

**COMMUNITY SERVICES DEPARTMENT**

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

September 16, 2021

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

**Subject: Pike Solar Project 1041 Application, Review #2, and WSE-O Application Review (AASI-21-002 and WSEO-21-001)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the amended 1041 Permit, Review #2, and the WSE-O applications for the Pike Solar Project and has the following administrative comments of behalf of El Paso County Parks.

In November and December 2020, the applicant's representative contacted El Paso County Parks staff regarding the proposed construction of extensive solar array energy generation facilities in a location southwest of Kane Ranch Open Space in property owned by the City of Colorado Springs, in and around an area designated for the proposed Upper Williams Creek Reservoir. The representative wanted to discuss the alignment of the proposed Kane Ranch Primary Regional Trail through the project area, and during those discussions and subsequent research, the original signed site approval letters, dated April 2010 and January 2013, for the Upper Williams Creek Reservoir were found to include the following condition:

*"Recreation facilities, including, but not limited to parks trails, trailheads and grounds shall require separate approval of location and site development plan approvals."*

The applicant's representative provided EPC Parks with detailed plans for not only the solar array energy generation facilities, but also a conceptualized location of the Upper Williams Creek Reservoir. Staff utilized these plans to modify the alignment of the proposed Kane Ranch Primary Regional Trail. The applicant then included a map of the new alignment, as well as communications between the applicant and EPC Parks, as Appendix AF-Parks and Trails Proposal of the 1041 application.

Staff is pleased with the consideration and inclusion of the proposed Kane Ranch Primary Regional Trail alignment as a part of the Pike Solar 1041 application. While still listed as a long-term goal in the 2013 El Paso County Parks Master Plan, this 10-mile trail would provide a valuable connection between the Fountain Creek Regional Trail / Colorado Front Range Trail, Clear Spring Ranch (an open space owned by Colorado Springs Utilities



and managed by El Paso County Parks), and Kane Ranch Open Space, which is due to open to the public in late 2021. The addition of a reservoir to the route will only serve to increase the value of the overall recreational amenity.

Furthermore, El Paso County Parks understands the basis for federal regulations restricting public access into power generation facilities, and respects the applicant's need for strict security measures. As such, EPC Parks will not require trail easements within the fenced solar array facilities themselves, but requests that Pike Solar work with Colorado Springs Utilities, the City of Colorado Springs, and El Paso County Parks to safely route the proposed Kane Ranch Regional Trail when in the vicinity of the solar arrays and accompanying reservoir in a manner that provides easy access to not only the trail itself, but other possible recreational facilities around the proposed reservoir.

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,

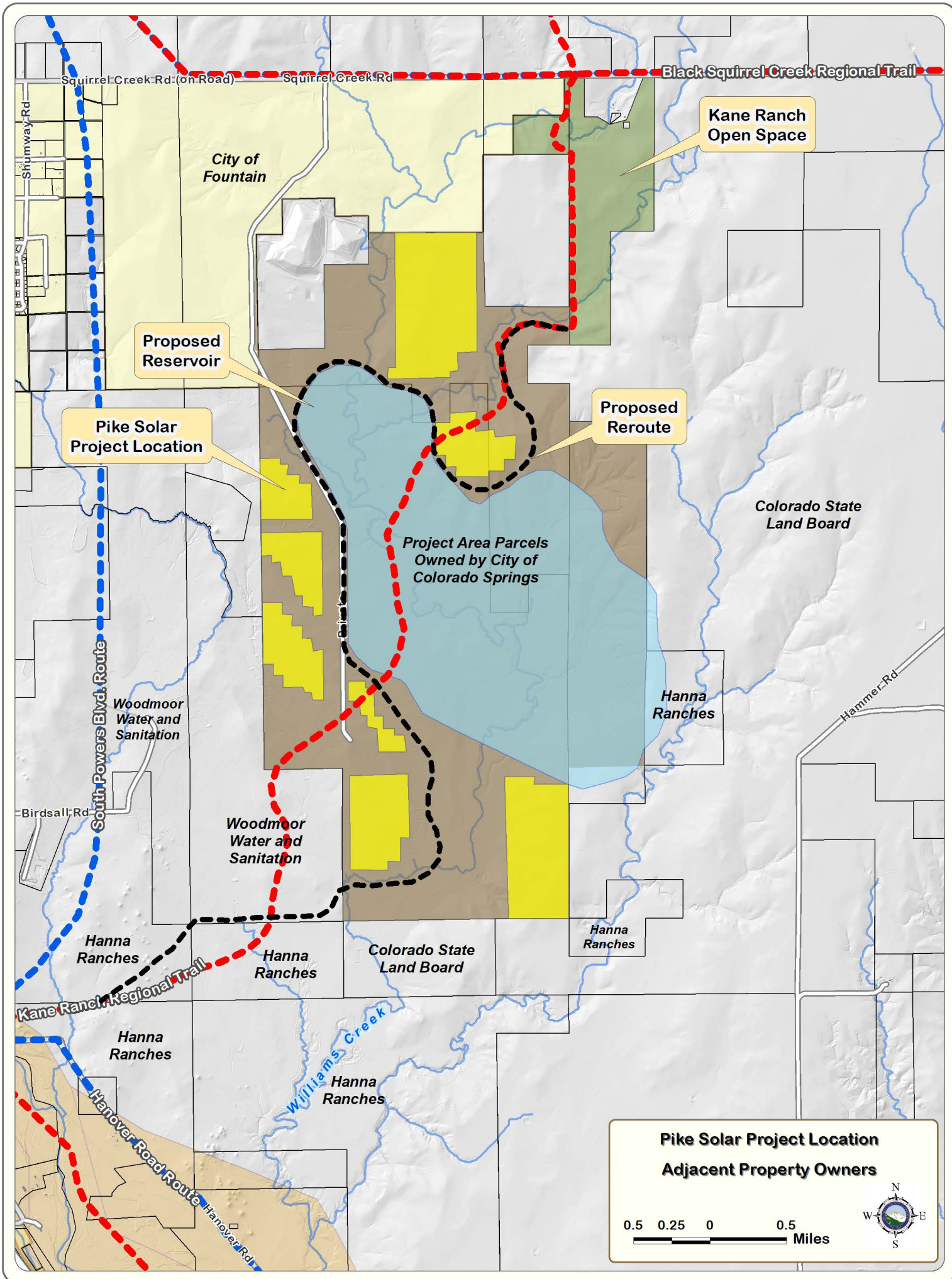


Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# PIKE SOLAR LLC



Appendix AF- Parks and Trails Proposal



## Claire Gerrish

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**From:** Ross Williams <RossWilliams@elpasoco.com>  
**Sent:** Monday, December 14, 2020 2:25 PM  
**To:** Claire Gerrish  
**Cc:** Jason Meyer  
**Subject:** RE: Parks/trails and photovoltaic facility  
**Attachments:** Pike-Solar-Project-Adjacent-Owners.pdf

Hi Claire,

Great timing, as we just had a meeting this morning to discuss this project and its impact on the Kane Ranch Regional Trail. During the discussions, it was noted that the Cottonwood Creek Reservoir had gone through a 1041 review process in 2013 in which it was determined that the City of Colorado Springs had to include a recreational component to the reservoir plans. At this time, El Paso County Parks would like to propose that the proposed alignment for the Kane Ranch Regional Trail be included in those recreational opportunities. The attached map shows the proposed alignment (in black dash) from Kane Ranch Open Space to its terminus at the Fountain Creek Regional Trail in Clear Spring Ranch.

While still listed as a long term goal in the 2013 El Paso County Parks Master Plan, this 10-mile trail would provide a valuable connection between the Fountain Creek Regional Trail / Colorado Front Range Trail, Clear Spring Ranch (an open space owned by Colorado Springs Utilities and managed by El Paso County Parks, and Kane Ranch Open Space. The addition of a reservoir to the route will only serve to increase the value of the overall recreational amenity.

Please note: El Paso County Parks understands the basis for federal regulations restricting public access into power generation facilities, and respects the applicant's need for strict security measures. As such, EPC Parks will not require trail easements within the fenced solar array facilities themselves, but requests that Pike Solar work with Colorado Springs Utilities, the City of Colorado Springs, and El Paso County Parks to safely route the proposed Kane Ranch Regional Trail when in the vicinity of the solar arrays and accompanying reservoir.

Thanks so much in advance for your consideration in this matter. We look forward to working with you in the coming months.



**Ross A. Williams**  
Park Planner  
El Paso County Community Services Department  
Park Operations Division  
719.520.6984  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

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**From:** Claire Gerrish <cgerrish@juwiamericas.com>  
**Sent:** Monday, December 14, 2020 1:42 PM  
**To:** Ross Williams <RossWilliams@elpasoco.com>  
**Subject:** RE: Parks/trails and photovoltaic facility

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Ross,

Hope you are doing well, hard to believe there is less than three weeks left in the year! I just wanted to follow up on the design and see if there was anything else we could do as far as providing information or seeking guidance from our design plan for the Pike Solar Project. We are drawing up the application now and plan to formally submit

January/February timeframe. If there are additional components we could include in the application to help in your review later please let us know. Thanks for all the time reviewing.

**Claire Gerrish**  
Project Planner

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**From:** Ross Williams <[RossWilliams@elpasoco.com](mailto:RossWilliams@elpasoco.com)>  
**Sent:** Monday, November 30, 2020 1:32 PM  
**To:** Claire Gerrish <[cgerrish@juwiamericas.com](mailto:cgerrish@juwiamericas.com)>  
**Cc:** Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>; Jason Meyer <[JasonMeyer@elpasoco.com](mailto:JasonMeyer@elpasoco.com)>; Greg Stachon <[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)>; Tim Wolken <[timwolken@elpasoco.com](mailto:timwolken@elpasoco.com)>  
**Subject:** RE: Parks/trails and photovoltaic facility

Thank you for confirming the reservoir's status, Claire! This will help us in our decision making.



**Ross A. Williams**  
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[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

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**From:** Claire Gerrish <[cgerrish@juwiamericas.com](mailto:cgerrish@juwiamericas.com)>  
**Sent:** Monday, November 30, 2020 1:24 PM  
**To:** Ross Williams <[RossWilliams@elpasoco.com](mailto:RossWilliams@elpasoco.com)>  
**Cc:** Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>; Jason Meyer <[JasonMeyer@elpasoco.com](mailto:JasonMeyer@elpasoco.com)>; Greg Stachon <[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)>; Tim Wolken <[timwolken@elpasoco.com](mailto:timwolken@elpasoco.com)>  
**Subject:** RE: Parks/trails and photovoltaic facility

I just wanted to follow up with a confirmation. The reservoir boundary was boundary provided to us by Colorado Spring Utilities at the time we executed the lease with them for the project to be located on their property. I am told that building of the reservoirs has not been confirmed nor planned to be established at this time. It is simply an reservoir boundary should the decision be made to develop that at a later date.

**Claire Gerrish**  
Project Planner

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**From:** Ross Williams <[RossWilliams@elpasoco.com](mailto:RossWilliams@elpasoco.com)>  
**Sent:** Tuesday, November 24, 2020 11:12 AM  
**To:** Claire Gerrish <[cgerrish@juwiamericas.com](mailto:cgerrish@juwiamericas.com)>  
**Cc:** Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>; Jason Meyer <[JasonMeyer@elpasoco.com](mailto:JasonMeyer@elpasoco.com)>; Greg Stachon <[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)>; Tim Wolken <[timwolken@elpasoco.com](mailto:timwolken@elpasoco.com)>  
**Subject:** RE: Parks/trails and photovoltaic facility

Hi Claire,

Please find attached a map showing the Pike Solar Project and solar arrays in relation to Kane Ranch Open Space and the proposed Kane Ranch Regional Trail. Would you happen to know when and if the Williams Creek Reservoir is scheduled for completion? I would like to discuss the location of the Kane Ranch Regional Trail with my colleagues before moving forward with recommendations regarding its future alignment. For now, this maps helps us all get on the same page.

Thanks!



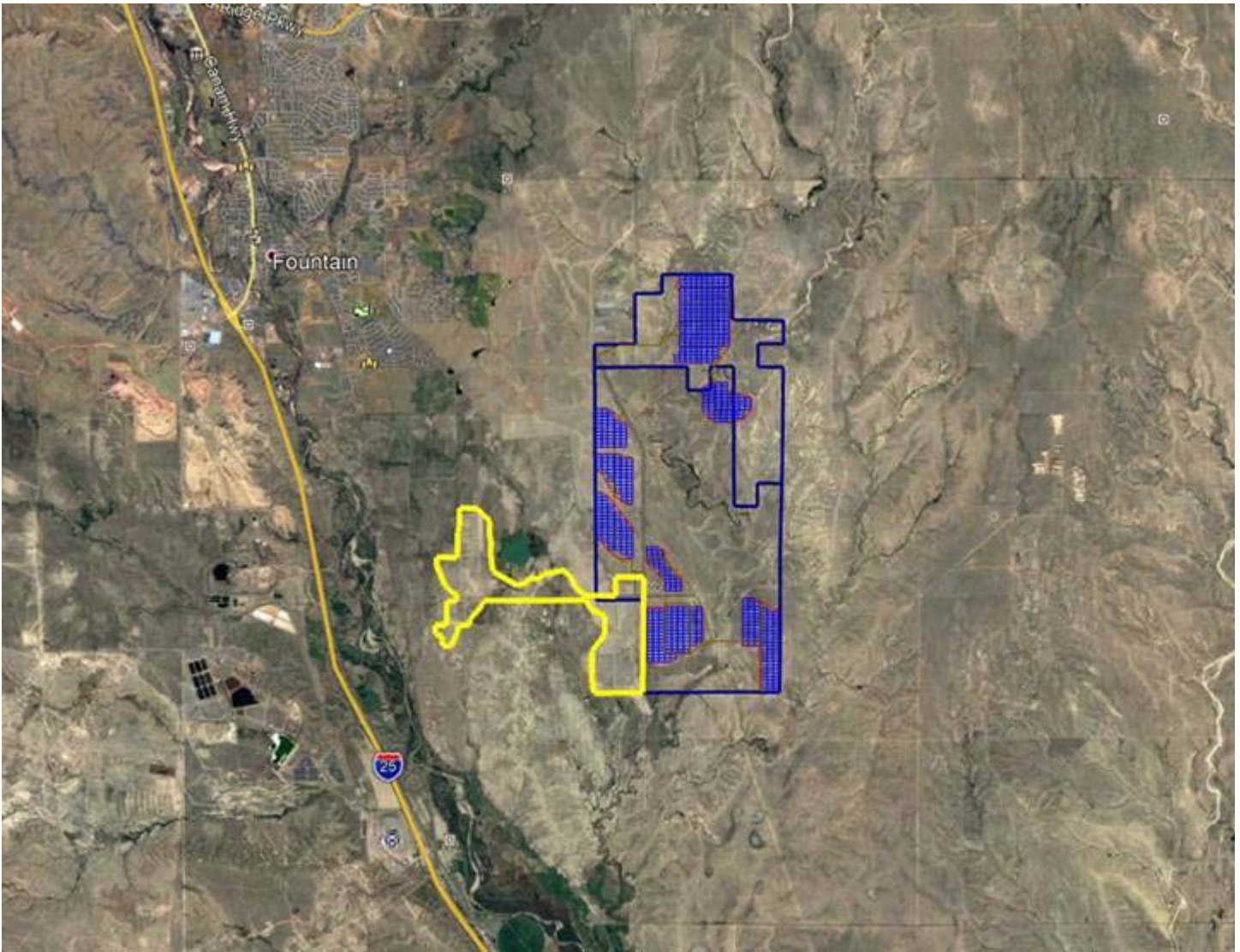
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**From:** Claire Gerrish <[cgerrish@juwiamericas.com](mailto:cgerrish@juwiamericas.com)>  
**Sent:** Monday, November 23, 2020 11:38 AM  
**To:** Ross Williams <[RossWilliams@elpasoco.com](mailto:RossWilliams@elpasoco.com)>  
**Cc:** Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>  
**Subject:** RE: Parks/trails and photovoltaic facility

Thanks, Ross! Yes, we currently have the attached but are in the process of putting together the official site development plan and vicinity map for our 1041 submittal. I should have the vicinity map early next week I can send. Apologies if there is confusion, I simply wanted to reach out proactively to advise we are putting this together and make sure we worked to incorporate parks and trails feedback in our submittal.

I have included a snapshot of the map in relation to the city of Fountain as well as our Palmer Solar Project in yellow below. To further orient you, I have included our maps that have road labels to our site.



**Claire Gerrish**  
Project Planner

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**From:** Ross Williams <[RossWilliams@elpasoco.com](mailto:RossWilliams@elpasoco.com)>  
**Sent:** Monday, November 23, 2020 7:56 AM  
**To:** Claire Gerrish <[cgerrish@juwiamericas.com](mailto:cgerrish@juwiamericas.com)>  
**Cc:** Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>  
**Subject:** RE: Parks/trails and photovoltaic facility

Hi Claire,



I've cc'd Kari Parsons on this response so we're all on the same page. Could you please send me the site development plans and vicinity map for your project? I tried searching for your EA number in eDarp, but could not bring it up. I'd like to look at the proximity and impact to Kane Ranch Open Space. I know the project cannot fall within the open space, but would still like to see the overall impact.

Thanks!



**Ross A. Williams**  
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**From:** Claire Gerrish <[cgerrish@juwiamericas.com](mailto:cgerrish@juwiamericas.com)>  
**Sent:** Friday, November 20, 2020 11:24 AM  
**To:** Ross Williams <[RossWilliams@elpasoco.com](mailto:RossWilliams@elpasoco.com)>  
**Subject:** RE: Parks/trails and photovoltaic facility

Great, thanks Ross! We did actually create a case number EA-20-134 and held an Early Assistance Meeting with Kari Parsons back on October 21. We will likely be submitting our application in the first part of 2021. If you want any information in the meantime, we are happy to supply it. It does look like our project will fall within or near the Kane Ranch Open Space and Kane Ranch Regional Trail. I wasn't sure if you all had any kmz files of these maps so we could do an overlay with our project as part of the submittal. However, if not, we will submit what we can and look forward to hearing back from you all in the comment period!

Thanks so much!

**Claire Gerrish**  
Project Planner

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**From:** Ross Williams <[RossWilliams@elpasoco.com](mailto:RossWilliams@elpasoco.com)>  
**Sent:** Friday, November 20, 2020 7:17 AM  
**To:** Claire Gerrish <[cgerrish@juwiamericas.com](mailto:cgerrish@juwiamericas.com)>  
**Subject:** RE: Parks/trails and photovoltaic facility

Hi Claire,

Thank you for reaching out about the impact of your solar facility on EPC parks, trails, and open space. We are a reviewing agency for EPC Planning and Community Development, so we will have the opportunity to review your company's plans as part of the official development review process. Once your development application is assigned a case number with EPC PCD, we will be more than happy to meet with your company as part of an Early Assistance meeting. That is a great opportunity to work out the details in regards to impacts to EPC parks and other facilities.

Thanks again!



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**From:** Claire Gerrish <[cgerrish@juwiamericas.com](mailto:cgerrish@juwiamericas.com)>  
**Sent:** Thursday, November 19, 2020 12:03 PM  
**To:** Parks <[parks@elpasoco.com](mailto:parks@elpasoco.com)>  
**Subject:** Parks/trails and photovoltaic facility

Hello,

I was hoping to contact someone with the El Paso County Parks Dept. regarding a photovoltaic facility that juwi, Inc. will be putting together. juwi, Inc. is a utility-scale solar company that is putting together several projects around the Colorado area. One in particular is the Pike Solar Project located Southeast of Fountain, Colorado. I am hoping to speak with someone about our project design to ensure it coordinates appropriately with the Parks and Trail systems. Thank you in advance for your time.

**Claire Gerrish**  
Project Planner

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