



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

May 15, 2024

Cory Miller
Xcel Energy, Inc.
1800 Larimer St, Ste 400
Denver, CO 80202

Re: Initial Submission Review – Kestrel 230 kV Interconnection - Conditional Use and Site Plan
Application Number: **DA-2231-10**
Case Numbers: **2024-6014-00;2024-6014-01**

Dear Mr. Miller:

Thank you for your initial submission, which we started to process on April 25, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, June 7, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The Planning Commission hearing has been *tentatively* scheduled for Wednesday, July 24, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please pay the invoice amount of **\$18,183.00** upon submitting your second submittal
- You need an amendment of the Aurora Crossroads Filing #2 plans to amend what you are going to impact.
- Please include an actual to scale Site Plan that details the utility alignment and associated easement as it relates to the approved site plan for Aurora Crossroads Filing #2. (Item 3)
- Please add Site Plan standard notes, and street names on the keymaps (Item 4)
- Show pole locations, sight triangles, and clear zone for the roadway on plans. Poles should not be located in clear zone or sight triangles. (Item 5)
- Lines will be crossing multiple utilities; some are large diameter. Please show pole locations to avoid conflicts with these utilities. (Item 7)
- Please identify which, if any, trees will be impacted by this installation. tree mitigation is always above and beyond the Landscape Code requirements (Item 8)
- Add the standard Notes from the Site Plan Checklist. Advisory Comment: add the Subdivisions, Lots, Blocks, Street Right of Ways, and label the easements adjacent to the proposed R.O.W. for the Transmission Lines (Typ.) The License Agreement documents should be submitted to the licenseagreement@auroragov.org site for the intake people to process. (Item 9)
- See other comments for outside agencies.

PLANNING DEPARTMENT COMMENTS

1. Outside Agency Comments

Name: TERRI MAULIK

Organization:

Address: ARAPAHOE COUNTY PLANNING DIVISION

Phone: 720-874-6650

Email: REFERRALS@ARAPAHOGOV.COM

Comment: THANK YOU FOR THE OPPORTUNITY TO REVIEW AND COMMENT ON THIS PROJECT. THE ARAPAHOE COUNTY PLANNING DIVISION HAS NO COMMENTS; HOWEVER, OTHER DEPARTMENTS AND/OR DIVISIONS MAY SUBMIT COMMENTS.

Name: STEVEN LOEFFLER

Organization: CDOT PERMITS UNIT - REGION I

Address:

Phone: 3037579053

Email: STEVEN.LOEFLER@STATE.CO.US

Comment: Any utility work in the Interstate 70 Right-of-Way will require a permit from our office. Application is made online at the following link: <https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Name: REFERRALS

Organization: ARAPAHOE COUNTY PLANNING

Address: 6924 S LIMA CENTENNIAL, CO 80112

Phone: 7208746500

Email: referrals@arapahoegov.com

Comment: A letter is attached. Thank you.



Name: Dennis O'Dell
Organization: 5325 ZUNI ST
Address: LUMEN / CenturyLink Denver CO 80221
Phone: 9702907037
Email: platreview@lumen.com

RE: PLAT - 1793481 - KESTREL 230 KV INTERCONNECTION - CONDITIONAL USE AND SITE PLAN

Our engineer has reviewed this plat and their comments are: "We have RESERVATIONS for LUMEN Utilities off BETWEEN: SITUATED IN PORTIONS OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST CITY OF AURORA, COUNTY OF ADAMS, COUNTY OF ARAPAHOE, STATE OF CO.

(CONDITIONAL USE AND SITE PLAN FOR AN ELECTRIC TRANSMISSION LINE EXPANDING FROM DEN1 SUBSTATION AT AURORA CROSSROADS NORTH APPROXIMATELY 0.78 MILES).

Developer will call out Locates (811) before digging and developing land. If any utilities need to be adjusted, Developer will be responsible for billing and relocation.

If you require signatures or have any further questions, please contact the engineer at Dennis.Odell@lumen.com to schedule.

Thank you.

Dennis O'Dell | Wire Center Engineer & OSP Eng. @ Lumen
970-290-7037
dennis.odell@lumen.com
5325 ZUNI ST DENVER CO 80221
www.MOUNTAINLTD.com
Lumen Plat Review platreview@lumen.com

Name: DONNA GEORGE
Organization: XCEL ENERGY PUBLIC SERVICE CO
Address: 550 15TH ST, SUITE 700 DENVER, CO 80202
Phone: 3035713306
Email: donna.l.george@xcelenergy.com
Comment: please see attached; no resubmittals are necessary

Name: TERRI MAULIK
Organization:
Address: ARAPAHOE COUNTY PLANNING DIVISION
Phone: 720-874-6650
Email: REFERRALS@ARAPAHOGOV.COM
Comment: THANK YOU FOR THE OPPORTUNITY TO REVIEW AND COMMENT ON THIS PROJECT. THE ARAPAHOE COUNTY PLANNING DIVISION HAS NO COMMENTS; HOWEVER, OTHER DEPARTMENTS AND/OR DIVISIONS MAY SUBMIT COMMENTS.



2. Completeness and Clarity of the Application

Cover sheet.

- 2A. Missing Site Plan Notes. Please include these items in the resubmittal.
- 2B. Missing Legal Description.
- 2C. You need an amendment (mylar change) to the Aurora Crossroads filing # 2 Site Plan to amend what you are going to impact.

3. Landscaping Issues (Kelly Bish /303-7397189 / kbish@auroragov.org / Comments in bright teal)

- 3A. Please include an actual to-scale Site Plan that details the utility alignment and associated easement as it relates to the approved Site Plan for Aurora Crossroads Filing #2. Per previous discussions, the proposed vegetative buffer along the eastern boundary is being impacted by the proposed utility and associated easement and the approved Aurora Crossroads Filing #2 plans will require a mylar change to address this impact but cannot be processed until a formal Site Plan as requested here is prepared and submitted for review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- 4A. Please add Site Plan standard notes.
- 4B. Please add street names on the keymaps. (TYP.)

5. Traffic Engineering (Jason Igo / 303-739-1792 / JIgo@auroragov.org / Comments in amber)

Site Plan

- 5A. Show pole locations, sight triangles, and clear zone for the roadway on plans. Poles should not be located in clear zone or sight triangles.

6. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 6A. No comments.

7. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan

- 7A. Lines will be crossing multiple utilities, some are large diameter. Please show pole locations to avoid conflicts with these utilities.
- 7B. A license agreement will be required where these lines cross into the drainage easement.
- 7C. Aero 70 (a.k.a Harvest Mile) is working on a sanitary sewer main that will be running close to parallel with this electrical line. See RSN 1712221
- 7D. There are some fire hydrants in this area. I do not believe they will pose any conflicts but it would help if they were shown.
- 7E. There is a piece of critical water infrastructure running parallel to Smith Road on the north side. This needs to be shown with the clearance between it and any pole construction. A minimum of 30-feet is required but additional distance is recommended.

8. Forestry (Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 8A. Please identify which, if any trees will be impacted by this installation. tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 8B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>



9. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 9A. add the standard Notes: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- 9B. Advisory Comment: add the Subdivisions, Lots, Blocks, Street Right of Ways, and label the easements adjacent to the proposed R.O.W. for the Transmission Lines (Typ.)
- 9C. The License Agreement documents should be submitted to the licenseagreement@auroragov.org site for the intake people to process.
- 9D. Advisory Comment: add the Subdivisions, Lots, Blocks, Street Right of Ways, and label the easements adjacent to the proposed R.O.W. for the Transmission Lines (Typ.)
- 9E. The License Agreement documents should be submitted to the licenseagreement@auroragov.org site for the intake people to process.
- 9F. Advisory Comment: add the Subdivisions, Lots, Blocks, Street Right of Ways, and label the easements adjacent to the proposed R.O.W. for the Transmission Lines (Typ.)
- 9G. The License Agreement documents should be submitted to the licenseagreement@auroragov.org site for the intake people to process.

10. Environmental Planning-Land Use (Maria Alvarez / 303-032-0223 / malvarez@auroragov.org / Comments in red)

- 10A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 10B. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. Please be advised there are regional natural gas and hazard liquid pipelines throughout the proposed project area.
- 10C. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

11. PROS Department (Abigail Scheuermann / 303-739-7131 / ahscheue@auroragov.org / Comments in blue)

- 11A. No comments.

12. Land Development Services (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 12A. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG
RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG.



ARAPAHOE COUNTY

PUBLIC WORKS AND DEVELOPMENT

BRYAN D. WEIMER, PWLF

Director

Lima Plaza

6924 South Lima Street

Centennial, Colorado 80112-3853

April 25, 2024
City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Case Manager

RE: KESTREL 230 KV INTERCONNECTION - CONDITIONAL USE AND SITE PLAN
DA-2231-10 (1793481)

Engineering Services Division of Arapahoe County Public Works and Development (Staff)

Thank you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has the following comment regarding the referral at this time based on the information submitted.

- The proposed electric transmission line is entirely out but near to the parcels located in Unincorporated Arapahoe County. Coordination with the owner of these parcels should be required.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,
Sue Liu, PE, CFM
Arapahoe County Public Works & Development
Engineering Services Division
cc Arapahoe County Case No. O24-081

To: Rachid Rabbaa 303-739-7541. City OF Aurora, Co. rrabbaa@auroragov

RE: PLAT - 1793481 - KESTREL 230 KV INTERCONNECTION - CONDITIONAL USE AND SITE PLAN

Our engineer has reviewed this plat and their comments are: "We have RESERVATIONS for LUMEN Utilities off BETWEEN:
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WEST CITY OF AURORA, COUNTY OF ADAMS, COUNTY OF ARAPAHOE, STATE OF CO
(CONDITIONAL USE AND SITE PLAN FOR AN ELECTRIC TRANSMISSION LINE
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If you require signatures or have any further questions, please contact the engineer at Dennis.Odell@lumen.com to schedule.

Thank you.

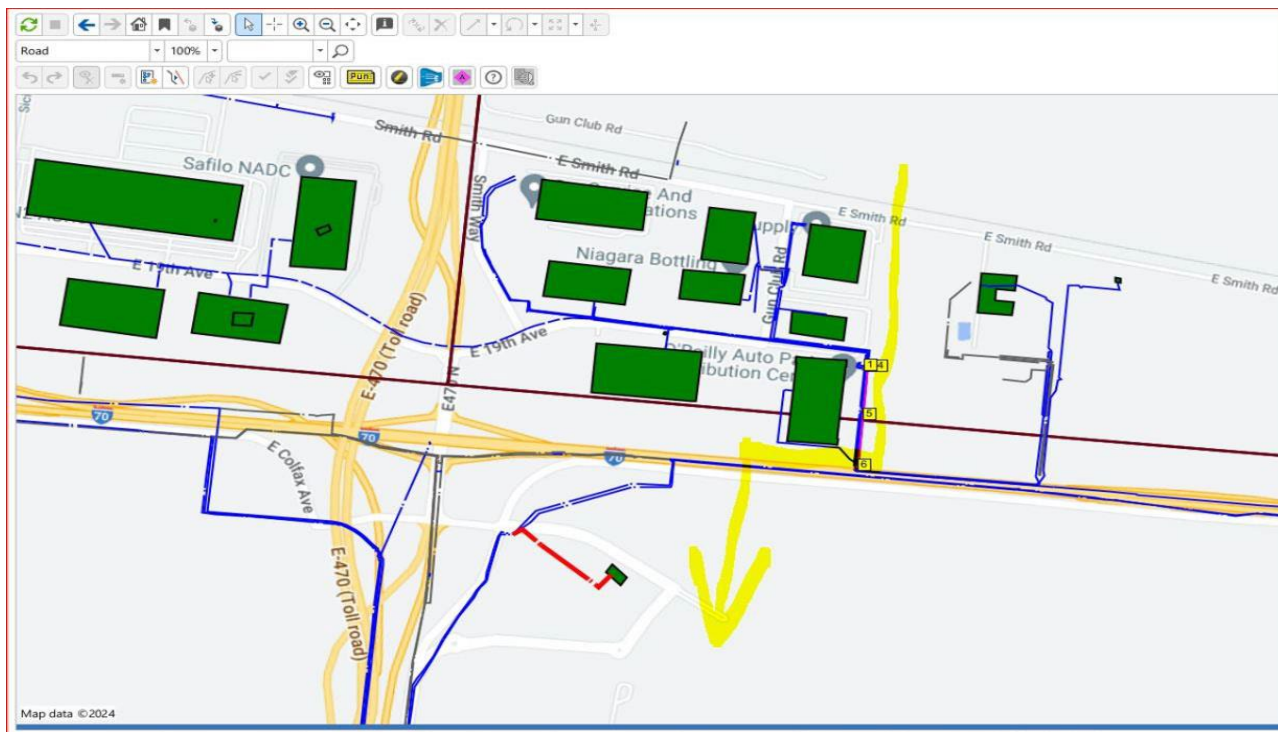
Dennis O'Dell | Wire Center Engineer & OSP Eng. @ Lumen
970-290-7037

dennis.odell@lumen.com

5325 ZUNI ST DENVER CO 80221

www.MOUNTAINLTD.com

Lumen Plat Review platreview@lumen.com





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

May 3, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Rachid Rabbaa

Re: Kestrel 230 KV Interconnection, Case # DA-2231-10

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the CUP and site plan for **Kestrel 230 KV Interconnection** and has **no conflict** as this is a company project.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com