

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 20, 2022

Kari Parsons  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Pike Solar Project WSE-O Application - Colorado Springs Utilities Letter of Denial Response (WSEO-21-001)**

Hello Kari,

The Park Operations Division of the Community Services Department has received a Letter of Denial from Colorado Springs Utilities (CSU) in regard to the proposed location of the Kane Ranch Primary Regional Trail through the Pike Solar Energy Project / Lower Williams Creek Reservoir property, located immediately adjacent and southwest of El Paso County Park's 490-acre Kane Ranch Open Space.

El Paso County Parks (EPC) understands and respects CSU's decision to deny public access through the property due to potential safety concerns, state and federal regulations regarding power generation and water storage facilities, and current and future facility construction and operational plans. EPC Parks feels that a trail near such facilities is permissible due to existing public trails near water storage and power generation facilities.

EPC Parks looks forward to working closely with CSU to plan an alternate route for the Kane Ranch Regional Trail, a proposed trail alignment that has been planned and approved since the adoption of the 2013 El Paso County Parks Master Plan, and which will provide a key connection between CSU's Clear Spring Ranch Open Space property and EPC's Kane Ranch Open Space.

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)





January 19, 2022

El Paso County Planning and Community Development  
Attn: Kari Parsons  
2880 International Circle  
Colorado Springs, CO 80910

Re: Pike Solar Energy Project – Kane Ranch Regional Trail Access

Ms. Parsons,

The City of Colorado Springs on behalf of Colorado Springs Utilities (“Utilities”) owns the two parcels identified by El Paso County Tax Schedule Numbers 56000-00-123 and 56000-00-140 known as the Lower Williams Creek Site (“Site”) and is in support of the Pike Solar Project’s Wind and Solar Energy overlay zoning application.

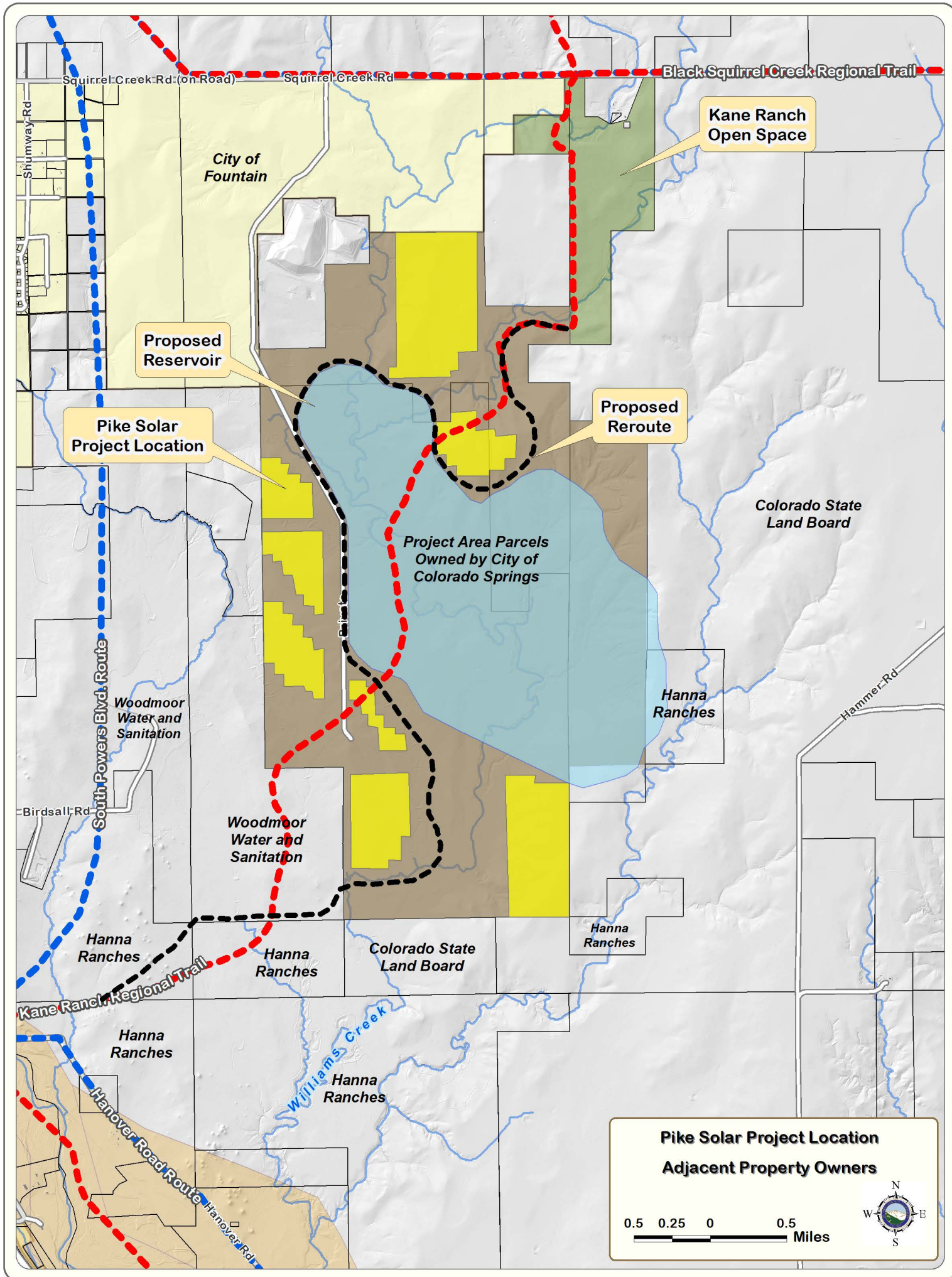
Utilities recognizes that El Paso County Parks Master Plan from 2013 depicts a public access trail through the Site; however, at this time Utilities will not approve a public access trail through the Site due to potential safety concerns, state and federal regulations, construction and operational plans.

Utilities is committed to working with El Paso County Parks Department on potential alternatives for the planned trail system in this area.

Please contact me by phone 719-668-7581 or email [jedavis@csu.org](mailto:jedavis@csu.org) if you have any further questions or concerns.

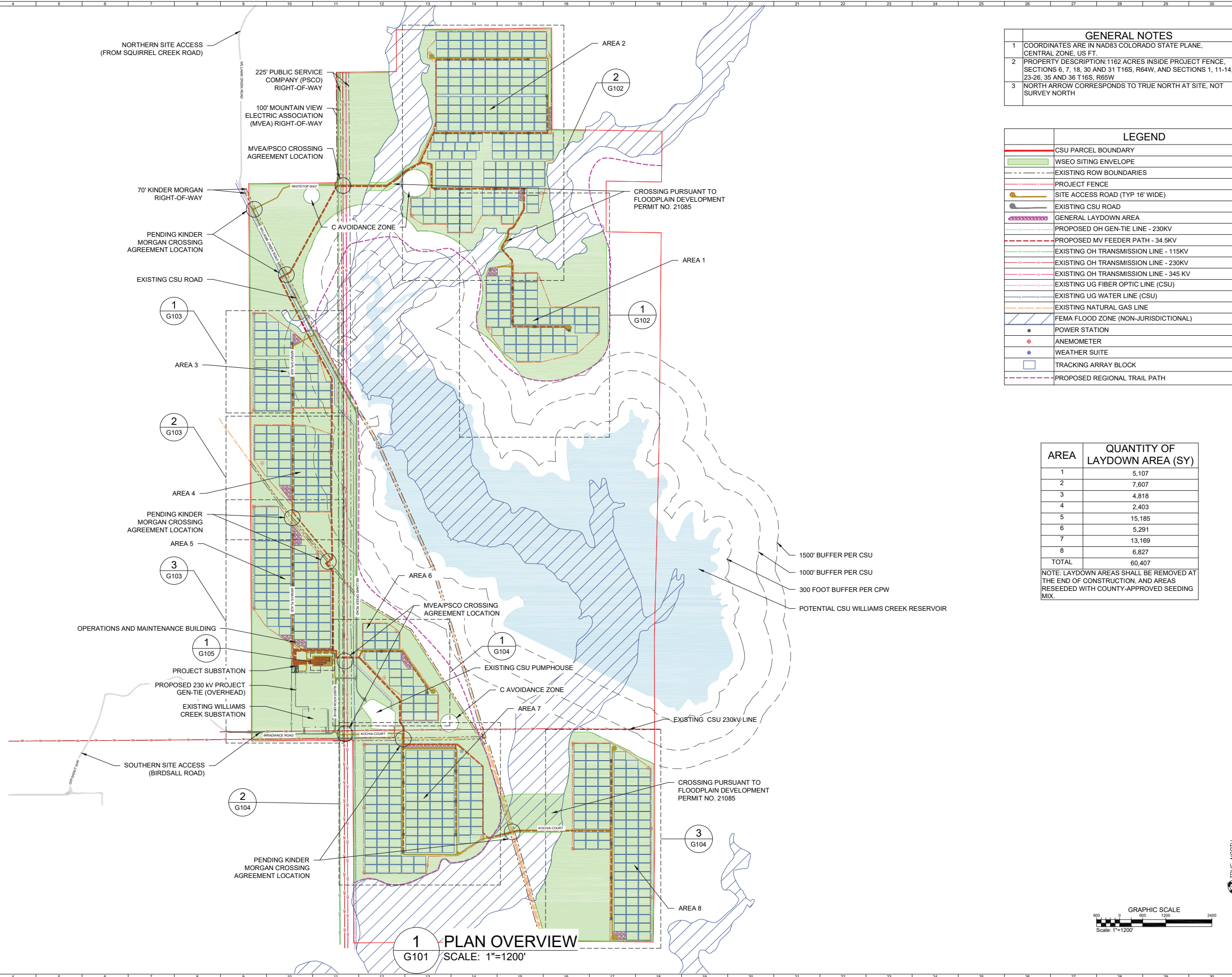
Thank you,

Jessica K. Davis  
Land Resource Manager  
Colorado Springs Utilities



# PIKE SOLAR PROJECT

PORTIONS 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  
EL PASO COUNTY, COLORADO

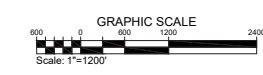


GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
[Red Line]	CSU PARCEL BOUNDARY
[Green Area]	WSEO SITING ENVELOPE
[Dashed Line]	EXISTING ROW BOUNDARIES
[Red Line]	PROJECT FENCE
[Orange Line]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey Line]	EXISTING CSU ROAD
[Blue Area]	GENERAL LAYDOWN AREA
[Blue Line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red Line]	PROPOSED MV FEEDER PATH - 34.5KV
[Green Line]	EXISTING OH TRANSMISSION LINE - 115KV
[Blue Line]	EXISTING OH TRANSMISSION LINE - 230KV
[Red Line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue Line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Blue Line]	EXISTING UG WATER LINE (CSU)
[Orange Line]	EXISTING NATURAL GAS LINE
[Blue Area]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black Square]	POWER STATION
[Red Circle]	ANEMOMETER
[Blue Circle]	WEATHER SUITE
[Blue Square]	TRACKING ARRAY BLOCK
[Dashed Line]	PROPOSED REGIONAL TRAIL PATH

AREA	QUANTITY OF LAYDOWN AREA (SY)
1	5,107
2	7,607
3	4,818
4	2,403
5	15,185
6	5,291
7	13,169
8	6,827
TOTAL	60,407

NOTE: LAYDOWN AREAS SHALL BE REMOVED AT THE END OF CONSTRUCTION, AND AREAS RESEDED WITH COUNTY-APPROVED SEEDING MIX.



1 PLAN OVERVIEW  
G101 SCALE: 1"=1200'

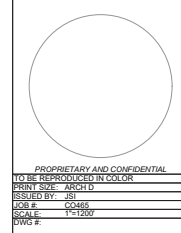


PIKE SOLAR  
219.46 MW PV, 75 MW BESS, 175.00 MW PO1  
EL PASO COUNTY, CO

REVISION NOTES  
DATE  
BY  
CHECKED  
DATE  
BY  
DATE  
BY

DRAWN BY: RMC LATEST REV: F

# PROJECT LAYOUT



G101

DWG TITLE:  
GENERAL SITE PLAN -  
SITE OVERVIEW