BEFORE THE PUBLIC SERVICE COMMISSION OF THE STATE OF MISSOURI

File No. EA-2026-0183

Application for Rehearing of Samantha Capstick

EXHIBIT C

LIMITED PHASE I ENVIRONMENTAL SITE ASSESSMENT EXCERPTS

Prepared for Ameren Missouri by Civil & Environmental Consultants, Inc.

CEC Project No. 354-818.0008, dated August 19, 2026

Title page; report pages 18 through 20; report page 28 (Findings)

LIMITED PHASE I ENVIRONMENTAL SITE ASSESSMENT

MILLCREEK BESS PROJECT
LINCOLN COUNTY, MISSOURI

Prepared For:

AMEREN MISSOURI
1901 CHOUTEAU AVENUE
ST. LOUIS, MISSOURI

Prepared By:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
ST. LOUIS, MISSOURI

CEC Project No. 354-818.0008

August 19, 2026

Report Expiration Date: November 15, 2026

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Attachment A

parcel 04-70-26-000-000-001.000 bounded by the present-day Highway 61 and Millcreek Church Road. A small section of woodland is cleared immediately north of the school/farmstead which is consistent with the ERIS database result for the mineral testing. Millcreek Church is not discernible, but the drive through the Millcreek Cemetery is visible adjoining the west side of the Millcreek Church Road and the Subject Property. The now visible surrounding area to the western portion of the Subject Property also appears entirely to be agricultural field farmland with small sections of woodland and dispersed farmsteads.

The resolution of the 1963 aerial photograph makes discernment of any structures difficult. There does not appear to be any changes to the Subject Property or the surrounding area.

The 1974 aerial photograph does not show any significant changes to the Subject Property or surrounding area apart from two (2) of the structures in the southern part of parcel 04-70-26-000-000-001.000 have been removed.

The 1985 aerial photograph does not show any significant changes to the Subject Property or surrounding area apart from Highway 61 now being developed as a divided four- (4-) lane highway.

In the 1995, 2003, 2004, 2005, 2006, 2007, 2009, 2010, 2012, 2014, 2016, 2018, 2020, 2022 and 2024 aerial photographs, no major changes are identified on the Subject Property or in the surrounding area apart from a residential development being observed along the newly developed roads (labeled as Sun Haven Drive and Millcreek Drive in the 2011 topographical map) to the southwest of the Subject Property starting in the 2003 aerial photograph.

3.4.2 Historical Topographic Maps

Historical topographic maps were requested from ERIS to identify land development for the Subject Property and surrounding area. The Subject Property is an approximate 286-acre portion of an approximate 574-acre parcel, west of Highway 61, and approximately 54 acres of Highway 61 right-of-way. The ERIS Historical Topographic Map Report is included in Appendix F. The topographic map review was summarized below.

- 1934 Elsberry, MO Quadrangle (15-Minute Series)
- 1942 Elsberry, MO Quadrangle (15-Minute Series)
- 1975 Auburn, MO and Eolia, MO Quadrangles (7.5-Minute Series)
- 1984 Auburn, MO and Eolia, MO Quadrangles (7.5-Minute Series)
- 2011 Auburn, MO Quadrangle (7.5-Minute Series)
- 2014 Auburn, MO Quadrangle (7.5-Minute Series)
- 2017 Auburn, MO Quadrangle (7.5-Minute Series)
- 2021 Auburn, MO and Eolia, MO Quadrangles (7.5-Minute Series)

The 1934 topographical map depicts the Subject Property as largely undeveloped with structures in the northern and southern portions of parcel 04-70-26-000-000-001.000, including Mill Creek School. No 61 (State Highway 61) is depicted along the eastern boundary of the Subject Property. The road that is now Millcreek Church Road (longitudinally transecting the western portion of the Subject Property) are visible and follow the same path as present time. Mill Creek is depicted flowing west through the southern portion of the Subject Property, originating near Highway 61. The Subject Property and surrounding area is primarily dominated by a generally flat ridge gradually sloping off to the west with multiple unnamed stream features flowing off the large ridgetop. The surrounding area is generally undeveloped except for dispersed structures (farmsteads) along the various roadways. A cemetery is depicted adjoining the west of Millcreek Church Road, immediately west of the western portion of the Subject Property.

The 1942 topographical map did not depict any significant changes to the Subject Property or the surrounding area.

The 1975 topographical map is generally similar to the previous topographical map except that all the structures on parcel 04-70-26-000-000-001.000 only has one (1) of the original five (5) structures depicted including the removal of Mill Creek School. An unnamed cemetery is labelled at the northernmost point of parcel 04-70-26-000-000-001.000, west of Highway 61, at one of the structure locations in the previous topographical maps. An overhead transmission line is depicted transecting the western portion of parcel 04-70-26-000-000-001.000, mostly longitudinally, west of Highway 61, and crosses Highway 61 south of the Subject Property. No significant changes are

observed to the surrounding area other than Mill Creek Church being depicted on the west side of what is now Millcreek Road, adjoining the far western boundary of the Subject Property.

In the 1984 topographical map, no significant changes are observed to the Subject Property or the surrounding area other than Highway 61 is labelled as under construction.

In the 2011 topographical map, structures are no longer depicted. A four (4)-lane highway (Highway 61) is depicted and two (2) roads (Millcreek Drive and Sun Haven Drive) adjoining the west side of the Subject Property across Millcreek Church Road. Ellis Cemetery and Mill Creek Cemetery are labeled adjoining the southwest corner of the Subject Property across Millcreek Church Road.

In the 2014, 2017 and 2021 topographical maps, no significant changes are observed to the Subject Property or the surrounding area. Property Tax Maps or Assessor Information

Property tax and assessor information was available via online websites for Lincoln County at https://lincolngis.integritygis.com/H5/Index.html?viewer=lincoln . No information pertinent to RECs, CRECs, or HRECs are identified in relation to the property tax and assessor information.

3.4.3 Previous Assessments

CEC was provided with the following previous reports for the Subject Property for review:

- *Limited Phase I Environmental Site Assessment, Millcreek Solar and BESS Project, Lincoln County, Missouri*, dated July 8, 2026, and prepared by Civil & Environmental Consultants, Inc (CEC). The report did not identify any RECs, CRECs, or HRECs.
- *Limited Phase I Environmental Site Assessment, Millcreek Solar Project, Lincoln County, Missouri*, dated February 9, 2026, and prepared by Civil & Environmental Consultants, Inc (CEC). The report did not identify any RECs, CRECs, or HRECs.

3.5 HISTORICAL USE INFORMATION SUMMARY

Based on review of readily available historical use information, the majority of the Subject Property was agricultural land with sparsely forested areas, intermittent and ephemeral streams and farmsteads from at least 1934 through the present. Historical topographic maps depict multiple

6.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

6.1 FINDINGS

The following summarizes CEC's findings resulting from the completion of a Limited Phase I ESA conducted in accordance with ASTM Standard Practice E E2247-23 and CEC Proposal No. 354-818 for the Millcreek BESS project which consists of an approximate 286-acre portion of an approximate 574-acre parcel, west of Highway 61, and approximately 54 acres of Highway 61 right-of-way, in northern Lincoln County, Missouri, east of Silex, Missouri. Details are not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items presented below.

- The Subject Property currently contains agricultural cropland, pastureland, vacant/unimproved land, and agricultural structures. The Subject Property was identified on the MRDS database. The MRDS database record indicated the presence of industrially useful stone in the geology in the northwest portion of the Subject Property. This database record is not considered a REC for the Subject Property.
- Review of the FEMA Flood Zone Map information provided by ERIS, the westernmost portion of parcel 04-70-26-000-000-001.000, near Mill Creek, is mapped as 1% Annual Chance Flood Hazard. The remainder of the Subject Property is mapped as 0.2% Annual Chance of Flood Hazard.
- Based on review of readily available historical use information, the majority of the Subject Property was agricultural land with sparsely forested areas, intermittent and ephemeral streams and farmsteads from at least 1934 through the present. Historical topographic maps depict multiple structures, including Mill Creek School, on parcel 04-70-26-000-000-001.000 as early as 1934. By 1975, most of these structures, including the school, were no longer depicted. An unnamed cemetery was identified at the northern portion of parcel 04-70-26-000-000-001.000, and later topographic maps identify Ellis Cemetery and Mill Creek Cemetery adjacent to the Subject Property west of Millcreek Church Road. Other notable developments included improvements to Highway 61 and the installation of an overhead transmission line crossing the Subject