



July 6, 2022

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PPR-22-044

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

**RE: Letter of Intent Site Development Plan for the Monument Substation Replacement**

Dear Kari Parsons,

## **INTRODUCTION**

Tri-State Generation and Transmission Association Inc. (Tri-State) request review of the proposed Site Development Plan in support of the Monument Substation Project. Pursuant to the El Paso County 1041 process Tri-State applied for a 1041 Exemption for the project. County approval was received in March 2021 (File # ADM2110). The 14.92-acre substation property (7 acres of project disturbance) is located at 1980 E Higby RD within the zoning district RR-5 and parcel number 6121003005.

## **PROJECT DESCRIPTION**

The current Monument Substation operates with a single bus electrical configuration that has ongoing and historical reliability issues. The substation has a primary purpose of delivering and transforming power to a voltage of 12.47 kV.

To solve the ongoing reliability problems at Monument Substation, Tri-State and member system Mountain View Electric Association (MVEA) have initiated a project to reconfigure the electrical arrangement/scheme of the substation. The substation is currently configured as a single bus, with four (4) 115 kV transmission lines and associated breakers. The substation replacement will change the arrangement to a breaker and a half bus arrangement. This new arrangement will provide more reliability to the entire substation while giving more operational flexibility to the existing system. To facilitate the new arrangement the two existing transmission lines, need minor modifications to facilitate the placement of the new substation.

The existing substation serves approximately 433 homes. To maintain service to these homes while achieving the required upgrades, the new substation equipment will need to be constructed adjacent to the existing substation. As new equipment is installed, a phased transfer of service to the new equipment will be implemented. Once the project is completed, all equipment within the existing substation footprint will be removed and disturbed areas will be reclaimed. MVEA owns the land under the current Monument Substation (Parcel# 610000088) and Tri-State owns four adjacent parcels to the north and west (Parcel #s 6121003005, 6121003009, 6121003008, and 6121003007).



No new transmission lines or upgraded transmission service into the substation are associated with the project. Minor reconfiguration of conductors will be needed to interconnect to the new substation equipment in the immediate vicinity of the substation.

### **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. Due to the nature of electric

Per the landscape tabulation table in the submitted landscape plan, no trees are listed. Trees cannot be within the fenced substation yard. 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. The minor realignment of the transmission/distribution lines owned by Tri-State, Colorado Springs Utilities, and MVEA impose significant safety constraints with planting trees on the property. The project location is located in a rural area and the old substation parcel will be reclaimed with native, drought tolerant, low growth species consistent with other grass areas nearby. Tri-State has committed to work with the impacted neighbor to offer financing for landscaping on their property.

Tri-State requests that the Director waives the requirement of planting trees for this landscape plan.

Sincerely,

Zach Sutton  
Transmission Siting Permitting & Environmental Planner  
Tri-State Generation and Transmission Association, Inc.  
1100 W. 116th Ave. | Westminster, CO 80234  
720-454-0699  
zsutton@tristategt.org

Add discussion of steady state traffic generation to site after construction is complete i.e site visits per day or month

Road Impact fee statement to be included. Applicable to any buildings.

Provide explanation of any buildings to be constructed site on parcel or state none.