



HANWHA ENERGY USA HOLDINGS CORPORATION

d/b/a 174 Power Global
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April 15, 2025

El Paso County Department of Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Attention: Meggan Herington
CC: Mindy Schulz

RE: Prairie Ridge Solar Project Request for an Early Assistance Meeting with El Paso County Planning Department

Dear Ms. Herington,

Prairie Ridge Solar, LLC, a Delaware limited liability company, is proposing to develop the Prairie Ridge Solar Project (Project), a utility-scale solar energy generation facility and battery energy storage system (BESS) located in unincorporated El Paso County, Colorado. Prairie Ridge Solar, LLC is indirectly wholly-owned by Hanwha Energy USA Holdings Corporation, a Delaware corporation d/b/a 174 Power Global (174PG). We are submitting the enclosed preliminary information for your review and as part of our request to schedule an Early Assistance Meeting with your Department to discuss the proposed Project. The attached pre-application materials are being provided to aid in your initial review of our proposal and have been developed in accordance with the requirements set forth under the *El Paso County Land Development Code* Appendix B, Article 2, Section 2.201, *Pre-Application*. Please find the following information enclosed:

- a) Names and addresses of all persons or interests proposing the activity or development;
- b) Name and qualifications of the person(s) responding to the requirements detailed in the Regulations;
- c) A written summary of the Project including:
 - i. Map prepared at an easily readable scale showing:
 - Boundary of the proposed Project
 - Relationship of the proposed Project to surrounding topographic and cultural features such as roads, streams, and existing structures
 - Proposed buildings, improvements, and infrastructure.
- d) Information that is sufficient for determining the nature of the Project and the type, extent and location of impacts associated with the Project;

- e) Any additional information requested by the Director as may be reasonably necessary to make the determinations contemplated by this Article.

Siting and design efforts are in progress and are informed by a Critical Issues Analysis (CIA) and discussions with the landowners. We are currently refining the locations for photovoltaic (PV) solar panels, the BESS, a Project substation, access roads, and interconnection options, and do not anticipate any land use issues to arise. The conceptual layout will continue to be refined through consultation with stakeholders, agencies such as Colorado Parks and Wildlife, and ongoing discussions with El Paso County staff.

During the Early Assistance Meeting with El Paso County staff, we hope to discuss the following specific topics and questions:

- Any areas of concern relative to traffic or access during the construction of the Project, including coordinating access from public roads and any required permits.
- List of potential referral agencies.
- Clarification on the required submittal items with the 1041 Permit application package and Wind and/or Solar Energy (WSE-O) rezoning application.
- Confirmation of any additional submittal requirements that may be determined necessary or anticipated by the County.
- Approval timelines and County approval process for simultaneous processing of a WSE-O and 1041 permit application.
- Any anticipated local community concerns.
- Timing, notification, and format for public outreach ahead of the application submittal.

Prairie Ridge Solar, LLC looks forward to working with El Paso County, the community, leadership, and stakeholder groups to help bring this Project to fruition. It will be well-designed and considerate of the environment and surrounding land uses while realizing the benefits it will bring as a reliable source of economic development and sustainable energy for the next 30+ years.

We appreciate the County's review of our Early Assistance Meeting packet, and we look forward to working together throughout the WSE-O and 1041 permitting process. Emily Bitler, Senior Permitting Associate, can be reached for further information or assistance at (970) 222-0846 or Emily.bitler@174powerglobal.com.

Respectfully,

Prairie Ridge Solar, LLC

By: Hanwha Energy USA Holdings Corporation

Its: Manager

By: 

Rob Michalczak

Chief Development Officer

Prairie Ridge Solar Project
Early Assistance Meeting Information

Applicant Information

Hanwha Energy USA Holdings Corporation, a Delaware corporation d/b/a 174 Power Global (174PG), is the manager and indirect owner of Prairie Ridge Solar, LLC, a Delaware limited liability company. Prairie Ridge Solar, LLC is in the early stages of developing the Prairie Ridge Solar Project (Project) in unincorporated El Paso County. Since its formation in 2017, 174PG has developed over 1 gigawatt (GW) of operational solar projects, signed over 3 GW of power purchase agreements (PPAs) with more than 8 GW of additional solar projects and 10 gigawatt hours of battery energy storage projects in the development pipeline. In the last five years, 174PG has pursued and successfully secured permits for up to 850MW of large-scale solar and battery energy storage projects across Colorado.

Names and addresses of all persons or interests proposing the activity or development are as follows:

Hanwha Energy USA Holdings Corporation
d/b/a 174 Power Global
400 Spectrum Center Drive, Suite 1400
Irvine, CA 92618

Applicant Representative:

Rob Michalczak
Chief Development Officer
400 Spectrum Center Drive, Suite 1400
Irvine, CA 92618
Phone: (833) 461-7474
Email: rob.michalczak@174powerglobal.com
Web: <https://www.174powerglobal.com>

Applicant Representative:

Emily Bitler
Senior Permitting Associate
400 Spectrum Center Drive, Suite 1400
Irvine, CA 92618
Phone: (970) 222-0846
Email: emily.bitler@174powerglobal.com
Web: <https://www.174powerglobal.com>

El Paso County 1041 and WSE-O Permitting Support

Jose Valadez is the Development Manager for the Project and will be overseeing the overall development of the project. With nearly a decade of experience in the utility-scale solar PV industry, Jose has navigated multiple roles across construction, project management, business development, and project development leadership, which has allowed him to gain a deep understanding of the entire project lifecycle - from greenfield development and permitting to execution and commissioning.

Emily Bitler is a Senior Permitting Associate for the Project and will be overseeing the 1041 and WSE-O applications and ensuring compliance with the El Paso County Regulations. Emily has been in the environmental field for over 20 years, with 12 years of permitting experience throughout the Midwest



and West. She has supported the siting and permitting of multiple utility-scale solar facilities throughout Colorado.

Founded in 1990, Logan Simpson Design Inc. (Logan Simpson) is a leading provider of environmental services throughout Colorado and the West. The Logan Simpson team brings extensive expertise in land use permitting, public involvement, environmental surveys, cultural resources and tribal consultation and community planning services, and will be assisting Prairie Ridge Solar, LLC throughout the permitting process, including the preparation of the 1041 and WSE-O Applications, supporting plans and studies, and completion of the public outreach for the Project. Additional information can be found on their website here: [Logan Simpson – Guiding Responsible Change](#). Sara Stribley, Senior Renewables Planner, has over 14 years of consulting experience and has supported siting and permitting of utility-scale solar facilities throughout Colorado and across the West and will be serving as the Project Manager for the Logan Simpson support team.

For questions regarding the contents of the applications, please contact:

Prairie Ridge Solar, LLC Permitting Contact

Emily Bitler

Senior Permitting Associate

400 Spectrum Center Drive, Suite 1400

Irvine, CA 92618

Phone: (970) 222-0846

Email: emily.bitler@174powerglobal.com

Web: <https://www.174powerglobal.com>

Logan Simpson Permitting Contact

Sara Stribley

Senior Renewables Planner

213 Linden Street, Suite 300

Fort Collins, Colorado 80524

Phone: (970) 231-9026

Email: sstribley@logansimpson.com

Web: <https://www.logansimpson.com>

Project Description

While the Project is currently in the early stages of development, it is anticipated that it would consist of an approximately 400 megawatt alternating current (MWac) utility scale PV solar facility and a 200 MW/4hr BESS facility. In addition, appurtenant supporting infrastructure could include private internal access roads, perimeter security fencing, inverters and transformers, an electrical collection system, an on-site project collector substation, and an operations and maintenance (O&M) building. The Project is located directly adjacent to Xcel's proposed Power Pathway transmission corridor, facilitating immediate connection to the electrical grid.

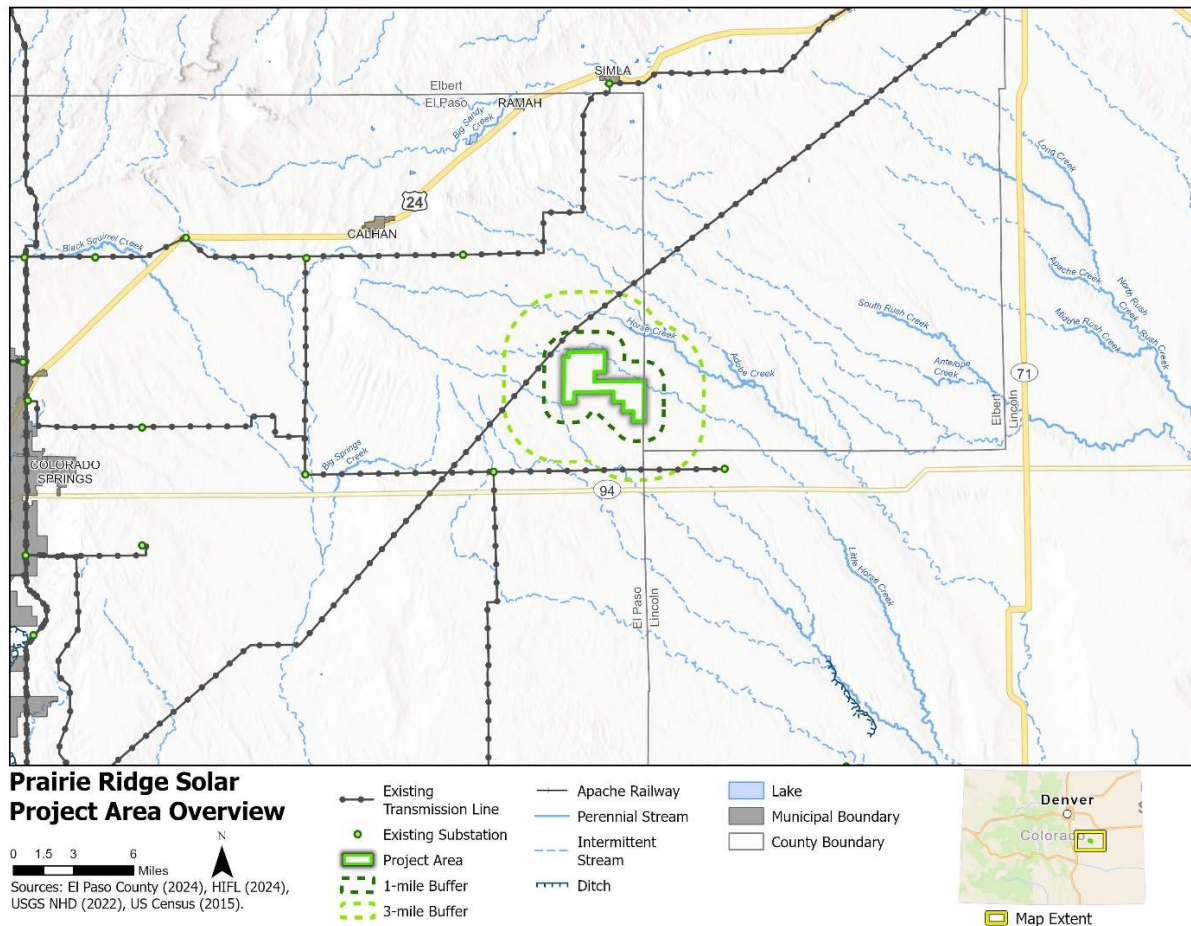
The Project area consists of approximately 4,114 acres, of which 2,674 acres are privately owned, and 1,440 acres owned by the Colorado State Land Board. The site is located approximately 30 miles east of Colorado Springs, Colorado. The nearest community is Rush, Colorado, located approximately five miles south of the site. The Project site was selected based on a number of favorable factors that make it an ideal location for a large-scale solar energy system including: 1) its large contiguous and flat terrain 2) the interest and cooperation of the participating landowners; 3) its avoidance of sensitive natural resources; and 4) co-location near a proposed high-voltage transmission corridor, which minimizes the need for a lengthy transmission line to the point of interconnection.

The Project as currently proposed, would consist of single-axis tracker PV modules that are mounted on racking systems and arranged in multiple arrays. The panels are anticipated to be grey-blue in color; have a non-reflective surface; and have a maximum height of 12 feet depending on the angle of the sun. Panels would be connected serially to form a string, and these strings would combine to form an array. The direct current energy generated within the arrays would be converted into alternating current using inverters and collected at medium voltage before feeding into an on-site collector substation. The collector substation and step-up transformer will convert the generated electricity from medium voltage to high-voltage. The Project will then connect to a switchyard, which will inject the Projects solar energy into Xcel’s newly constructed 345 kV transmission line, and then onto the regional grid via this line.

The Project will include a 200 MW/4hr battery energy storage system (BESS) in the Project design. The BESS may be charged with energy produced by the solar array or from the electrical grid and discharged per the utility’s needs. The Project design includes battery containers containing battery cells collocated with the substation and within the Project area.

The final Project layout will be determined through a design and mitigation development process informed by conversations with the landowners, interested parties, state agencies, and El Paso County’s permitting process.

Figure 1. Project Overview Map



Zoning and Land Use

The Project aligns with the goals and future land uses as outlined in the El Paso County Master Plan and is located within the “Rural” place type. All parcels within the Project area are currently zoned as Agricultural District (A-35).

Project Schedule

It is anticipated that construction for the Project would begin in 2028, with a Commercial Operations Date targeted for 2029.

Preliminary Studies

Prairie Ridge Solar, LLC has initiated preliminary environmental due diligence for the Project and will complete a suite of studies to evaluate the environmental resources and conditions present at the site. These studies will be completed in support of the 1041 and WSE-O applications and include the following:

- ALTA survey
- Critical Issues Analysis (CIA)
- Wetland and water resource field evaluations
- Habitat and wildlife studies
- Class III cultural resource investigations
- Visual resource study
- Noxious weed inventory
- Geology and Soils report
- Preliminary Traffic study
- Preliminary Drainage report
- Noise study

At the Early Assistance Meeting, we would like to review submittal requirements for the WSE-O and 1041 permit applications and confirm required and additional studies that may be necessary to support the permit applications. We would also appreciate understanding the level of detail of the following studies to include in the 1041 and WSE-O application (i.e., full technical studies or an abbreviated summary).

Biological Studies

A site reconnaissance for wetlands and wildlife is planned for May or June 2025. Desktop analysis has been completed for the study area for wetlands, Waters of the US, soils, and wildlife. Key findings include:

- The National Wetlands Inventory features documented to occur in the study area are limited (approximately thirty-five acres of the study area) and will be verified with field surveys so that they may be avoided in site planning.
- Habitat for a variety of wildlife species is potentially present and will be verified with field surveys. These will be addressed through agency coordination, field investigations, design alternatives, avoidance, mitigation.

- Appropriate pre-construction surveys and seasonal and spatial avoidance measures will be implemented as developed with CPW ahead of a 1041 and WSE-O application.
- Field work and research informing post-construction revegetation techniques and weed and wildfire (fuel loads) management will be tailored to site conditions.

Cultural Studies

Prairie Ridge Solar, LLC has conducted cultural resources background research as part of the CIA to gain information about known cultural resources within the study area and to comply with El Paso County 1041 and WSE-O permit guidelines. The review was conducted through the History Colorado Office of Archaeology and Historic Preservation (OAHP) online Compass database (State of Colorado's Online Cultural Resource and Paleontological Database 2025) and a review of historic maps and General Land Office (GLO) records. A Class III Cultural field inventory for the proposed area of development within the larger Project area will be conducted as necessary.

Stakeholder and Public Engagement Strategy

Prairie Ridge Solar, LLC will prepare an Outreach Plan to cultivate awareness, openness, and support for the Project including outreach to community, regulatory and environmental stakeholders.

At the Early Assistance Meeting, we would like to confirm stakeholder outreach expectations ahead of the application submittal.

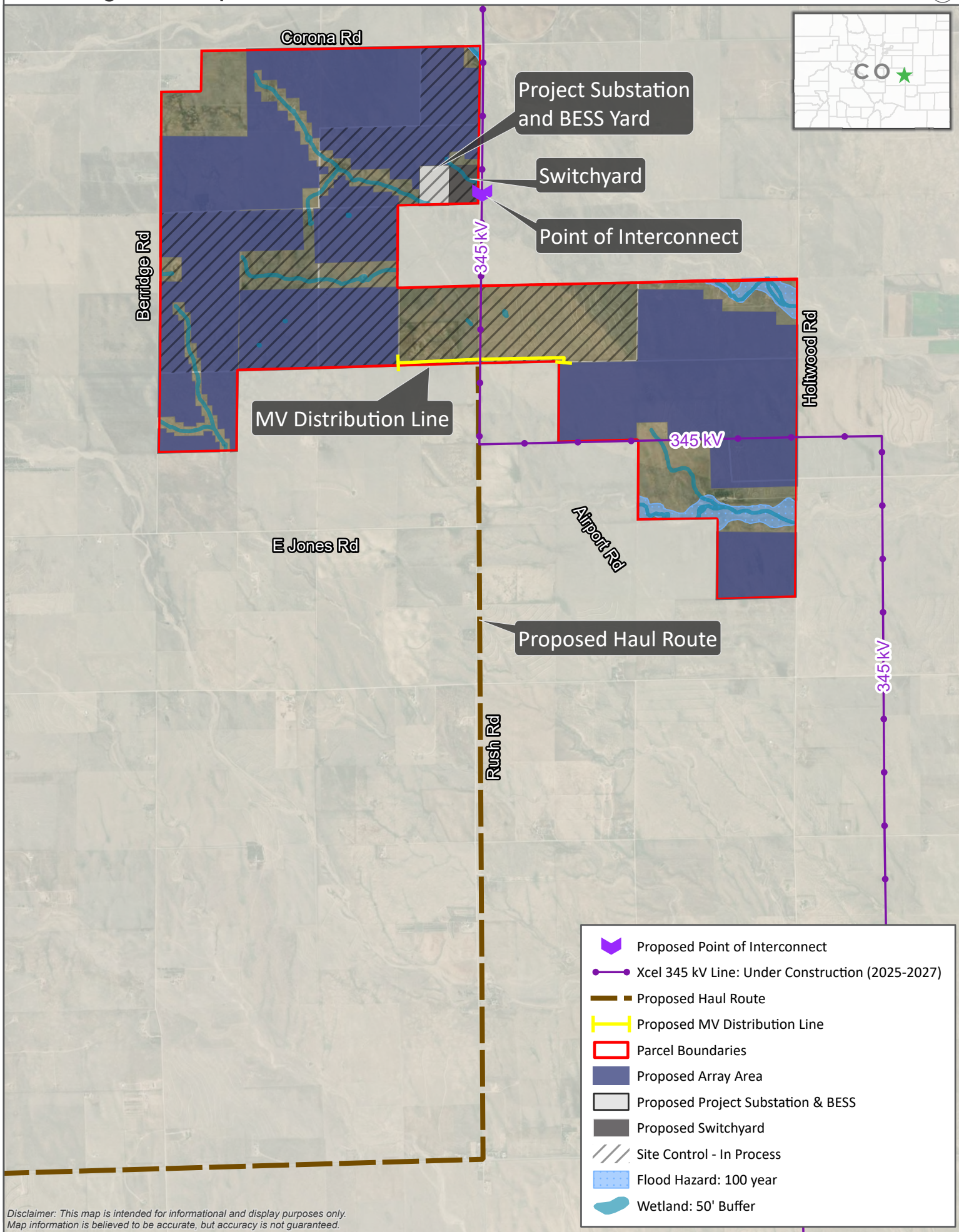
Permitting Approach

Prairie Ridge Solar, LLC believes in building strong relationships within communities and agencies to provide quality deliverables that move the permitting process in an efficient and timely manner. Prairie Ridge Solar, LLC's environmental and planning team has outlined an approach to conduct all necessary environmental surveys and assessments to prepare for the required permit applications listed below. The team has completed desktop analysis and is finalizing plans for upcoming field studies including biological assessments, wetland delineations, a Phase 1 ESA, and initial cultural surveys.

It is our understanding that while solar generation facilities are permitted across all zoning districts, they require approval of a rezoning application to obtain WSE-O zoning. Additionally, as the Project falls under the jurisdiction of El Paso County's "Areas and Activities of State Interest" (as authorized under CRS §§ 24-65.1-101, et seq., 2016) we anticipate that the Project will also require a 1041 Permit to authorize Project siting in accordance with the County's Regulations. Prairie Ridge Solar, LLC intends to submit a WSE-O and 1041 application concurrent with one another for simultaneous processing and approval by the County and would like to confirm the permitting pathway with the County.

Prairie Ridge Solar, LLC will work proactively with local, state and federal agencies to complete all studies and permits required for the successful construction and operation of the Project.

Attachment 1. Preliminary Project Map



Disclaimer: This map is intended for informational and display purposes only. Map information is believed to be accurate, but accuracy is not guaranteed.