

**Exhibit B**

**APPLICATION FOR A PERMIT TO CONDUCT A  
DESISNGATED ACTIVITY OF STATE INTEREST OR  
TO ENGAE IN DEVELOPMENT IN A DESINGATED AREA  
OF STATE INTEREST**

To: Permit Authoirty, El Paso County

RE: El Paso County Approval of the Proposed Palmer Solar Project and Williams Creek Substation

From:

Co-applicants:

1. Palmer Solar LLC  
1710 29<sup>th</sup> Street, Suite 1068  
Boulder, CO 80301  
Attention: Jay Sonnenberg, General Counsel  
Contact: Stuart Coles, Project Planner  
Phone: 720.245.2922  
Email: [scoles@juwiamericas.com](mailto:scoles@juwiamericas.com)

2. Colorado Springs Utilities  
121 South Tejon Street, Third Floor  
P.O. Box 1103, Mail Code 930  
Colorado Springs, CO 80947  
Attn: John Romero, Warren Seese  
Phone: 719.668.8390  
Email: [wseese@csu.org](mailto:wseese@csu.org)

Authorized Agent of Colorado Springs Utilities:

1. JSI Construction Group LLC  
1710 29<sup>th</sup> Street, Suite 1068  
Boulder, CO 80301  
Attention: Jay Sonnenberg, General Counsel  
Contact: Stuart Coles, Project Planner  
Phone: 720.245.2922  
Email: [scoles@juwiamericas.com](mailto:scoles@juwiamericas.com)

Date Submitted: November 15, 2018

Date Received and Accepted as complete: \_\_\_\_\_

### 1. Matter of State Interest

The applicant requests that a permit be issued for each of the items checked below: A permit to conduct one or more of the following matters of state interest:

- a. Efficient Utilization of municipal and industrial water projects
- b. Site selection and construction of major new domestic water and sewage treatment system and or major extension of existing domestic water and sewage treatment
- c. Site selection and Construction of major facility of a public utility**
- d. Development in areas containing or having a significant impact upon floodplain natural hazard areas
- e. Site selection and expansion of airports
- f. Site selection of arterial highways and interchanges and collector highways
- g. Site Selection of rapid or mass transit facilities

### 2. Proposed Development

Palmer Solar LLC proposes to construct, operate, and decommission the Palmer Solar Project, a solar facility capable of generating up to 60 alternating current (AC) megawatts (MW) of photovoltaic (PV) solar energy. The proposed Solar Project consists of ground-mounted solar arrays and associated infrastructure (including a project-side substation) sited within approximately 622 acres of the WSEO on land owned by Woodmoor Water and Sanitation District No. 1 in El Paso County (herein called the "County").

Colorado Springs Utilities proposes to construct, operate, and decommission the Williams Creek Substation, a utility substation sized to accommodate new electrical power from the Palmer Solar Project onto the existing Colorado Springs Utilities transmission system. The Williams Creek Project consists of a new three-breaker ring bus switchyard planned by Colorado Springs Utilities; sited within an 89-acre area of City of Colorado Springs-owned land in the County (jointly, the WSEO acreage proposed is 711 acres).

The Palmer Solar Project will be built with proven and bankable technology, building off Applicant's experience building facilities in fourteen (14) states across the United States. The Solar Project will be a single-axis PV tracking system that connects directly to the Colorado Springs Utilities' existing 230-kilovolt (kV) transmission system. In its first year of operation, the facility will have a generating capacity of approximately 151,728 MWh: directly powering local homes, business, and institutions.

### 3. Location of Development

The proposed Overlay includes portions of parcel 5600-00-0122, 5600-00-0137, 56000-00-123 owned by Woodmoor Water and Sanitation District No. 1 and City of Colorado Springs. These parcels of land in unincorporated El Paso County, Colorado are largely vacant, undeveloped, and relatively flat. It is approximately 1.25 miles east of I-25 along Birdsall Road and approximately 4 miles south of the town of Fountain, Colorado.

#### 4. Legal Description

A parcel of land located within Sections 22, 25, 26, 27, 28, & 35, Township 16 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 26, monumented by a 3" aluminum cap, stamped "RLS 10377," 0.5 feet above grade; thence along the East line of said Section 35, S00°45'31"E, (Basis of bearings is the West line of the Northwest 1/4 of Section 27, Township 16 South, Range 65 West of the 6th P.M., being monumented at the North end by a found 2-1/2" aluminum cap stamped "PLS 22095", flush with grade, and at the South end by a found 2-1/2" aluminum cap stamped "PLS 22095", flush with grade, and measured to bear S00°50'46"E, a distance of 2643.10 feet), a distance of 2641.45 feet, to the East 1/4 Corner of said Section 35, monumented by a 3-1/2" aluminum cap, stamped "RLS 10377," 0.5 feet above grade; thence along the South line of the Northeast 1/4 of said Section 35, S88°52'48"W, a distance of 480.69 feet; thence leaving said South line, N00°08'07"W, a distance of 1.72 feet, to the POINT OF BEGINNING; thence S88°50'09"W, a distance of 2239.08 feet; thence N06°59'54"W, a distance of 498.04 feet; thence N00°00'00"W, a distance of 1866.19 feet; thence N50°38'54"E, a distance of 475.76 feet; thence N15°31'27"E, a distance of 960.74 feet; thence N01°47'38"W, a distance of 1073.26 feet; thence N51°14'18"W, a distance of 1264.57 feet, thence N00°31'16"W, a distance of 122.37 feet; thence S89°12'01"W, a distance of 5600.78 feet; thence S32°26'06"W, a distance of 226.78 feet; thence S17°21'20"W, a distance of 138.27 feet; thence S36°31'20"W, a distance of 1212.24 feet; thence S42°41'59"W, a distance of 504.07 feet; thence S88°57'14"W, a distance of 371.36 feet; thence N00°55'13"W, a distance of 186.30 feet; thence S89°04'47"W, a distance of 768.24 feet; thence N08°32'57"W, a distance of 2499.55 feet; thence N35°16'33"W, a distance of 416.95 feet; thence N00°59'57"W, a distance of 886.83 feet; thence N90°00'00"E, a distance of 1062.83 feet; thence N78°55'28"E, a distance of 126.03 feet; thence N01°18'23"W, a distance of 1084.07 feet; thence N10°46'45"E, a distance of 780.90 feet; thence N00°00'00"W, a distance of 694.08 feet; thence N90°00'00"E, a distance of 736.94 feet; thence S48°17'37"E, a distance of 66.52 feet; thence S68°00'13"E, a distance of 316.80 feet; thence S45°52'59"E, a distance of 418.47 feet; thence S07°18'06"E, a distance of 1436.17 feet; thence S29°49'05"W, a distance of 683.40 feet; thence S56°06'29"W, a distance of 141.04 feet; thence S00°00'00"E, a distance of 141.02 feet; thence S05°11'54"E, a distance of 814.71 feet; thence S70°20'03"E, a distance of 2182.44 feet; thence S00°00'00"E, a distance of 432.68 feet; thence N89°12'01"E, a distance of 4051.24 feet; thence N00°31'16"W,

a distance of 230.97 feet; thence N89°22'23"E, a distance of 460.00 feet; thence N00°37'37"W, a distance of 675.42 feet; thence N89°12'01"E, a distance of 2770.07 feet: thence S00°46'02"E, a distance of 1386.57 feet; thence S88°50'18"W, a distance of 554.58 feet; thence S00°08'07"E, a distance of 5281.58 feet to the POINT OF BEGINNING.

Containing 30,970,372 Square Feet or 710.982 acres, more or less.

## 5. Owners and Interests

Below are the names of those persons holding recorded legal, equitable, contractual and option interests and any other person known to the applicant having an interest in the property described in paragraph 4 above, as well as the nature and extent of those interests for each person, provided such recorded interests shall be limited to those which are recorded in the El Paso County Clerk and Recorder's Office or the Secretary of State's Office of the State of Colorado.

### Property Owners:

Woodmoor Water and Sanitation District No. 1

1845 Woodmoor Drive

Monument, CO 80132

Acres included in Project: approximately 622

Portions of parcel numbers: 56000-00-122, and 56000-00137

City of Colorado Springs

30 S. Nevada Avenue, Suite 502

Colorado Springs, CO80903

Acres included in Project: approximately 89

A portion of parcel number: 56000-00-123

### Leasehold Interest:

Palmer Solar LLC

1710 29<sup>th</sup> Street, Suite 1068

Boulder, Colorado

Acres included in Project: approximately 622

Portions of parcel numbers: 56000-00-122, and 56000-00137

The records of El Paso County Tax Assessor and El Paso County Clerk and Recorder show the identified parcels have mineral estate owners. Per Section 24-65.5-103 of the Colorado Revised Statutes and El Paso County Code, notice of application for surface development was provided to Mineral Estate Owners no less than 30 days of initial public hearing.

## 6. Submission Requirements

WSEO Application per El Paso County 1041 Regulations and the following appendices:

1041 Appendices

A – 1041 Application

B – Certification of Mineral Owners

C – Authorization of Application by Project Owner

D – 1041 Maps

E – WSEO Map Plan

F – Elevation Plans

G – Geotechnical Report

H – Wildlife, Wetlands, and Cultural Resource Surveys

I – Correspondence: CPW and USFWS

J – Wetlands Delineation Report and USACE Correspondence

K – Noise Plan

L – Noxious Weed Management Plan

M – Preliminary Drainage Report

N – Traffic Memo

O – Visual Impact Analysis

P – Fire Prevention & Protection Plan and Hanover Fire Protection District Commitment Letter

Q – Operations and Maintenance Plan

R – Decommissioning Plan

S – Determination of No Hazard from Federal Aviation Administration

T – Road Condition Survey

U – Phase I ESA

## 7. Additional Information Required

All information required by the El Paso County Planning and Community Development Department has been submitted with application.

8. Duration of Permit

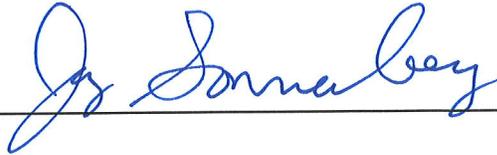
Applicant requests a permit for 35 years.

9. Application Fee

Fee will be provided upon notice from El Paso County

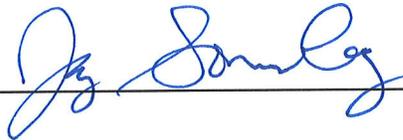
Applicant:

Palmer Solar LLC



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JSI Construction LLC (as authorized agent of Colorado Springs Utilities)



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