



January 12th, 2022

Ryan Howser
El Paso County Planning and Zoning
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Letter of Intent Site Development Plan for the Vollmer Electric Substation

Dear Ryan Howser,

INTRODUCTION

Mountain View Electric Association, Inc. (MVEA) and Tri-State Generation and Transmission Association Inc. (Tri-State) request review of the proposed Site Development Plan in support of the Vollmer Substation Project. Pursuant to the El Paso County 1041 process MVEA and Tri-State applied for a 1041 permit for the project. County 1041 approval was received in December 2020 (File # ASI196). Additionally, a Subdivision Exemption was completed for the purchase of a 5-acre parcel for the substation (File # EX201). The 5-acre substation property is located at 9167 MOHAWK RD within the RR-5 zoning district as parcel number is 5300000484.

PROJECT DESCRIPTION

Tri-State is proposing to construct a new 115-kilovolt (kV) transmission line near Falcon, Colorado in El Paso County. This new transmission line (Vollmer-Vollmer Tap Transmission Line) will establish a delivery point for MVEA and the proposed Vollmer 115/12.5-kV Substation (Vollmer Substation). Collectively, the proposed transmission line and substation make up the proposed Vollmer Substation and Transmission Line Project.

The Project is required in order to provide reliable electric service and meet the increasing demand for electricity in the area. Namely, the Project will support the planned Sterling Ranch subdivision, The Ranch subdivision, and surrounding areas. Construction is planned to begin in February 2022.

The proposed substation will be approximately 1.18 acres in size and located within a 5-acre parcel of land to be owned by MVEA. A new 0.7-mile-long temporary access road will be constructed from the northern terminus of Mohawk Road and travel east to the Vollmer Substation. The substation will contain two 115-kV/12.5-kV transformers and associated electric equipment.

The Vollmer-Vollmer Tap 115-kV Transmission Line will tap Tri-State's existing Black Squirrel-Fuller 115-kV Transmission Line and travel approximately 1.35 miles west within a 100-foot-wide right-of-way corridor before terminating at the Vollmer Substation. The new transmission line will consist of 1 three-way switch structure, 1 steel single pole structure, 1 wood single pole structure, 2 steel H-frame configuration structures, and 8 wood H-frame structures.



One temporary construction staging area easement will be required for transmission line construction. The temporary staging easement is 5 acres in size and adjacent to the substation parcel. One or possibly two equipment storage conex enclosures will be placed in the staging area to house valuable equipment during construction. The staging area will be utilized for 4-6 months. Upon construction completion, any disturbed areas will be reclaimed using native seed.

PURPOSE AND NEED

The Project is required so that MVEA can continue to provide reliable service while meeting the increasing demand for electricity in the area. The proposed substation will be located within the Sterling Ranch subdivision and is necessary in order to provide electrical service to an estimated addition of more than 7,400 residential lots, 50 acres of commercial space, 6 water wells, and 3 schools within the Sterling Ranch subdivision, The Ranch subdivision, and surrounding areas. Tri-State is the wholesale provider of electrical energy to its Member System, MVEA, which provides retail electrical service to their customers. MVEA received a formal request from the developers of the Sterling Ranch and The Ranch subdivisions to serve planned subdivisions in their service territory, which MVEA is obligated to provide.

Request for Alternative Landscape Plan

Pursuant to El Paso County Land Development Code Section 6.2.2.A.4 an alternate landscape plan is being requested for this project. Per the landscape tabulation table in the submitted landscape plan, 22 internal trees are required. However, due to the nature of electric substations this request cannot be fulfilled. To ensure the safety of the bulk electric system and to minimize the risk of fire no vegetation is permitted in electric substations or within a buffer of electric transmission lines. This safety measure is consistent with actions of other electric utilities in the region and consistent with best management practices from national groups such as the North American Electric Reliability Corporation.

Tri-State requests that the Director waives the requirement of internal tress for this landscape plan.

Sincerely,

A handwritten signature in cursive script that reads "Zachary Sutton".

Zach Sutton
Transmission Siting Permitting & Environmental Planner
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