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5.201 Application Submission Requirements

5.201(1) Vicinity Map of Proposed Site and Surrounding Area, to Include:

5.201(1)(a) The Area Within a Fifty Mile Radius of the Site

A map identifying the Project site and a fifty-mile radius can be found in **Appendix 43: Regional Setting Map**.

5.201(1)(b) If New Transmission Line is Proposed, a Map Showing all Transmission Lines Within a Two-Mile Radius of Alternatives Studied

The Project does not propose a new transmission line.

5.201(1)(c) For Upgrades to Existing Transmission Lines, a Map Showing Existing Transmission Lines Within One Mile

No upgrades to transmission lines are being proposed with this application.

5.201(1)(d) For all Other Major Facilities, the Area Within Ten Miles of the Site

No other major facilities of a public utility are being proposed with this application.

5.201(2) Type of Facility:

5.201(2)(a) Voltage and Length of Transmission Line

No transmission line is proposed as part of the Project. The voltage of the underground collection line will be 24 kilovolts (kV). Lines carrying electricity are determined to be “transmission” when they are above 115 kV. Since the lines transferring the electricity are well under 115 kV, they are not categorized as transmission lines.

5.201(2)(b) Type of Poles Used, with Graphic Depictions

No transmission line is proposed as part of this Project; as such, no poles are included in required Project materials.

5.201(2)(c) Power Source and Generating Capacity

The Project is a 35-MW solar energy generating facility with a one-mile collection line that interconnects into the existing Golden West substation. The modifications to the existing substation will not exceed the height of existing structures located within the substation boundary.

5.201(2)(d) The Functions and Size of Substations

No substation is proposed as part of this Project; the Project collection line will interconnect into the existing Golden West substation. Substation modifications will consist of installation of a new feeder breaker and metering for the solar project and infrastructure to accommodate the breaker and metering. No new power transformers will be installed in the substation, and the height and dimensions of the substation modifications will mirror existing substation infrastructure. Energy will be transferred via an existing 29-mile transmission line to the Jackson-Fuller Substation located in Falcon, Colorado, at which point energy will be metered and delivered to CSU.

5.201(2)(e) The Diameters and Lengths of Pipelines

No new pipelines are being proposed with this application.

5.201(2)(f) Capacities of Storage Tanks and Types of Derivatives to be Stored

No new permanent storage tanks are being proposed with this application. No battery storage is proposed for the Project at this time.

5.201(2)(g) Corridor Locations and Dimensions

The location and dimensions of the collection line corridor are depicted on the Preliminary Site Plan. However, the Preliminary Site Plan is for permitting only; exact dimensions will be depicted in the Site Development Plan. At present, the corridor is approximately one mile long. The collection line corridor measures 300-feet across.

5.201(2)(h) Service Area

The Project will power approximately 11,000 homes that purchase power from CSU and are located within the CSU electricity service area (**Appendix 6: CSU Service Area Map**).

5.201(3) Resource Area (i.e. Source of Power Generation)

The Project is a renewable, solar energy generation project.

5.201(4) Projected Development Schedule

5.201(4)(a) Timetable for Planning (Permits, Zoning, etc.)

The development and construction schedules are sequenced to support a commercial operations date of December 2019. The Applicant commenced Project discussions with the County on February 7, 2018 for the early assistance meeting. The Project WSE-O was approved on April 9, 2019. The Applicant anticipates approval of the Project 1041 application in June 2019. The Site Development Plan (SDP) is currently under review; it is anticipated that the SDP will be approved in June 2019. Assuming timely approval of all permits and the SDP, construction will begin in June 2019. There is no phasing planned for construction; the Project would be constructed during one phase.

5.201(4)(b) Estimated Beginning of Construction, Completion of Construction and Beginning of Operation of the Facility

The development and construction schedules are sequenced to support a commercial operations date of December 1, 2019. The Applicant commenced Project discussions with the County on February 7, 2018 for the early assistance meeting. The Project WSE-O was approved unanimously on April 9, 2019. It is anticipated that this 1041 application will be approved by the El Paso County Development Services Department (DSD) planning staff in early June 2019. The SDP is currently under review, targeting approval by June 2019. Assuming timely approval of all permits and the SDP, construction will begin in June 2019 and will be completed by November 2019. The target for the commercial operations date is December 1, 2019. There is no phasing planned for construction; the Project would be constructed during one phase. The operational life of the Project is anticipated to last 25-years.

5.201(5) Hazards and Emergency Procedures:

5.201(5)(a) Description of Hazards, if any, Including Fire, Explosion and any Other Dangers to Employees and the General Public

The Applicant prepared an Emergency Response Plan (**Appendix 28: Emergency Response Plan**) that details hazards and emergency procedures. The plan identified potential hazards resulting from construction and operations of a solar facility. During construction, fuel will be contained within Laydown Yard 2 in accordance with OSHA outdoor portable tank storage regulation 1926.152(c)(4) during construction (**Appendix 28: Emergency Response Plan**). Aggregate will cover the Laydown area during construction and will be maintained to prevent vegetation growth within the laydown area. Grasslands will be a minimum of 25-feet from fuel storage areas. Fire extinguishers will be located no more than 75-feet from each fuel storage location. A detailed fire and explosion response protocol as it relates to construction will be submitted with the SDP. Should all safety measures fail, the Calhan Fire Department will attend the site for all construction-related fire emergencies (**Appendix 29: Wildland Fire and Hazard Mitigation Plan**). Construction-

related fire emergencies will be addressed in a fire and explosion response protocol that will be submitted with the SDP. The Calhan Fire Department has committed to servicing the Project during both construction and operations of the Project (**Appendix 30: Fire Commitment Letter**). There is no risk of explosion during operations of the Project since no flammable liquids will be located in the solar array. Should a grassland fire ignite during operations of the Project, the Calhan Fire Department will respond and will suppress the fire from outside of the solar array fence. Suppression will ensure that the fire does not escape the solar facility (**Appendix 29: Wildland Fire and Hazard Mitigation Plan**). Most events are highly unlikely to occur on the Project; however, immediate site evacuation, delayed site evacuation, designated egress and muster areas, and injury response protocols are detailed for the Project (**Appendix 28: Emergency Response Plan**).

Terracon prepared a Preliminary Geotechnical Engineering Report for the Project and found the site to be low risk for earthquakes and other geologic hazards (**Appendix 37: Preliminary Geotechnical Engineering Report and Physical Characteristics Memo**). In addition, the Colorado Geological Survey commented on the Project during the first submittal of the Project WSE-O application. The Colorado Geological Survey comments were received on December 18, 2018 and indicated no geologic hazard concerns provided the Project follow construction recommendations identified in the Geotechnical Engineering Report.

The Project Conceptual Drainage Report indicates low risk for flooding (**Appendix 19: Conceptual Drainage Report**); there are no perennial streams on the Project site and installation of the collection line across the 100-year floodplain would not result in permanent impacts to elevations. The contours of the floodplain would be returned to conditions prior to construction. There is minimal risk of wildfire since the site consists of high-quality native shortgrass prairie that is grazed regularly. In addition, the Project is located in a low hazard/non-forested area of the county according to the *Wildfire Hazards Based on Colorado Vegetation Classification Project – El Paso County, Colorado* (**Appendix 29: Wildland Fire and Hazard Mitigation Plan**). However, the chance of wildfire is not likely to increase significantly as a result of development of the Project. Should wildfire occur on the Project, it would be responded to by the Calhan Fire District. The Project has obtained a Fire Commitment Letter (**Appendix 30: Fire Commitment Letter**). No other natural hazards with the potential to affect the Project have been identified.

5.201(5)(b) Describe Hazards of Environmental Damage

Hazards of environmental damage are limited to leaks and spills of petroleum products and lubricants from construction equipment. A Spill Prevention, Containment, and Countermeasure (SPCC) Plan will be prepared for the Project and will describe procedures for managing leaks and spills, should they occur. No other hazards of environmental damage are anticipated due to activities or materials used on site.

5.201(5)(c) Description of Emergency Procedures

The Applicant prepared an Emergency Response Plan (**Appendix 28: Emergency Response Plan**) that details hazards and emergency procedures. The plan identified potential hazards resulting from construction and operations of a solar facility. The Calhan Fire Department has committed to servicing the Project during both construction and operations of the Project (**Appendix 30: Fire Commitment Letter**). Most events are highly unlikely to occur on the Project; however, immediate site evacuation, delayed site evacuation, designated egress and muster areas, and injury response protocols are detailed for the Project (**Appendix 28: Emergency Response Plan**). An

Emergency Response Plan detailing emergency procedures that will be followed during construction will be submitted with the SDP.

A copy of the SPCC Plan will be submitted prior to fuels being stored on site.

5.201(6) Description of Non-structural Alternatives to the Project

The need for the Project was established primarily by CSU's Energy Vision renewable energy goals, which aims to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage. Approval of land use for a solar facility will aid in satisfying multiple local, state, and federal statutes including Colorado's RES statute (Section 40-2-124, C.R.S.) which requires 30% of retail energy sales to be derived from renewable generation by 2020 from investor owned utilities and 10% for large municipal utilities. In addition, the Project will supply 35-MW of renewable energy to CSU, which will support their Energy Vision renewable energy goals, which aim to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage. CSU's basis for issuance of the RFP for renewable energy is based on the current growth patterns of the Colorado Springs region. The University of Colorado – Colorado Springs (UCCS) Economic Forum releases a quarterly report¹ that details growth patterns of residential buildings in the Pikes Peak Region. The latest quarterly report from the UCCS Economic Forum identifies a continued growth and expansion of both single family and multi-family housing permits between the first quarters of 2016 and 2017 in the Pikes Peak region. The number of single family home building permits issued in the Pikes Peak Region increased by 3%, while the number of multi-family home building permits issued in the Pikes Peak Region increased by 1,227%. In addition, the UCCS Economic Forum identified the percent of the population moving from a different state to El Paso County (7.1%), Colorado (4.1%), and the United States (2.3%)². The higher percent of people moving to El Paso County likely contributes to the continued increase in building permits, which has resulted in additional power needs for the region.

The selection of the Project site is the result of a search for a suitable site for a new generation facility to provide renewable energy to CSU. CSU issued an RFP in January 2017 for 20 MW of renewable energy to support CSU in accomplishing their Energy Vision renewable energy goals, which aims to produce 20% of energy generation from renewable energy sources by 2020 while maintaining a regional energy cost advantage. Cost is typically a major determining factor when selecting a project bid. NextEra developed four bids for the RFP which included the expansion of the existing Clear Springs Ranch (CSR) Solar Project, Golden West Wind II, the Williams Creek Solar Project, and the Grazing Yak Solar Project. CSU selected the Grazing Yak Solar Project since the Project maintained the highest relative regional cost advantage and resulted in the lowest impacts.

To develop a project that maintains a regional cost advantage and limits impacts, it is preferred to use existing infrastructure to the greatest extent possible. Of the multiple delivery options, the one that has the least impact is delivery into an existing substation with available capacity. This avoids the impacts associated with new transmission lines required to connect to existing transmission lines. The current Project (preferred alternative) is the best location based on its proximity to an existing substation resulting in lower impacts, satisfaction of the need to produce renewable energy for CSU, and overall cost

¹ "Quarterly Economic Update, 1st Quarter, 2017 Data" University of Colorado – Colorado Springs, Economic Forum, May 2017.

² "The National, State, & Local Economies" University of Colorado – Colorado Springs, Economic Forum Presentation, October 4, 2018.

advantage which transfers directly to a regional cost advantage for CSU customers. In addition, the proposed Project location is situated adjacent to and overlaid with the existing Golden West wind WSE-O. Locating the Project adjacent to and overlaid with an existing WSE-O reduces the impacts to other, rural agriculture-zoned areas of the County.

At the time the evaluations were conducted, the Williams Creek Solar Project, expansion of CSR Solar, and Golden West Wind II were not selected due to higher costs or resulting in impacts greater than the Project. The Williams Creek Solar Project would require development and construction of additional facilities thereby exceeding the cost of the preferred Project and resulting in greater impacts. Expansion of CSR was not feasible because the current infrastructure would require a major upgrade to the Project substation and facilities to accommodate 20 MW, thereby exceeding the cost of the Project. The Golden West substation and Jackson Fuller substation have additional capacity and will not require major upgrades to accommodate up to 35 MW generated by the Project, resulting in a lower cost of energy to CSU. Generating renewable energy at a larger scale can reduce overall cost to the utility. The preferred Project's existing infrastructure with adequate substation capacity and the greater scale of energy production contributed to the overall lower cost when compared to Golden West Wind II, CSR Solar Expansion, and Williams Creek bids.

5.201(7) Analysis of Structural Alternatives to the Project

The selection of the Project site is the result of a search for a suitable site for a new generation facility to provide renewable energy to CSU. CSU issued a RFP in January 2017 for 20 MW of renewable energy to support CSU in accomplishing their Energy Vision renewable energy goals, which aims to produce 20% of energy generation from renewable energy sources by 2020 while maintaining a regional energy cost advantage. Cost is typically a major determining factor when selecting a project bid. NextEra developed four bids for the RFP which included the expansion of the existing Clear Springs Ranch Solar Project, Golden West Wind II (expansion of existing Golden West), the Williams Creek Solar Project, and the Grazing Yak Solar Project. CSU selected the Grazing Yak Solar Project since the Project maintained the highest relative regional cost advantage and resulted in the lowest impacts.

To develop a project that maintains a regional cost advantage and limits impacts, it is preferred to use existing infrastructure to the greatest extent possible. Of the multiple delivery options, the one that has the least impact is delivery into an existing substation. This avoids the impacts associated with new transmission lines required to connect to existing transmission lines. The current Project (preferred alternative) is the best location based on its proximity to an existing substation resulting in lower impacts, satisfaction of the need to produce renewable energy for CSU, and overall cost advantage which transfers directly to a regional cost advantage for CSU customers. In addition, the proposed Project location is situated adjacent to and overlaid with the existing Golden West wind WSE-O. Locating the Project adjacent to and overlaid with an existing WSE-O reduces the impacts to other, rural agriculture-zoned areas of the County.

The Williams Creek Solar Project, expansion of CSR Solar, and Golden West Wind II were not selected due to higher costs, or resulting in impacts greater than the Project. The Golden West Wind II project was not selected for the CSU RFP, but may be a viable option to provide additional MW of renewable energy to the grid at a future time. The Williams Creek Solar Project would require development and construction of additional facilities thereby exceeding the cost of the preferred Project and resulting in greater impacts to lands and residents. Expansion of CSR was not feasible because the current infrastructure would require a major upgrade to the Project substation and facilities to accommodate 20 MW, thereby exceeding the cost of the Project. The Golden West substation and Jackson Fuller substation

have additional capacity and will not require major upgrades to accommodate up to 35 MW generated by the Project, resulting in a lower cost of energy to CSU. Generating renewable energy at a larger scale can reduce overall cost to the utility. The preferred Project's existing infrastructure with adequate substation capacity and the greater scale of energy production contributed to the overall lower cost when compared to Golden West Wind II, CSR Solar Expansion, and Williams Creek bids.

5.201(8) Description of Need for the Proposed Development:

5.201(8)(a) Present Population of Area to be Served and Population When Operating at Full Capacity
The solar array, when commissioned, will serve an estimated 11,000 households.

5.201(8)(b) Predominant Type of Users or Communities to be Served
Predominant consumers of the energy will be CSU energy consumers in the Pikes Peak region.

5.201(8)(c) The Percentage of Design Capacity at Which the System is Currently Operating
Not applicable

5.201(8)(d) If Proposal is for a New Facility and the Capacity Exceeds a ten-year Projected Increase in Demand, a Detailed Explanation of the Excess Service Capacity and Cost
The Project will not exceed the ten-year projected increase in electric demand.

5.201(8)(e) Relationship to the Applicants Long-range Planning and Capital Improvement Programs
The Purpose of the Project is construct, operate and maintain a 35-MW photovoltaic solar facility to provide clean, cost effective, renewable energy. The need for the Project was established by multiple factors. Colorado has a RES statute (Section 40-2-124, C.R.S.) requiring 30% of retail energy sales to be derived from renewable generation by 2020 from investor owned utilities, and 10% for large municipal utilities and cooperatives. In addition, the Project would support CSU in achieving their Energy Vision renewable energy goals, which aim to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage. In addition to the RES and CSU's Energy Vision renewable energy goals, however, other statutory and policy directives, including but not limited to the Colorado Governor's Climate Action Plan, and generation and transmission associations are driving an increased need for clean, renewable sources of electricity that the Project intends to meet, in part. The cost of solar energy generation continues to decline making it more competitive with other sources of electricity generation, which has increased utility companies' demand for procuring solar beyond requirements established by the state.

5.201(8)(f) Description of User Needs and User Patterns to be Fulfilled by the Project
The Project is proposed in response to CSU's RFP issued in January 2017 for 20 MW of renewable energy to support CSU in accomplishing their Energy Vision renewable energy goals, which aims to produce 20% of energy generation from renewable energy sources by 2020 while maintaining a regional energy cost advantage.

5.201(8)(g) Description of Relationship of the Project to Other Existing and Planned Utility Facilities of a Similar Nature, Other Communication or Energy Generation and Transmission Facilities, Local Government Capital Improvement Programs and Special District Expansion Programs

The Project is located adjacent to the existing Golden West Wind Energy Project, which produces 250 MW of wind-generated renewable energy. Similar to the Golden West, the Project supports Colorado's RES statute (Section 40-2-124, C.R.S.) which requires 30% of retail energy sales to be derived from renewable generation by 2020 from investor owned utilities and 10% for large municipal utilities. The Grazing Yak Solar Project and the Golden West were developed in response to two separate RFPs for energy generated by renewable sources.

5.201(9) Environmental Impact Analysis

5.201(9)(a) Land Use:

5.201(9)(a)(9)(i) Describe how Proposed Development will use Existing Easements or Rights-of-way for any Associated Distribution or Collector Networks

The Project will tie into the existing Golden West substation located within the existing Golden West WSE-O which abuts the Project to the north, south, and west. The underground collection line easement will be situated immediately adjacent to the existing Golden West collection line and transmission line easements and will cross a County ROW (Washington Road), and a Mountain View Electric easement located parallel to and within Washington Road. In addition, the collection line will traverse lands that are situated within the existing Golden West WSE-O. The Applicant will obtain crossing agreements and/or relevant permits prior to crossing these easements. However, no crossing agreement is required to cross the Mountain View Electric easement since the underground collection line will not impact the overhead lines located within Mountain View Electric's easement.

5.201(9)(b) Information Regarding Other Utility Facilities:

5.201(9)(b)(i) Map Showing Existing Major Facility of a Public Utility within the County of the Type Proposed for Development

The Applicant owns and operates the Clear Springs Ranch Solar (CSR) Farm approximately 35 miles to the southwest in the south-central portion of the County. CSU is a municipal utility that distributes solar energy to residents of Colorado Springs. The facility produces 10 MW at full capacity, at present (**Appendix 44: El Paso County WSE-O Location Map**). There are four additional phases planned for CSR. However, no specific MW capacity was identified for the later phases of the Project. Rather, property was included in the permitted CSR WSE-O boundary to allow for potential additional phases of the project. The Palmer Solar Facility was approved by the County in early 2019 and is currently under construction east of I-25, and north of Monument. The Project will supply 65-mw to CSU.

5.201(9)(b)(ii) The Design Capacity of Each Such Facility, the Excess Capacity of Each Such Facility and the Percentage of Capacity at Which Each Such Facility Operates

Clear Spring Ranch Solar Farm was built to produce 10 MW at maximum production capacity. Golden West was built to produce 250 MW at maximum production capacity.

5.201(9)(b)(iii) Can Present Facilities be Upgraded to Adequately Accommodate a Ten-year Projected Increase in Demand for Services to be Offered by the Proposed Project

There are four additional phases planned for CSR. However, no specific MW capacity was identified for the later phases of the Project. Rather, property was included in the permitted CSR WSE-O boundary to allow for potential additional phases of the project. NextEra prepared a bid for the expansion of the CSR Solar Project to produce 20 MW in response to the CSU RFP. Expansion of CSR was not feasible because the current substation and infrastructure would require major upgrades to the Project substation and facilities to accommodate 20 MW. The cost of the major upgrades required for the CSR substation and facilities significantly impacted the overall cost of the Project. The upgrades required for interconnection of the Project to the Golden West substation do not significantly impact the overall cost of the Project.

5.201(10) For Power Plant Applicants, a Map Locating and Describing Resource Areas to be Utilized as Source of Energy

Radiation from the sun is the source of energy. No map is included for this reason.

5.201(11) For Applicants Seeking Permit for the Construction of Transmission Lines or Substations:

5.201(11)(a) Computer Modeled Electromagnetic Field Measurement Within the Proposed Transmission Line Easement for the Portion of the Transmission Line Between Substations and Transition Sites

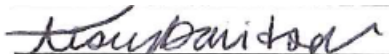
The proposed Project does not include construction of a transmission line. However, the Applicant prepared an Electromagnetic Interference Report (**Appendix 45: Electromagnetic Interference Report**).

5.201(11)(b) Measures Taken to Comply with the Concept of Prudent Avoidance with Respect to Planning, Siting, Construction and Operation of Transmission Lines

The proposed Project does not include construction of a transmission line.

Your review of this application is appreciated, and we look forward to any questions or comments regarding the information herein. Please let us know if there is any additional information required. If you have any questions regarding this submittal and the associated appendices please feel free to contact Alsey Davidson, project developer, at 561.814.7287.

Respectfully submitted,



Alsey Davidson
Project Developer
Grazing Yak Solar, LLC