



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

February 3, 2025

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

Re: Second 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 Cory Miller:

Thank you for your second submission, which we started to process on January 15, 2025. 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.

Several important issues remain that must be addressed *after the Planning and Zoning Commission public hearing*.

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 estimated Planning & Zoning Commission hearing date is set for **February 26, 2025**. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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 III
City of Aurora Planning Department



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- An amendment (mylar change) to the Aurora Crossroads Filing #2 plans is required. (Item 2)
- All of these labels for the easements are pointing to the same line work. Please clearly show/delineate/reflect the label with the actual easement line work (Item 3)
- One dimension to verify that one of the poles is outside of the clear zone (Item 5)
- Please see all the comments from Forestry (Item 7)
- Please continue to work on the License Agreement issues as needed. (Item 9)

PLANNING DEPARTMENT COMMENTS

1. Outside Agency Comments

Name: Steve Loeffler

Organization: 2829 West Howard Place

Address: Colorado Department of Transportation Denver CO 80204

Phone: 3037579891

Email: steven.loeffler@state.co.us

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

2.Completeness and Clarity of the Application

Cover sheet.

- 2A. An amendment (mylar change) to the Aurora Crossroads filing # 2 Site Plan is required.
- 2B. Please turn off the AutoCAD SHX Text.

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

- 3A. A mylar change documenting the removal of the proposed buffer vegetation will be required for this approved site plan. Coordinate with the Case Manager on completing the mylar change. Refer to Aurora Crossroads Filing No. 2 Site Plan, CN 2021-6004-00.
- 3B. All of these labels for the easements are pointing to the same line work. Please clearly show/delineate/reflect the label with the actual easement line work. It appears as if some of that is missing.
- 3C. A mylar change documenting the removal of the trees will be required for this original site plan. Work with the Forestry Division on mitigation fees if any that might be required. Coordinate with the Case Manager on completing the mylar change. Refer to Prologis Park 70 CSP No 5 Contextual Site Plan For Building 8, CN 2006-6022-01.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. No comments.

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

Site Plan

- 5A. One dimension to verify that one of the poles is outside of the clear zone.
- 5B. Call out the dimension of the pole from the ROW. This looks to be outside of clear zone but need it to be called out to verify.



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

Site Plan

6A. No comments.

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

- 7A. Had an email conversation with the project coordinator on June 6th regarding the requirements for the tree mitigation sheet. I noted if the number of trees to be removed was over 20 that they would need to hire a consulting arborist to appraise trees. There are 39 trees that will be removed for the project, as a result a consulting arborist will be required to inventory and appraise trees to be removed. The list of consulting arborist is located within the comments section of my review.
- 7B. Once the tree assessment is complete, a spreadsheet will be provided by the Consulting Arborist showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site. The Consulting Arborist should contact Forestry to make sure they provide the correct number of inches. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Community Tree Planting Fund based on the dollar value associated with tree loss.
- 7C. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. 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.

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

8A. No comments. Please continue to work on the License Agreement issues as needed.

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

- 9A. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG
RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG.