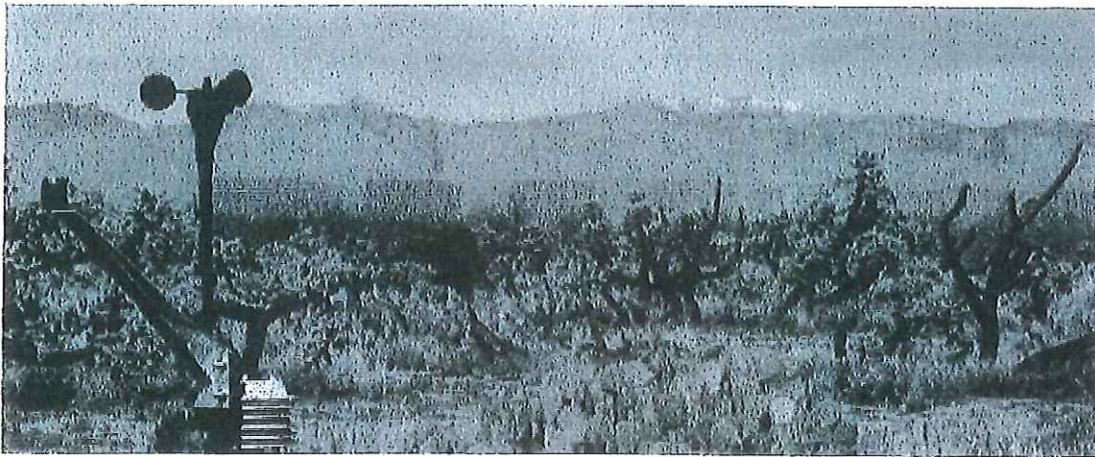
- Nonrenewable Energy
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NOVEMBER 7, 2016

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## NEWS

# Study: Solar farms reduce home values

**Alex Kuffner** Providence Journal Staff Writer

Published 6:00 a.m. ET Oct. 1, 2020

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Some of the largest impacts were in suburban communities when a solar project was built on a farm or forested property. In those instances, housing prices within a mile of the array dropped by 5%.

“In those non-rural areas there aren’t many large blocks of farmland or forestland,” Lang said. “It’s a scarce resource. When that’s developed into solar, it’s felt by the community. You’re losing green space and also adding an industrial viewscape.”

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But even as projects move forward in green spaces — which are often the easiest and cheapest to develop — the state is trying to encourage more installations in urban and industrial areas. Last year, grants were established for solar projects on contaminated industrial sites, and earlier this year an incentive was put in place to direct more installations to parking lots.

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"Many homeowners have been asserting that their property values would be negatively impacted by utility-scale solar, and this study confirms their concerns," he said. "A utility-scale solar development is clearly not a compatible use within an established residential area."



# CEP

Center for Electromog Prevention

a California nonprofit working to  
protect public health

*click here to learn about*

**THE SCIENCE BEHIND THE HARM**

Health risks of solar panels

AND THIS IS A  
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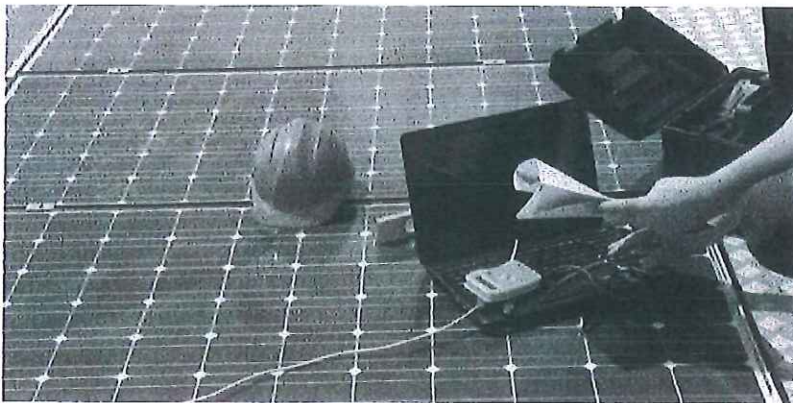
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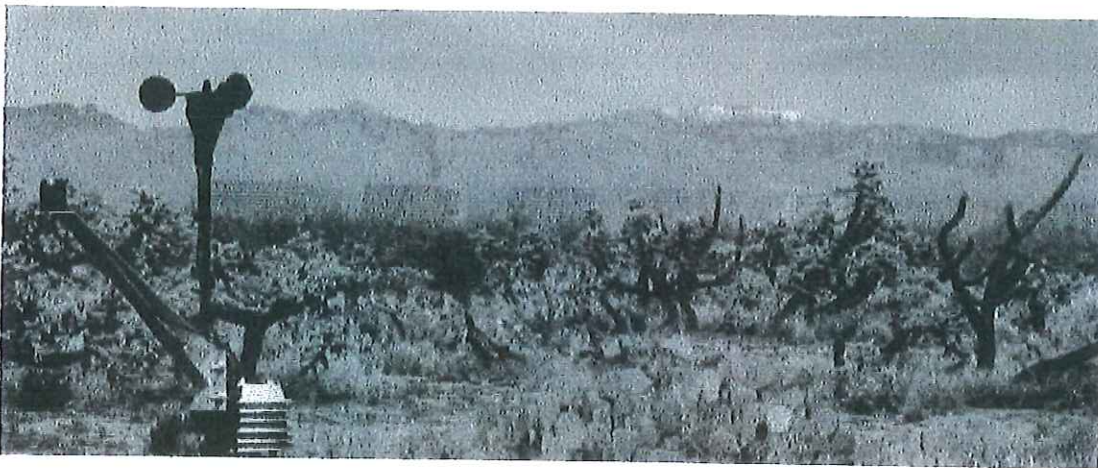


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To understand the net benefits of solar power, Lang and Gaur calculated the reductions in carbon emissions from installations. They found that the value of the reductions were far outweighed by the losses in values to nearby homes. (Their findings can't be generalized to other states because of differences in housing density and sources of power generation.)

"It doesn't change my mind that we need to be transitioning to renewables," said Lang. "It does give me pause about the current siting practices."

He made the case for locating solar projects away from homes and outside of suburban areas.

"If you take those steps, the benefit-cost analysis will look a lot better," Lang said.

## RENEWAL APPLICATIONS

Solar Renewal Application

BESS Renewal Application

**Taelor Solar 1, LLC / Matt Mooney**

**L&R Rumsey Land, LLC**

**Magnum Feedyard, LLC**

**WSB Renewal Application**

---

**BOARD OF COUNTY COMMISSIONERS HEARING**

**January 23, 2024**

**9:00 a.m.**





MORGAN COUNTY PLANNING  
 ZONING & BUILDING DEPT.  
 231 Ensign, P.O. Box 596  
 Fort Morgan, Colorado 80701  
 PHONE (970)542-3526  
 FAX (970)542-3509

EMAIL: [permits\\_licensing@co.morgan.us](mailto:permits_licensing@co.morgan.us)

PERMIT # SUR2023 - 0001

Date Received	<u>8 / 25 / 23</u>	Received By	<u>ds</u>
App Fee	<u>\$6000</u>	CC #:	<u>1349</u>
BOCC Date:	<u>1 / 23 / 24</u>	Paid	<u>8 / 25 / 23</u>
100 Year Floodplain?	<u>Y/N</u>	Taxes Current?	<u>Y/N</u>
Original SUP #	<u>SM2023-0012</u>	Resolution #	_____
Original Approval Date:	____ / ____ / ____		

## SOLAR, WIND, AND BESS RENEWAL PERMIT APPLICATION

### APPLICANT

Name Taelor Solar 1, LLC  
 Address 310 East 100 South  
Moab, UT USA 84532  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

### LANDOWNER

Name L&R Rumsey Land, LLC / Magnum Feedyard, LLC  
 Address 1131 County Road I / 11665 County Road I  
Wiggins, CO 80654  
 Phone (\_\_\_\_) \_\_\_\_\_  
 Email \_\_\_\_\_

### BRIEF DESCRIPTION OF APPLICATION INCLUDING ACRES USED & MEGAWATTS

An application to renew the special use permit for the new Taelor Solar solar collector facility, located south of Wiggins, Colorado. The project would generate 250MW of photovoltaic solar energy, and utilize up to 4,410 acres

### PROPERTY LEGAL DESCRIPTION

Address (if available):

Covering portions of Sections 4-9, 17, 18, 20, 21 in T2N R60W and a portion of Section 31 in T3N R60W

Please see attached narrative for full legal descriptions

S: \_\_\_\_\_ T: \_\_\_\_\_ R: \_\_\_\_\_  $\frac{1}{2}$   $\frac{1}{4}$   $\frac{1}{4}$

Property Size \_\_\_\_\_ (sq. ft. or acres)

Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Zone District: A

Subdivision: \_\_\_\_\_

Lot #(s): \_\_\_\_\_

**SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.**

**SOLAR, WIND, AND BESS RENEWAL PERMIT REQUIRED ATTACHMENT LIST**

**Fee:**

**Non-Refundable Application Fee**

*\*Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations*

**One Year Renewal – 33%** of the application fee for original permit application

**Two Year Renewal – 66%** of the application fee for original permit application

**Three Year Renewal – 100%** of the application fee for original permit application

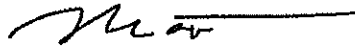
**Project Narrative:**  **Narrative Including the following:**

Describe the reasoning for a renewal

**APPLICANT STATEMENT**

*I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge*

Taelor Solar 1, LLC



08/21/2023

APPLICANT NAME (PRINTED)

APPLICANT SIGNATURE

DATE



**BALANCED ROCK**  
— P O W E R —

**Application for Special Use Permit Renewal**

**Taelor Solar Energy Project**

**Prepared for:**

**Morgan County Planning Department**

**Submitted by:**

**Taelor Solar 1, LLC**

**A wholly owned subsidiary of  
Balanced Rock Power Development, LLC**





# TAEOR SOLAR PROJECT

## SPECIAL USE PERMIT (SUP) RENEWAL APPLICATION – MORGAN COUNTY

### PERMIT RENEWAL NARRATIVE

Taelor Solar 1, LLC (Applicant), a wholly owned subsidiary of Balanced Rock Power Development, LLC, is requesting a Special Use Permit (SUP) from Morgan County for the Taelor Solar Project. This Permit Renewal Narrative details the need for the full three-year extension of the Special Use Permit under consideration, as found in section 4-820 of Chapter 4 of the Morgan County Zoning Regulations.

#### PROJECT DESCRIPTION

The Applicant proposes to construct, operate and decommission the Taelor Solar Project (Project). The Project would be an up to 250-megawatt (MW) alternating current (AC) solar photovoltaic (PV) power generating facility on up to approximately 4,410 acres of private land in southwestern Morgan County, Colorado. The Project would interconnect to Xcel Energy’s Fort Morgan - Pawnee 230 kilovolt (kV) transmission line that crosses the site.

#### Location

The Project is located approximately 4 miles southwest of the Town of Wiggins in unincorporated Morgan County. Access is provided via Interstate Highway 76 (I-76) which is about 4 miles north of the site. From I-76, access to the site is provided by County Road 3 to County Road M. All Project facilities would be located on private lands.

The table below identifies the parcels and the legal descriptions included in the Project.

LEGAL DESCRIPTION			PARCELS	
Township	Range	Section		
2 North	60 West	4	W½ W½ and W½E½ W½	129704000003
		5	SE¼	129705000003
		6	W½	129706000001
		7	S½, NW¼	129707000003, 129707000002, 129707000001, 129707000004
		8	E½, SW¼	129708000002
		9	W½W½	129709000002
		17	All	129717000001
		18	All	129718000001



		20	N½	129720000001, 129720000002, 129720000003
		21	NW¼	129721000003, 129721000004, 129721000005
3 North	60 West	31	S½	122331000004

### PURPOSE OF REQUEST

The purpose of the Project is to provide a clean, renewable source of solar electricity to help meet the region’s growing demand for power and fulfill national and state renewable energy and greenhouse gas emission goals. This Project would serve electricity users in Colorado.

Colorado’s Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve providing its customers with energy generated from 100 percent clean energy resources by 2050.

The Applicant has offered the output of this facility to Public Service Company of Colorado to help meet the State’s growing need for renewable energy.

### PROJECT DEVELOPMENT / IMPLEMENTATION SCHEDULE

The proposed Taelor Solar project in Morgan County would generally be developed and operated according to the following schedule:

- Site design / engineering: Q3 2021 - Q2 2025
- Site permitting / approval: Q1 2023 - Q3 2023
- Notice to Proceed on Construction: Q2 2025
- Generation Interconnection with Transmission System: Q3 2026
- Commercial Operation: Q2 2027

### PROPOSED DURATION OF PERMIT

The Applicant proposes to operate the Taelor Solar Project for approximately 40 years and requests permits from Morgan County with a 47-year duration that would allow sufficient time to design, construct, operate, and decommission the Project.

Specifically, the Applicant respectfully requests the prior to substantial completion time frame validity of the Special Use Permit to be extended beyond the initial 36-month maximum to a full six years, as allowed via the zoning amendments passed in May 2023, to allow for a substantial construction completion deadline of August 31, 2029. The applicant requests this to accommodate the long lead time required to move through interconnection processes and to complete construction on a utility-scale project. Please see the schedule outlined above. Although the Applicant will aim to remain on schedule, renewal of the permit for the full three years provides for some buffer due to unforeseen or uncontrollable circumstances, such as utility company delays.

Thank you for your consideration.

**RECEIPT**

**Morgan County**

231 Ensign, Fort Morgan, CO 80701  
(970) 542-3526



**SUR2023-0001 | Solar, Wind & BESS Renewal**

Receipt Number: 544647

December 12, 2023

**Payment Amount: \$5,000.00**

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Taelor Solar	Jenafer Santos	1349

**Comments**

Paid on 8/25/2023

**Assessed Fee Items**

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
12/12/23	Solar, Wind, & BESS Renewal Fee		\$5,000.00	\$5,000.00	\$0.00
<b>Totals:</b>			\$5,000.00	\$5,000.00	
<b>Previous Payments</b>					\$0.00
<b>Remaining Balance Due</b>					\$0.00

**Application Info**

<b>Property Address</b>	<b>Property Owner</b>	<b>Property Owner Address</b>	<b>Valuation</b>
Multiple Wiggins, CO 80654	L&R Rumsey Land, LLC & Magnum Feedyard, LLC		

**Description of Work**

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 PHONE (970)542-3526  
 FAX (970)542-3509

EMAIL: [permits\\_licensing@co.morgan.us](mailto:permits_licensing@co.morgan.us)

PERMIT # SUP 2023 -'0002

Date Received	<u>8 / 25 / 23</u>	Received By	<u>JS</u>
App Fee	<u>\$000</u>	Clk/CC #:	<u>1349</u>
		Paid	<u>8 / 25 / 23</u>
BOCC Date:	<u>1 / 23 / 24</u>		
100 Year Floodplain?	<u>(X) N</u>	Taxes Current?	<u>(X) N</u>
Original SUP #	<u>SUP 2023-0013</u>		
Resolution #	_____		
Original Approval Date:	____ / ____ / ____		

## SOLAR, WIND, AND BESS RENEWAL PERMIT APPLICATION

### APPLICANT

Name Taelor Solar 1, LLC  
 Address 310 East 100 South  
Moab, UT 84532  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

### LANDOWNER

Name L&R Rumsey Land, LLC  
 Address 1131 County Road 1  
 \_\_\_\_\_  
 Phone (\_\_\_\_) \_\_\_\_\_  
 Email \_\_\_\_\_

### BRIEF DESCRIPTION OF APPLICATION INCLUDING ACRES USED & MEGAWATTS

An application to renew the special use permit for the new Taelor Solar battery energy storage facility, loc of Wiggins, Colorado. The project would have a storage capacity of up to 500 MWh, and cover 10 acres.

### PROPERTY LEGAL DESCRIPTION

Address (if available):

Covering portions of Sections 8 and 9 in T2N R60W. Please see attached narrative for full legal description

S:\_\_\_\_ T:\_\_\_\_ R:\_\_\_\_      \_\_\_\_\_ ½ \_\_\_\_\_ ¼ \_\_\_\_\_ ¼      Property Size \_\_\_\_\_ (sq. ft. or acres)  
 Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_      Zone District: A  
 Subdivision: \_\_\_\_\_      Lot #(s): \_\_\_\_\_

**SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.**

## SOLAR, WIND, AND BESS RENEWAL PERMIT REQUIRED ATTACHMENT LIST

**Fee:**

**Non-Refundable Application Fee**

*\*Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations*

**One Year Renewal** – 33% of the application fee for original permit application

**Two Year Renewal** – 66% of the application fee for original permit application

**Three Year Renewal** – 100% of the application fee for original permit application

**Project Narrative:**  **Narrative Including the following:**

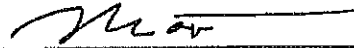
Describe the reasoning for a renewal

### APPLICANT STATEMENT

*I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge*

Taelor Solar 1, LLC

APPLICANT NAME (PRINTED)



APPLICANT SIGNATURE

08/21/2023

DATE



**BALANCED ROCK**  
— POWER —

**Application for Special Use Permit Renewal**  
**Taelor Battery Energy Storage Project**

**Prepared for:**

**Morgan County Planning Department**

**Submitted by:**

**Taelor Solar 1, LLC**

**A wholly owned subsidiary of  
Balanced Rock Power Development, LLC**





# TAEOR ENERGY STORAGE PROJECT

## SPECIAL USE PERMIT (SUP) RENEWAL APPLICATION – MORGAN COUNTY

### PERMIT RENEWAL NARRATIVE

Taelor Solar 1, LLC (Applicant), a wholly owned subsidiary of Balanced Rock Power Development, LLC, is requesting a Special Use Permit (SUP) from Morgan County for the Taelor Energy Storage Project. This Permit Renewal Narrative details the need for the full three-year extension of the Special Use Permit under consideration, as found in section 4-855 of Chapter 4 of the Morgan County Zoning Regulations.

#### PROJECT DESCRIPTION

The Applicant proposes to construct, operate and decommission the Taelor Energy Storage Project (Project). The Project would be a battery energy storage system (BESS) on up to approximately 10 acres of private land on the proposed Taelor Solar project site in southwestern Morgan County, Colorado. The Project would interconnect to Xcel Energy's Fort Morgan - Pawnee 230 kilovolt (kV) transmission line adjacent to the site.

#### Location

The Project is located approximately 4 miles southwest of the Town of Wiggins in unincorporated Morgan County. Access is provided via Interstate Highway 76 (I-76) which is about 4 miles north of the site. From I-76, access to the site is provided by County Road 3 to County Road M. All Project facilities would be located on private lands.

The table below identifies the parcels and the sections included in the Project.

LEGAL DESCRIPTION				PARCELS
Township	Range	Section		
2 North	60 West	8	NE1/4, NE¼	129708000002
		9	NW ¼ NW ¼	129709000002

#### PURPOSE OF REQUEST

The purpose of the Project is to provide a BESS facility capable of storing and dispatching clean, renewable energy at times of peak demand to help meet the region's growing demand for power and fulfill national and state renewable energy and greenhouse gas emission goals. This Project would serve electricity users in Colorado.



**BALANCED ROCK**  
POWER

Colorado's Clean Energy Plan (CEP) requires that qualifying retail electric utilities reduce their carbon dioxide emissions by 80 percent for retail electricity sales from 2005 levels by 2030, and that it seeks to achieve providing its customers with energy generated from 100 percent clean energy resources by 2050.

The Applicant has offered the output of this facility to Public Service Company of Colorado to help meet the State's growing need for renewable energy.

#### **PROJECT DEVELOPMENT / IMPLEMENTATION SCHEDULE**

The proposed Taelor Energy Storage project in Morgan County would generally be developed and operated according to the following schedule:

- Site design / engineering: Q3 2021 - Q2 2025
- Site permitting / approval: Q1 2023 - Q3 2023
- Notice to Proceed on Construction: Q2 2025
- Generation Interconnection with Transmission System: Q3 2026
- Commercial Operation: Q2 2027

#### **PROPOSED DURATION OF PERMIT**

The Applicant proposes to operate the Taelor Energy Storage Project for approximately 40 years and requests permits from Morgan County with a 47-year duration that would allow sufficient time to design, construct, operate, and decommission the Project.

Specifically, the Applicant respectfully requests the prior to substantial completion time frame validity of the Special Use Permit to be extended beyond the initial 36-month maximum to a full six years, as allowed via the zoning amendments passed in May 2023, to allow for a substantial construction completion deadline of August 31, 2029. The applicant requests this to accommodate the long lead time required to move through interconnection processes and to complete construction on a utility-scale project. See project schedule outlined above. Although the Applicant will aim to remain on schedule, renewal of the permit for the full three years provides for some buffer due to unforeseen or uncontrollable circumstances, such as utility company delays.

Thank you for your consideration.

**RECEIPT**

**Morgan County**

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526



**SUR2023-0002 | Solar, Wind & BESS Renewal**

Receipt Number: 544648

December 13, 2023

**Payment Amount: \$5,000.00**

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Taelor Solar	Jenafer Santos	1349

**Comments**

Paid on 8/25/2023

**Assessed Fee Items**

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
12/13/23	Solar, Wind, & BESS Renewal Fee		\$5,000.00	\$5,000.00	\$0.00
<b>Totals:</b>			\$5,000.00	\$5,000.00	
<b>Previous Payments</b>					\$0.00
<b>Remaining Balance Due</b>					\$0.00

**Application Info**

<b>Property Address</b>	<b>Property Owner</b>	<b>Property Owner Address</b>	<b>Valuation</b>
Vacant Wiggins, CO 80654	L&R Rumsey Land, LLC		

**Description of Work**

An application to renew the special use permit for the new Taelor Solar battery energy storage facility, located south of Wiggins, Colorado. The project would have a storage capacity of up to 500 MWh, and cover 10 acres.