

## **SECOND AMENDED LETTER OF INTENT**

**El Paso County  
Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, Colorado 80910**

**July 31, 2020**

**RE: Letter of Intent re Request for Subdivision Exemption  
Mountain View Electric Association, Inc.  
Vollmer MVEA Substation at Sterling Ranch**

**Dear Ladies and Gentlemen:**

### **NEED FOR THE PROJECT**

Mountain View is a Colorado cooperative electric utility rendering retail electric service in eight counties in eastern Colorado, including major portions of El Paso County. Mountain View holds a Certificate of Public Convenience and Necessity from the Colorado Public Utilities Commission for its service territory.

Tri-State Generation and Transmission Association, Inc. (Tri-State) is Mountain View's wholesale electricity provider and will own and operate the "high side" of the proposed substation.

This Letter of Intent is submitted in support of a request for approval of a subdivision exemption for the development of a 115kv to a 12.5kv substation. The primary purpose of this substation is to transform voltage from 115kv to 12.5kv which is less than 50kV. The substation is necessary to serve the new residential development in area surrounding the proposed exempt parcel known as the Sterling Ranch Subdivision.

### **THE PROPOSED SUBSTATION PROPERTY**

The proposed exempt parcel's location and size are depicted in the survey plat attached hereto at Exhibit A.

This parcel is eligible for exemption pursuant to § 7.2.2(E)(6)(d) of the El Paso County Land Development Code: it conforms with the Land Development Code and Master Plan; it is to be used for utility purposes and is not within the purpose of C.R.S. §§30-28-101, et seq.; legal and physical access to the parcel will be provided; the size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for an electrical substation facility; and beneficial purpose would be served by requiring the platting of the subject property.

Applicant has reviewed El Paso County's Black Forest Preservation Plan ("BFPP"), and the requested exemption does not conflict with the goals and principles set forth therein for the following reasons:

1. The requested exemption does not conflict with the BFPP's stated principal goals of maintaining the unique environmental and residential character of the area through adherence to the density guidelines set forth therein. See BFPP at p. 70 (Growth and Land Use Goal Statement 1.A). At five acres, the parcel which is proposed to be exempted conforms to the County's density limitations.
2. The BFPP calls for promotion of development of residential subdivisions to maintain the rural-residential character of the area. *Id.* at p. 78 (Residential Goal 3.A). The substation to be constructed in the proposed exempted parcel will serve a residential subdivision, thereby furthering the maintenance of the area as a primarily rural-residential community in accordance with the BFPP. *Id.*
3. The BFPP expresses concerns about the high cost of utility extension within the area. *Id.* p. 74. The proposed exemption addresses that concern because, if permitted, it will enable the construction, operation, and maintenance of an electrical substation which will facilitate Mountain View's ability to provide electrical service in the area at reasonable cost to residential residents. The exemption will thereby further Goal 9.A to "provide adequate, efficient, and economically feasible community services." *Id.* at p. 86.
4. The proposed exemption will not unduly erode the area's sensitive natural environment and unique community characteristics. See *Id.* at p. 76. Submitted herewith is a Grading, Sediment, and Erosion Control Plan, designed to protect environmental characteristics of the area. Implementation of this plan will also protect the integrity of the natural systems of the area, in accordance with Natural Environment Goal 8.A. *Id.* at 84.
5. The proposed exemption will not have undue negative impact on the visual resources, rural character, or historical nature of the area in accordance with the goals of the BFPP.

The proposed exemption and new parcel do not conflict with the Master Transportation Corridor and Parks Master Plans in the vicinity. The site location is included in El Paso County planning file number ASS1196 requesting a 1041 permit.

### **IMPROVEMENTS**

Mountain View and Tri-State plan to construct, operate, and maintain the aforementioned substation necessary on the parcel it is requesting be exempted.

## **SUMMARY**

Mountain View believes that approval of this request complies with all requirements of the El Paso County Land Development Code, and that is a benefit to the MVEA consumers in El Paso County service area and neighboring properties. Mountain View requests approval of the Subdivision exemption plat for the proposed substation.

Accompanying the Petition are exhibits that relate to this request. These exhibits are listed below.

Respectfully submitted,

MOUNTAIN VIEW ELECTRIC  
ASSOCIATION, INC.

By: s/David J. Waldner  
David J. Waldner, Manager of Engineering

### Exhibits to the Application:

Exhibit A: Exemption Survey Plat

Exhibit B: Grading, Erosion and Sediment Control Plan

### Additional Documentation Submitted Herewith:

Adjacent Property Owner Notification (letters and certified mail receipts)

Application Petition

Legal Description in MS Word format

Title Commitment (current within 30 days)

Vicinity/Location Map