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Colorado Springs, CO 80918**

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1235 North Loop W, STE 205  
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**STATE OF COLORADO  
633 17TH St., STE 1520  
Denver, CO 80202**

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**CORUNDUM PROPERTIES V LLC  
1 S Nevada Ave., STE 200  
Colorado Springs, CO 80903**

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**EL PASO COUNTY  
200 S Cascade Ave., STE 150  
Colorado Springs, CO 80903**

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HANNA RANCHES INC  
15680 Hanover Rd.  
Fountain, CO 80817

PS Form 3800, April 2010

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COLORADO SPRINGS CITY OF  
P.O. BOX 1575  
Colorado Springs, CO 80901

PS Form 3800, April 2010



[Recipient]

February 1, 2022

**RE:** Notification to Adjacent Property Owners to the Site Development Plan (PPR) Application for Pike Solar LLC

Dear [Recipient],

This letter is being sent to you because Pike Solar LLC is proposing a land use project in El Paso County on the properties assigned parcel IDs 56000-00-123 and 56000-00-140, further described in the “Project Description” Section below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to me via the email or phone details provided in my signature below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing at the public hearing for this proposal.

Pike Solar LLC proposes approval of a site development plan application in order to construct, operate, maintain and decommission a solar energy generation facility and upgraded substation (“Project”). The Site Development Plan application will be submitted to ensure that the proposed development complies with applicable development regulations pursuant to the El Paso County Land Development Code and Engineering Criteria Manual. The Project supports multiple local, state, and federal statutes including the Colorado Renewable Energy Standard (RES) statute (section 40-2-124, C.R.S) which requires an increase in renewable generated energy. This letter provides information regarding the location and project plan for the Project as proposed under the Site Development Plan application process.

**Project Request Description:**

The proposed Project layout is sited on two (2) parcels totaling 4,998-acres, owned by Colorado Springs Utilities (parcel IDs 56000-00-123 and 56000-00-140), zoned RR-5 and A-35 with a project-specific Wind and Solar Energy Overlay (WSEO) designation, which is pending approval with the County at the time of this notice. The project is designed on 1,350 acres. The Project is located approximately 3 miles southeast of the intersection of Link Road and Squirrel Creek Road in the city of Fountain. Approval of the Project’s permitting applications would allow the Applicant to construct, operate and decommission the Pike Solar Photovoltaic solar facility. It will be capable of generating up to 175 MW of photovoltaic solar energy. The site will also include a Battery Energy Storage System capable of producing up to 75MW of energy. Colorado Springs Utilities will be making corresponding upgrades to their existing facility, the Williams Creek Substation, to accommodate for the power generated from the Project. The associated upgrades will not include any facility footprint expansion and any improvements will be done within the existing substation boundaries.

The Project components would include the installation of solar panels and battery energy storage system within the siting envelope. Accessory uses include underground 1.5kV DC collection lines, underground 24.5 kV AC collection lines, and one overhead line approximately 1,400' long. There will be operations and maintenance facility including one shed, DC and AC inverters, met stations, medium-voltage transformers, circuit breakers and disconnect switches, communication systems, internal access roads, fencing and laydown yards. The overhead gen-tie line will interconnect the electricity produced from the solar generation facility to the Williams Creek Substation that is operated by Colorado Springs Utilities.

### **Justification**

- **Alternative Lighting Plan Request Pursuant to LDC Section 6.2.3(E);**

The Applicant requests approval of an alternative lighting proposal in lieu of a full photometric plan required per LDC Chapter 6. Relief from providing a full photometric plan is requested due to the extremely limited nature of the Project's lighting, such that lighting will never reach the maximum levels at the property boundaries, and most of the Project lighting is to be used only for infrequent evening maintenance for this Project. Most of the Project lighting can be considered necessary only for infrequent maintenance or troubleshooting (i.e.: substation yard or power station work). The Applicant is only using the substation lights when night work is essential, which will be infrequent. The lighting plan included in this submittal package displays the location and extent of all light levels, demonstrating that the proposed Project's lighting complies with the LDC lighting standards' intent and limitations on lighting intensity and type.

- **Alternative Landscape Design Request Pursuant to LDC Section 6.2.2(A)(4)**

The proposed project is an unmanned solar facility, the intent of which is to generate and provide resources (energy), not to consume and take away from resources. The provision of landscaping would both require water to maintain, but also pose a fire risk given the nature of the facility. Additionally, the provision of landscaping would serve little benefit or purpose, as adjacent lands are limited to other utility, industrial, and grazing uses. The nearest residence is 1.5 miles away from the project boundary. Relief from the requirement of landscaping for the Project will both promote the concepts contained in the Landscape and Water Conservation Manual (by not using any water to maintain landscaping that serves little purpose and is rarely enjoyed), as well as meeting the intent of the landscape requirements of the LDC

Required landscaping will be limited to vegetation management: reseeding, mowing, and control of noxious weeds. Given the rural and agrarian nature of the adjacent properties, seedbanks in the area will assist in passive revegetation. The Integrated Noxious Weed Management Plan (**see Appendix X**) will be used to help prevent non-native vegetation from growing on the Project site.

- **Alternative Parking Ratio Request Pursuant to LDC Section 6.2.5(D)(1)(a)(vi)**

Applicant requests an alternate parking space ratio, with a total of zero (0) parking spaces provided. The request for relief from the provision of parking is due to the nature of the Project being an unmanned facility, with no permanent or daily employees onsite, and traffic to the site being extremely limited to maintenance and repairs as needed. As such, the request meets the purposes of this Section equally well or

better than a parking plan which complies with the standards of this Section. Specifically, the request does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity, as the site will not be attracting visitors or customers and traffic will be limited to maintenance and repairs as needed. Not adding a parking area will also minimize unnecessary visual and aesthetic impact along the public road, and on the surrounding neighborhood, as it will leave that portion of the site 'undeveloped'. Finally, the request creates no detrimental impact on natural areas or features. Finally, the request to not provide parking as part of the Project development will work to minimize impacts to the natural vegetation, and drainage features of the site.

- **The application is in general conformance with the El Paso County Master Plan**

The application is in general conformance with the *Your El Paso Master Plan* (referred to herein as “Master Plan”) and other adopted countywide Plans. Specifically:

*Master Plan Implementation: Guidance for Evaluating Land Use Applications*

- *Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?*

The project is within the Key Area “Potential Areas for Annexation”. This area has been identified as a potential area for annexation into the City of Fountain. Being that the project location is outside of the urban and residential developed area of Fountain, and adjacent to the Fountain Landfill and existing utility infrastructure, the proposed Project has been well sited to complement existing surrounding uses, and in turn, would strengthen the existing unique identity or character of the Key Area. The nature of the Project being a solar energy facility, producing minimal to no odor, sound, light, or other nuisance to surrounding properties, make it an appropriate use alongside the existing public utility and waste management services. Should this area indeed be annexed and developed, it is likely that this portion of the Key Area would naturally be focused and maintained for siting large and public infrastructure land uses.

- *Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?*

The Project is located within the Fountain Area Housing Priority Development Area identified within the Master Plan. As shown and discussed on Page 53 of the Master Plan, the city of Fountain has the potential to expand south and east, and as such the Project’s location should be considered for suburban residential development in order to match the development pattern of the City. While the Project’s use is not the identified suburban residential use or housing type, the Project is a necessary component to accommodating the anticipated population growth by providing a needed public utility. Further, the Project area is already characterized by the adjacent Fountain landfill and utility infrastructure, resulting in the Project’s use being consistent with the adjacent uses and furthering several of the Master Plan’s recommendations to collocate certain types of uses as a means to conserve open space and preserve community character in other areas served by these types of projects.

- *Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?*

The Project is not located within any Commercial Priority Development Area identified within the Master Plan.

- *Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?*

The Project is sited adjacent to, and designed to utilize, existing infrastructure to which it can connect, consistent with Master Plan Objective HC2-1 and its Guidance for Evaluating Land Use Applications. The Project site, designed in a safe and efficient manner, will be located on Utilities-owned property next to the Williams Creek Substation and other existing solar facilities. The Project design will reduce overall impacts and create efficiencies in the design by limiting the overhead transmission line to a short distance of approximately 1,300' from the Project substation to the Williams Creek Substation. In order to construct the Project, temporary power will be required and negotiated with MVEA from an existing power line nearest to the Project substation location in order to limit construction impacts. Additionally, as noted in the Master Plan on Alternative Energy, "energy generation should be considered and appropriately sited in the county as opportunities arise". The Pike Solar Project will bring an additional 175 megawatts (MW) of solar energy onto the Colorado Springs Utilities (CSU) electrical grid.

- *Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?*

The Project's development does not trigger the need for pedestrian or multimodal connections, as the Project will be an unmanned facility during operation (except for maintenance needs), will not generate a residential density increase, and will not otherwise attract or draw people to the area. For these reasons, the development does not trigger the need for pedestrian or multimodal connections.

- *Does the proposed use/development incorporate appropriate conservation design principles as identified in the Master Plan?*

Conservation design principles uses development patterns that aim to preserve contiguous areas of open space and protect environmental features and areas by grouping development together. While this reference was made within the Master Plan to discuss residential clustered development, this approach and aimed objective are relevant to the Project. The Project groups development together by siting the utility infrastructure together with existing utility and public infrastructure development. The Project has been sited and designed to meet the growing population's energy needs while collocating and concentrating the public infrastructure uses together with its adjacency to the Fountain Landfill and other CSU-owned infrastructure.

- *Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the Master Plan?*

The Project will promote and contribute to meeting the County's objective of meeting the Vision, Principles, Goals, and Objectives of the Master Plan. The Master Plan's Vision is centered on meeting projected growth in a strategic and sustainable way. The Project contributes to the County meetings

its vision by providing the City and County's residents with needed power through a clean, renewable energy source (during a time of additional energy demand with the decommissioning of the City's coal power plant) and doing so through a development which is collocated and clustered with existing electrical utility infrastructure. Additionally, the Project works to broadly meet the Community Facilities and Infrastructure category of Goals & Principles outlined within the Master Plan. Specifically, the Project furthers Goal 5.1, which calls on coordination with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life, and Goal 5.3, which calls to ensure adequate provision of utilities to manage growth and development.

- *Does the proposed use/development support the Implementation Objectives and Specific Strategies of the Master Plan?*  
The Project supports the Implementation Objectives and Specific Strategies of the Master Plan. Below is an example of an Implementation Objective and Specific Strategy supported by the Project:

***Goal E2:***

*Promote sustainable best practices with regard to development and infrastructure.*

The Project supports this Goal by proposing a sustainable, clean energy generation facility use through the efficient siting and development approach of collocating and concentrating the use in an area that is already developed for utility or other public facilities such as the Fountains Landfill.

***Objective E2-3: Promote alternative products and services that substitute for environmentally damaging ones.***

The Project supports this objective by promoting clean, renewable energy as an alternative power source that substitutes, and has the potential to dis/replace, traditional fossil fuel energy sources. The transition toward clean, renewable energy is of utmost importance in combating climate change and relieving local communities' populations from the health and environmental impacts of traditional power plants (like the Martin Drake Power Plant).

***Specific Strategy:*** *Conservation design should be considered and evaluated alongside development considerations such as land use, zoning, traffic, infrastructure, and utilities as part of any development review and approval process in the County.*

The Project supports this Specific Strategy as part of the implementation of Objective E2-3 and Goal 2 with its alignment with conservation design principles. To reiterate the above response regarding the Project's use of conservation design principles, conservation design principles use development patterns that aim to preserve contiguous areas of open space and protect environmental features and areas by grouping development together. The Project has been sited and designed to meet the growing population's energy needs while collocating and concentrating the public infrastructure uses together with its adjacency to the Fountain Landfill and other CSU-owned infrastructure.

*Master Plan Implementation: Guidance for Evaluating Land Use Applications, Additional Factors to Be Considered*

- *Larger Land Area – There are several individual large parcels as well as situations in which multiple smaller adjacent parcels are all owned by a single landowner. These parcel configuration and ownership situations create desirable opportunities for siting larger land uses, some of which may trigger the requirement for approval of a variance of use request. Multiple parcels under the same ownership, for example, could be consolidated to support and mitigate the impacts typically associated with large-scale land uses, such as energy generation facilities, landfills, mineral extraction operations, or concrete batch plants*

The Project is consistent with this factor. The two parcels comprising the Project area are large in scale and under the same ownership, making the site ideally suited for energy generation, a large land use, and in turn allowing for the mitigation of impacts (such as visual impacts and neighborhood character) typically associated with large-scale land uses such as energy generation facilities. Further, the Project's location adjacent to the Fountain Landfill, the Palmer Solar facility, and various CSU infrastructure, together make these parcels a suitable location for the Pike Solar project.

- *Well-Integrated within Established Placetype – When land use requests propose a use that is different than what a respective Placetype typically anticipates, the siting, scale, intensity, setbacks, and aesthetic nature should be evaluated to determine if the use can be appropriately integrated into the surrounding area. Where the proposed use is a desired use but exhibits some degree of use-to-use incompatibility, enhanced methods of buffering and screening should be considered and implemented, as appropriate, at a scale that ensures reasonable mitigation of anticipated negative impacts.*

The Project is located within the Suburban Residential Placetype. As noted above, the Project is ideally situated adjacent to existing large-scale utility and public infrastructure uses. Both of these existing adjacent land uses are also located within the Suburban Residential Placetype. As such, while the project's use is different than what this Placetype typically anticipates, the proposed use is consistent in nature and scale with the existing land uses of the immediately surrounding area. As such, the Project is sited and proposed in an ideal location, where concerns of use compatibility and negative impacts due to same are avoided by virtue of the existing character and surrounding uses.

#### *Infrastructure, Alternative Energy - Page 108*

The Master Plan specifically announces the Pike Solar Project within the Alternative Energy Subsection of the Infrastructure Section (Pg. 108). The Master Plan identifies solar energy as sustainable, renewable, and especially plentiful in El Paso County. The Pike Solar project is poised to deliver clean power to thousands of County residents, and directly contribute to CSU in better serving its customers through new, cleaner technologies.

*Master Plan Objective HC2-6: carefully analyze each development proposal for their location compatibility with the natural environment, and cohesion with the existing character.*

The Project plans have been intentionally designed to reduce/mitigate the environmental impact to the wetlands, wildlife, and cultural resources of the Project area and surrounding lands. The Applicant will make environmental quality a priority by reducing impacts to most of the water features by specifically engineering/designing crossings through wetlands. The Project design will specifically avoid cultural locations and the wildlife plans will minimize impacts to wildlife and associated habitats. The Project requested and received a Jurisdictional Determination from the US Army Corp. of Engineers and it was determined that there are no Waters of the US within the boundaries of the Project.

### **Existing and Proposed Facilities**

Existing Facilities: The Project is located adjacent to multiple high voltage electrical transmission lines, the Williams Creek Substation, and Palmer Solar. The Project will interconnect at CSU's Williams Creek Substation. This was intentionally designed to avoid visual impacts derived from lengthy transmission line runs. Currently there are no other existing facilities on the proposed site.

Proposed Facility: The Pike Solar Project will be a solar PV system that will be composed of photovoltaic modules that convert the sun's radiant energy into electricity. The modules will be mounted on horizontal single-axis tracking racks that rotate from east to west to track the sun over the course of each day. The modules will be electrically connected in series strings to achieve a system DC design voltage of 1500V DC. Cables from the module strings will be buried in trenches and combined with DC combiner boxes located strategically throughout the field. The DC combiners will connect multiple arrays in parallel, from which point the electricity will be conducted via cables to the inverters, which convert the DC power generated by the modules to grid-synchronized AC power. Step-up transformer(s) will raise the inverter AC output voltage to 34.5kV, and the Solar Project output will pass through an AC collection system to the Pike Solar substation and ultimately to the Point of Interconnection (POI) at the Williams Creek Substation via a 1,400-foot 230kV proposed overhead transmission line. This Project will also have potential for up to a 75 MW battery energy storage system ("BESS"). This will be located near the project substation.

Williams Creek is an existing 230kV ring bus substation that will be transitioned into a breaker and a half in bays 2, 3, and 4 with the installation of seven circuit breakers. This reconfiguration will accommodate a renewable energy provider connection and a loop in of the existing 230kV Nixon-Clairemont transmission line, including one new transmission tower within the existing alignment and easement. The substation plot does not require expansion and updates to drainage, grading, ground grid, cable trench, fencing, yard rock, conduit, cabling, steel, bus, instrumentation, protection and control, and substation equipment will only be installed or modified as required for the installation of the new equipment. The Williams Creek Substation is designed primarily as an interconnection or switching substation, not a load serving substation, and design capacity is not technically an issue at switching substations. The main design consideration at switching substations is the number of interconnection positions for generation connections and/or transmission line connections necessary for reliable power delivery. No work for other future expansion will be considered. There will be ten separate laydown areas totaling 60,407 square yards interspersed throughout the project along site access roads within fenced-in areas. Laydown areas will be removed at the end of construction, and the areas will be reseeded with a county-approved seed mix.

The addresses for this project will be reflected on the Site Development Plan application package and at the time of building permit issuance. The map attached shows the project location and adjacent property owners for use as reference.

If you have any questions or concerns related to the proposed project, please feel free to contact Sophie Kiepe, Project Planner, at [skiepe@juwiamericas.com](mailto:skiepe@juwiamericas.com) or via phone at 720.245.2922.

Sincerely,



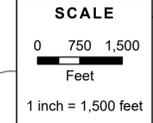
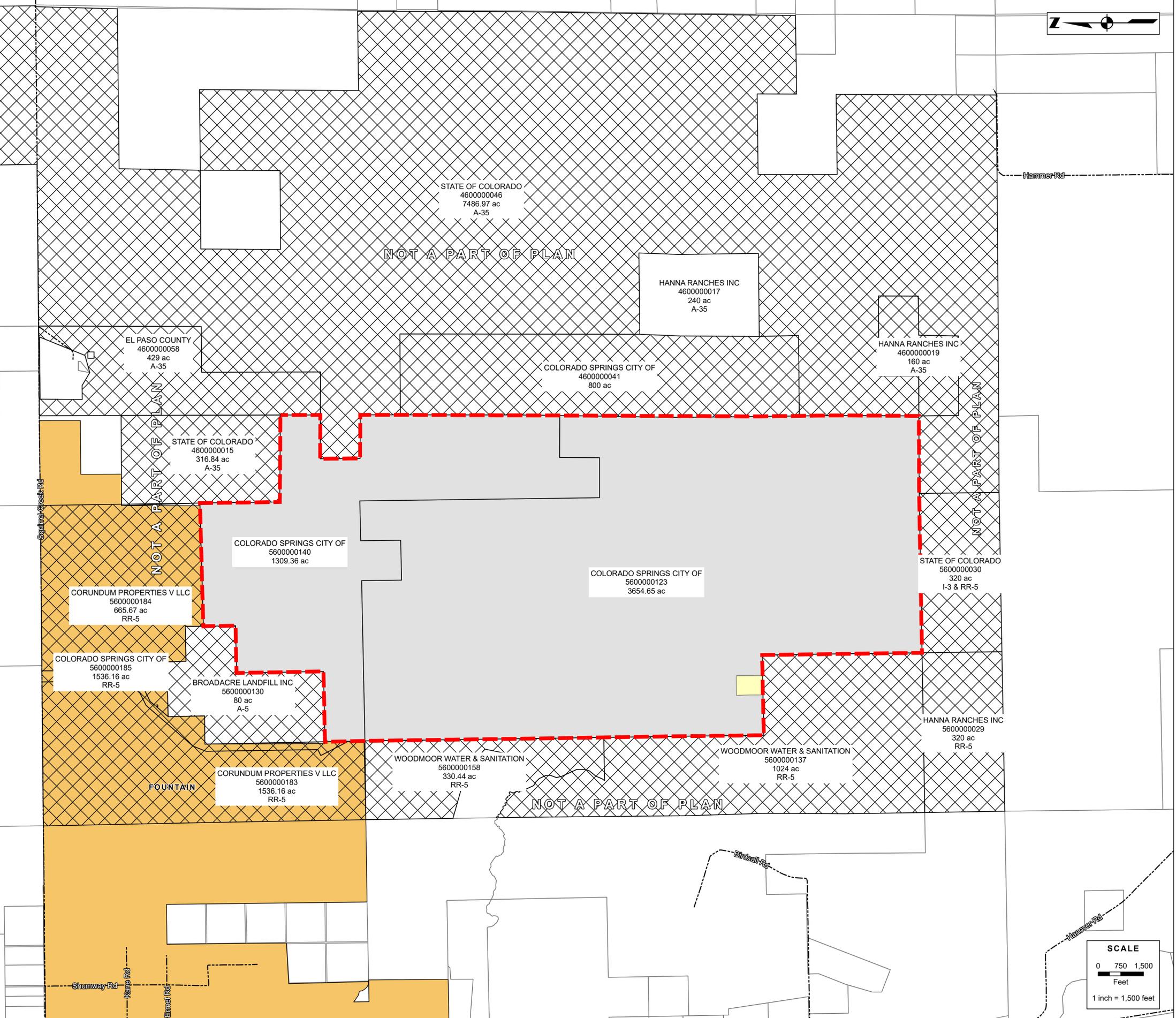
Sophie Kiepe, Project Planner  
Pike Solar LLC  
[skiepe@juwiamericas.com](mailto:skiepe@juwiamericas.com)  
720.245.2922  
1710 29th Street, Suite 1068  
Boulder, Colorado 80301

-  Proposed Pike Solar Project Area
-  Adjacent Parcel
-  WSE-O Parcel
-  Incorporated City
-  Existing Williams Creek Substation
-  Existing Road



Adjacent Property Owners		
Owner	Schedule #	Address
BROADACRE LANDFILL INC	5600000130	1235 NORTH LOOP WEST SUITE 205 HOUSTON TX 77008-4701
COLORADO SPRINGS CITY OF	4600000041	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS, CO 80901-1575
COLORADO SPRINGS CITY OF	5600000184	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS, CO 80901-1575
CORUNDUM PROPERTIES V LLC	5600000183	1 S NEVADA AVE STE 200 COLORADO SPRINGS, CO 80903-1809
CORUNDUM PROPERTIES V LLC	5600000185	1 S NEVADA AVE STE 200 COLORADO SPRINGS, CO 80903-1809
EL PASO COUNTY	4600000058	200 S CASCADE AVE STE 150 COLORADO SPRINGS, CO 80903
HANNA RANCHES INC	4600000019	15680 HANOVER RD FOUNTAIN, CO 80817-9520
HANNA RANCHES INC	5600000029	15680 HANOVER RD FOUNTAIN, CO 80817-9520
STATE OF COLORADO	4600000015	366 17th ST STE 1520 DENVER, CO 80202-3609
STATE OF COLORADO	4600000046	366 17th ST STE 1520 DENVER, CO 80202-3609
STATE OF COLORADO	5600000030	366 17th ST STE 1520 DENVER, CO 80202-3609
WOODMOOR WATER & SANITATION	5600000137	1845 WOODMOOR DR MONUMENT, CO 80132-9066
WOODMOOR WATER & SANITATION	5600000158	1845 WOODMOOR DR MONUMENT, CO 80132-9066

A PARCEL OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST



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#	REVISION DESCRIPTION	DATE BY
1	ISSUE SUBMITTAL	10/20/2023

**PIKE SOLAR PROJECT**  
**COMPLIANCE PLAN**  
**ADJACENT PARCEL MAP**  
 EL PASO COUNTY, COLORADO

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
**JOB NO.**