

**EL PASO COUNTY**  
**COLORADO**

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**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

February 15, 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 Review #3 (WSEO-21-001)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the WSE-O application (Review #3) for the Pike Solar Project and has the following additional administrative comments of behalf of El Paso County Parks.

After the submittal of the current Pike Solar WSEO application, the applicant (Juwi) and representatives from Colorado Springs Utilities (CSU), El Paso County Planning and Community Development (PCD), and El Paso County Parks met to discuss the location of the proposed and master-planned Kane Ranch Primary Regional Trail (KRRT) within the parcel(s) containing the Pike Solar project. Due to safety concerns, as well as the future construction of the Lower Williams Creek Reservoir on the property, CSU and EPC Parks agreed to defer the inclusion and subsequent dedication of a trail easement as a part of the Pike Solar WSEO and 1041 Permit applications. CSU has agreed to work closely with El Paso County Parks to find a suitable location for the KRRT that does not interfere with the construction and continual operation of the forthcoming solar power generation facilities, the existing Southern Delivery System pump facility, numerous existing and proposed power line corridors, or the proposed Lower Williams Creek Reservoir. The agreement is included in the attached letter from CSU.

While disappointed with this decision, El Paso County Parks understands the need for secure power generation and water storage facilities. However, the KRRT was included in the 2013 El Paso County Parks Master Plan / Trails Master Plan, which was reviewed by the public and a group of stakeholders, including CSU, was subsequently approved by the Board of County Commissioners in June 2013, and is a part of the overall El Paso County Master Plan. The Parks Master plan is being updated in 2022 and will include the KRRT as part of the Trails Master Plan. As such, CSU has agreed to allow its inclusion in the Master Plan, albeit with a modified trail corridor location that places the trail to the east and south of the proposed Lower Williams Creek Reservoir. When a 1041 Permit application is submitted for the construction of the reservoir, a final trail location and subsequent trail easement will be included as a condition of the 1041 Permit process. This updated corridor, as well as an alternative corridor located to the west of the project site, is shown on the attached map.



These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

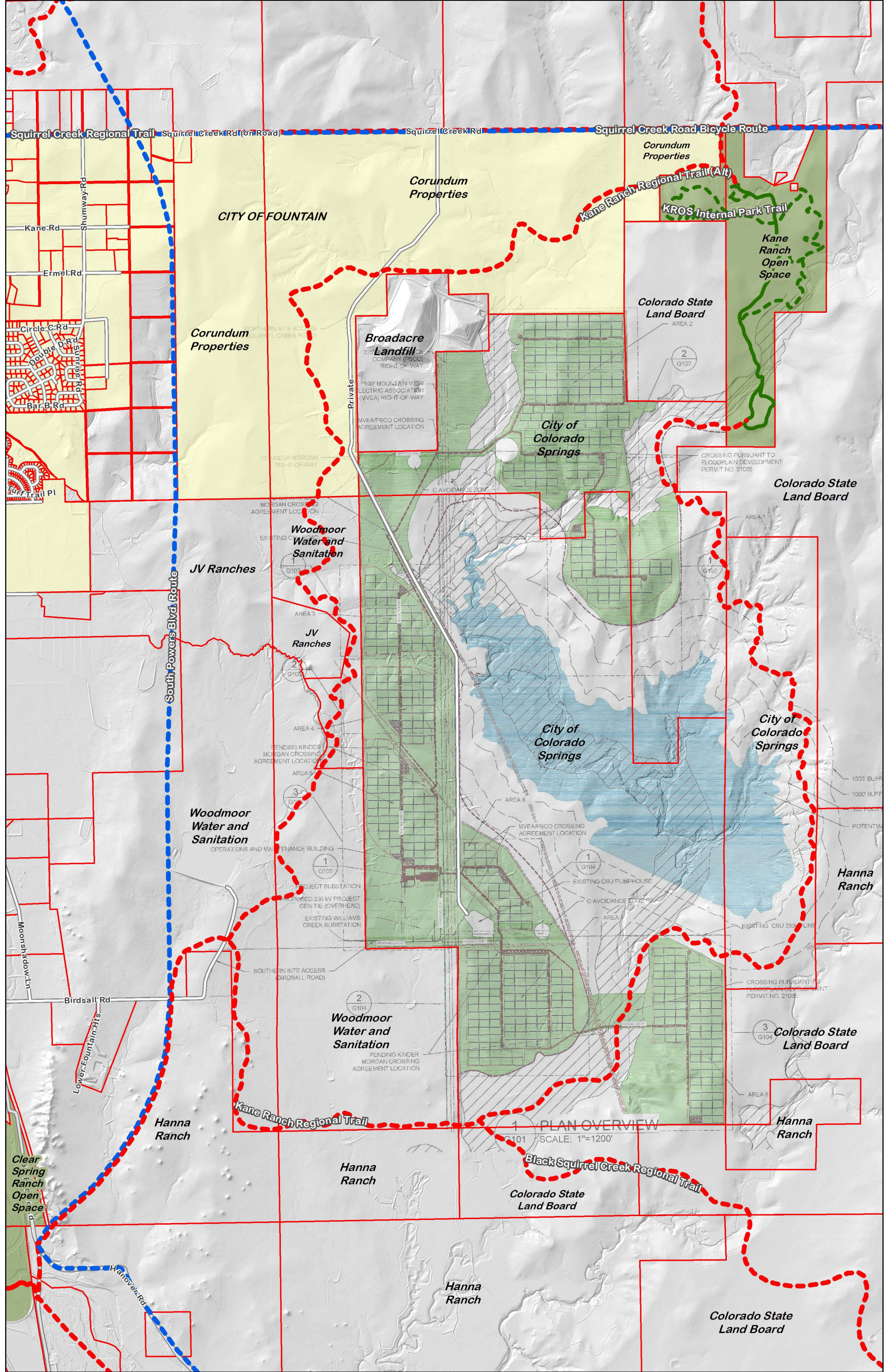
Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long horizontal flourish extending to the right.

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





Squirrel Creek Regional Trail Squirrel Creek Rd (on Road) Squirrel Creek Rd Squirrel Creek Road Bicycle Route

Kane Rd  
Shumway Rd  
Ermel Rd  
Circle C Rd  
Double D Rd  
P Sunrise Rd  
Bar B Rd

CITY OF FOUNTAIN

Corundum Properties

Corundum Properties

Kane Ranch Regional Trail (Alt)

KROS Internal Park Trail

Kane Ranch Open Space

Corundum Properties

Broadacre Landfill  
225' MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) RIGHT-OF-WAY  
100' MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) RIGHT-OF-WAY  
MVEA/PSCO CROSSING AGREEMENT LOCATION

Colorado State Land Board  
AREA 2

2  
G102

City of Colorado Springs

CROSSING PURSUANT TO FLOODPLAIN DEVELOPMENT PERMIT NO. 21085

Colorado State Land Board

Woodmoor Water and Sanitation

JV Ranches

JV Ranches

City of Colorado Springs

Woodmoor Water and Sanitation  
OPERATIONS AND MAINTENANCE BUILDING

1  
G105

PROJECT SUBSTATION  
PROPOSED 230 KV PROJECT GEN-TIE (OVERHEAD)  
EXISTING WILLIAMS CREEK SUBSTATION

1  
G104

EXISTING CSU PUMPHOUSE  
C AVOIDANCE ZONE

Hanna Ranch

Moonshadow Ln

Birdsall Rd

Lower Fountain Hts

2  
G104  
Woodmoor Water and Sanitation  
PENDING KINDER MORGAN CROSSING AGREEMENT LOCATION

3  
G104  
Colorado State Land Board

Clear Spring Ranch Open Space

Hanna Ranch

Kane Ranch Regional Trail

Hanna Ranch

1 PLAN OVERVIEW  
SCALE: 1"=1200"

Black Squirrel Creek Regional Trail

Colorado State Land Board

Hanna Ranch

Harover Rd

Hanna Ranch

Colorado State Land Board





# Colorado Springs Utilities

*It's how we're all connected*

February 14, 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,

This letter is intended to confirm recent discussions between Colorado Springs Utilities (“Utilities”) and El Paso County (the “County”) and a mutual decision of Utilities and the County regarding the deferral of requirements for public trail access across Utilities’ controlled property owned by the City of Colorado Springs. The City of Colorado Springs on behalf of Utilities owns parcels identified by the County Tax Assessor by Tax Schedule Numbers 56000-00-123, 56000-00-140, and 46000-00-041, also known as the Lower Williams Creek Site (“Site”). Utilities purchased the Site in 2011 under the threat of condemnation as part of a large water project known as the Southern Delivery System (“SDS”) for the purposes of developing the Williams Creek Pump Station, SDS pipeline, and the future Lower Williams Creek Reservoir. Since the initial purchase Utilities has added the Williams Creek Substation to the intended uses of the Site and purchased the parcel identified by the County Tax Assessor by Tax Schedule Number 56000-00-185 for access to the Site. Currently, Utilities has leased a portion of the land to allow for the development of the Pike Solar Energy Project. Additionally, Tri-State Generation and Transmission Association and Kinder Morgan both have infrastructure on the property that they access on a regular basis.

Utilities recognizes that El Paso County Parks Master Plan from 2013 depicts a public access trail through the Site connecting the Kane Ranch Open Space to the Clear Spring Ranch Open Space. At this time Utilities is still developing the future land use and operational plans for the Site and as such Utilities is concerned about potential safety concerns of allowing the public on the Site. Further, per City Code §12.4.804 City Council must approve watershed areas and reservoirs to allow them to be used for public recreational purposes.

Utilities is committed to working in good faith 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

121 South Tejon Street, Fifth Floor  
P.O. Box 1103, Mail Code 950  
Colorado Springs, CO 80947-0930

Phone 719.668.4800  
<http://www.csu.org>