



November 15, 2022

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
PCD File # PPR-22-044**

Dear Kari Parsons,

Introduction

Tri-State Generation and Transmission Association Inc. (Tri-State) requests 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# 6100000088) and Tri-State owns four adjacent parcels to the north and west (Parcel #s 6121003005, 6121003009, 6121003008, and 6121003007).



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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. 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 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 waive the requirement of planting trees for this landscape plan.

Steady State Traffic Generation (post construction)

Vehicles associated with maintaining the substation are generally pickup trucks or an occasional bucket truck and will have a negligible impact to transportation infrastructure. Such vehicles will likely only access the Project site on a bi-monthly basis.

Road Impact Statement

The Project construction traffic will be incorporated into the existing roadway network without noticeable impact. The added Project construction traffic will be less than typical daily fluctuations in traffic volume and represents no measurable impact to streets and intersections. It is anticipated that construction activities will neither block roadways nor impede daily traffic volume due to the location of the Project and the proposed type of construction.



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On Site Buildings

Tri-State will have an unmanned Electrical Equipment Enclosure on site about 1,200 sq. ft. in size. This will house all the equipment used to monitor and control the operation of the substation.

Sincerely,

Karl W. Myers
Transmission Siting Permitting & Environmental Planning Manager