

July 9, 2024

Rachid Rabbaa, Project Manager
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway
Aurora, Colorado 80012

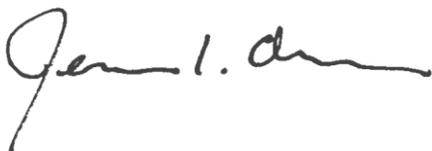
RE: Response to Aurora's Initial Submission Review Comments for Colorado's Power Pathway Conditional Use and Site Plan (DA-2384-00)

Dear Rachid Rabbaa:

Attached to this letter, please find Xcel Energy's responses to Aurora's June 12, 2024, Initial Submission Review Comments for Colorado's Power Pathway Conditional Use and Site Plan (Application Number: DA-2384-00; Case Numbers: 2024-6020, 2024-6020-01). Concurrent with this letter, Xcel Energy is resubmitting the Site Plan and Drainage Report per the *Files Flagged as Resubmit* section of Aurora's Development Application Review online application portal. Xcel Energy is also resubmitting the Letter of Introduction that has been revised to respond to comment 2C.

We look forward to working with you and any other representatives of the City of Aurora during the permitting process for Pathway. Please contact me by telephone at (303) 285-6533 or email at Jennifer.L.Chester@xcelenergy.com, Cory Miller at (303) 571-7759 or email at Cory.R.Miller@xcelenergy.com or contact our environmental consultant Stephanie Phippen with Tetra Tech Inc. at (303) 980-3515 or email at stephanie.phippen@tetrattech.com if you need any additional information.

Sincerely,



Jennifer Chester, Senior Manager
Siting & Land Rights
Xcel Energy
Telephone: (303) 285-6533
Jennifer.L.Chester@XcelEnergy.com

RESPONSE TO INITIAL SUBMISSION REVIEW COMMENTS

Below are Xcel Energy's responses to the initial submission review comments provided by Aurora dated June 12, 2024.

Xcel Energy has revised the Site Plan and Letter of Introduction to respond to these comments, and they are provided concurrently with this letter.

Comment 1: Outside Agency Comments

Organization: Xcel Energy Public Service Co.

Comment: This is an Xcel/ PSCo project. No resubmittals are necessary.

Response: Noted.

Organization: Arapahoe County Public Works & Development – Engineering Services Division

Comment: It appears that a small portion of the proposed 150' utility ROW is within the future 144' road ROW - recommend locating the proposed 150' utility ROW outside of the future ROW.

Response: The Site Plan drawings have been revised to show that the 150' Pathway easement is entirely outside of the future ROW.

Comment: Contact SEMSWA for Grading, Erosion, and Sediment Control (GESC) requirements if the project creates land disturbance in Unincorporated Arapahoe County.

Response: Xcel Energy will contact SEMSWA for GESC requirements if Pathway creates land disturbance in Unincorporated Arapahoe County.

Organization: Colorado Department of Transportation

Comment: Any utility work in CDOT Right of Way will require a utility permit from our office.

Response: Xcel Energy will obtain a utility permit from CDOT for any utility work in CDOT ROW.

Organization: Arapahoe County Planning Division

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.

Response: Noted.

Comment 2: Completeness and Clarity of the Application Cover Sheet

Comment 2A: Missing Site Plan Notes. Include in the resubmittal.

Response: Xcel Energy has revised the Site Plan to include Site Plan Notes.

Comment 2B: Missing Legal Description. Include in the resubmittal.

Response: Xcel Energy has revised the Site Plan to include the Legal Description.

Comment 2C: Please update your Letter of Introduction – Please provide details on how you plan to satisfy the approval criteria. See the approval criteria in this link <https://aurora.municipal.codes/UDO/146-5.4.3.A>.

Response: Xcel Energy has revised the Letter of Introduction to include the approval criteria for the Conditional Use Permit application per Section 5.4.3.A of the UDO.

Comment 2D: Provide a street cross section of Quincy Avenue with the proposed transmission line, curbside, sidewalk, rights-of-way, and any utility easements being provided in association with the transmission line. (See Landscaping comments below).

Response: Xcel Energy has revised the Site Plan to include a cross section of Quincy Avenue with the requested information.

Comment 3: Landscaping Issues

Comment 3A: Provide a street cross section of Quincy Avenue with the proposed transmission line, curbside, sidewalk, rights-of-way and any utility easements being provided in association with the transmission line.

Response: Xcel Energy has revised the Site Plan to include a cross section of Quincy Avenue with the requested information.

Comment 3B: Include any proposed utility easements associated with the transmission line. Also include the ultimate roadway condition with sidewalks and curbside areas aka tree lawns to determine whether the proposed transmission line or the easement associated with the transmission line will impact the curbside area.

Response: Xcel Energy has added a sheet to the Site Plan to show the proposed Pathway easement and sidewalk and curbside areas within the future road rights-of-way.

Comment 4: Civil Engineering

Comment 4A: Revise to easement.

Response: Xcel Energy has revised the Site Plan legend to refer to the easement.

Comment 4B: Dimension the ROW on the plan view and provide the street classification for Quincy Avenue. (typical).

Response: Xcel Energy has revised the Site Plan to include the dimension of the future 144-foot Road ROW and street classification of major collector for Quincy Avenue, as requested.

Comment 5: Traffic Engineering

Comment 5A: Can this pole be moved to the west roughly 20 feet? There are no plans to extend Robertsdale Way north at this time. This would be a logical place for a 2-lane collector in the future if it is needed.

Response: Xcel Energy has reviewed this comment and has determined that this pole (#684) would be located west of the existing parking lot and east of the City of Aurora road has already built (see screenshot below). Moving this pole 20 feet to the west would put it in the existing road. (Note that, based on this information, PROS has withdrawn its comment requesting the pole be moved to the west.)



Comment 6: Fire / Life Safety

Comment 6A: No comments.

Response: Noted.

Comment 7: Aurora Water

Comment 7A: Please contact the Aurora Water GIS department to request a digital file of existing utilities in this area. Please note that some of this infrastructure is considered critical waterengrgis@auroragov.org.

Response: Xcel Energy added these features provided by the Aurora Water GIS department to the Site Plan. They are outside the proposed Pathway easement.

Comment 7B: There are multiple large-diameter water mains crossing this proposed location. Include any utility easements or corridors and all utilities in the area. Poles are to be kept out of the utility easement or corridor.

Response: Xcel Energy added these features provided by the Aurora Water GIS department to the Site Plan. They are outside the proposed Pathway easement.

Comment 7C: There is a sanitary sewer interceptor crossing the proposed alignment around this location. Please show all existing utilities.

Response: Xcel Energy added these features provided by the Aurora Water GIS department to the Site Plan. They are outside the proposed Pathway easement.

Comment 7D: Advisory: There appears to be a waterline for Pure Cycle running along Quincy on the north side of the road. This is not Aurora Water owned infrastructure. This information is just being provided to assist the applicant avoid future field conflicts.

Response: Noted. Xcel Energy is reviewing the location of this waterline relative to the proposed Pathway easement.

Comment 8: Forestry

Comment 8A: There may be trees affected by the project, please include the following notes in the next submittal. If it is determined that trees may be impacted by the project, it would be subject to Aurora's tree preservation policy. A consulting arborist would be required to inventory and appraise impacted trees. 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. 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 in the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>.

Response: Noted. Xcel Energy has revised the Site Plan to include the Tree Protection notes as requested. Xcel Energy will coordinate with City of Aurora on any trees that require removal.

Comment 9: Land Development Services

Comment 9A: If there are any additional easements that need to be dedicated to the City, then submit the documents to dedicationproperty@auroragov.org to ultimately be recorded separately.

Response: Xcel Energy does not anticipate any easements will be dedicated to the City of Aurora.

Comment 10: Environmental Planning-Land Use

Comment 10A: No comments.

Response: Noted.

Comment 11: PROS Department

Comment 11A: Can more information be provided regarding maintenance and repair activity for this pole and section of the transmission line? Would maintenance/repairs require closure of the trailhead parking, etc.?

Response: Xcel Energy performs annual visual inspections of transmission line facilities. If maintenance is required, it is typically due to a storm outage and would require emergency work. In that situation, Xcel Energy would notify the landowner. If any emergency work were required for this pole, Xcel Energy would notify PROS, and any required trailhead parking closures would be communicated. Otherwise, no routine maintenance is performed on a regular basis.

Comment 11B: Is it possible for this pole to be moved further west from the existing trailhead parking lot?

Response: See the response to Comment 5A. Per email correspondence from Abigail Scheuermann on June 26, 2024, this comment has been withdrawn. "After further discussion and review with Open Space staff, it's been determined that the pole can remain in the original proposed location and does not need to be moved further west."

However, as noted in our redlines, we would like for some additional detail to be provided on any potential impacts to the trailhead parking lot during periods of maintenance / repair.” The additional detail is provided in response to Comment 11A.

Comment 12: Land Development Services

Comment 12A: No easements for this project. Items encroaching into city owned property require a license agreement, please note license agreement may not be allowed based on the location. This will need to be reviewed by PROS and water for critical infrastructure.

Response: Noted.