



July 13, 2021

City of Aurora Office of Development Assistance

RE: Sunlight Peak Community Solar 5 & 6 – DA-2232-01

Based on input from City of Aurora representatives noted in an online meeting June 22, 2021, Namaste Solar (in collaboration with its subsidiaries listed below), is proposing two individual ground-mounted solar energy projects for permitting to review as a Minor Site Plan(s) with Major Adjustments, which will receive administrative review and approval, and go before the Planning Commission in a public hearing (per the Adjustments) pursuant to the zoning AD on parcel 0181933100003 and 0181933100004. While these projects effectively operate independent of one another, we are submitting this information and attached design reference now as a “master plan” to ensure continuity and efficiency of development, permitting and construction for the two projects. **The projects being proposed here are virtually identical to our previous Sunlight Peak solar projects (DA-2232-00, case 2020-6016-00)** that we already permitted on the exact same parcel(s), which we hope will support an efficient review. The only difference, as outlined below, is that we are requesting a variance on landscaping.

As with the last projects, each solar array will operate under individually the Xcel Energy Community Solar *Rewards Program and provide power to local residents and businesses. For projects awarded in 2020 or later, the maximum size for these projects is 5MWac – as represented in the associated designs.

We anticipate constructing Sunlight Peak 5 and Sunlight Peak 6 quickly and sequentially and hope to achieve full completion of both projects before the end of 2022, assuming a late 2021 award date from Xcel. The projects will be on approximately 20 acres each and take up the remainder of the parcel(s) on which our previous Sunlight Peak solar projects (DA-2232-00, case 2020-6016-00) have already been permitted and are finishing construction. Each project will be a ground mounted single axis tracking system comprised of approximately 17,500 PV modules. The main switchgear and utility transformer will be located near the center of the two projects, near the respective entrances. Each system will interconnect independently to the grid, via an existing three-phase power line along the northern boundary of the parcel along 26th Ave. Sunlight Peak 5 & 6 will use the same access road off 26th ave that was improved for the initial Sunlight Peak Solar arrays on the North side of the property with only as much extension as needed to reach the sites in discussion.

While the initial Sunlight Peak projects were approved administratively without adjustments, we are pursuing this slightly different path due to the request for the following variance, which is also on the front page of our plan-set:

Namaste Solar is requesting a variance/adjustment for our site plan to waive the landscaping requirement. The justification is as follows:

- 1. There is presently no water on site, and it is not expected for several years. A deferral of landscaping would be sought, but it would only be a temporary solution.*
- 2. The presence of mature landscaping is fundamentally at odds with the performance of a solar facility due to the likely presence of shade on the panels.*
- 3. The site is miles from any development and there are effectively no impacts on viewshed.*

Namaste Solar practices Holistic Land Management at our solar sites, meaning we take a holistic perspective to ensure that our projects are community focused, ecologically regenerative, and



economically beneficial for all stakeholders. Our projects demonstrate how localized solar power facilities can provide clean energy at a competitive rate while simultaneously adding significant value to the communities they serve. Namasté Solar considers ways to improve soil quality, increase water retention, provide pollinator habitat, and create on-site grazing opportunities for each project. These practices improve local ecosystems and increase the sustainability of the solar project. When the solar is decommissioned at the end of its useful life, the soil is healthier, more productive, and able to sequester more carbon than it was when we found it. The ground under the array will be seeded with a mix of native plant varieties that will provide habitat to pollinator species. A wildlife friendly boundary fence will be constructed around the array at a 20ft setback.

For the sake of clarity, while we are submitting this information and attached design reference now as a “master plan” to ensure continuity and efficiency of development, permitting and construction for the three projects, these projects effectively operate independent of one another, and require individual approval letters. When addressing these approval letters, please use the following project companies:

Sunlight Peak 5 should be addressed to:

Sunlight Peak Solar 5, LLC

888 Federal Blvd.

Denver, CO 80204

Sunlight Peak 6 should be addressed to:

Sunlight Peak Solar 6, LLC

888 Federal Blvd.

Denver, CO 8020

We are excited to work along the City of Aurora on this second round of projects as we have shown this site can accommodate solar, and is ideal for a number of other reasons. It’s proximity to industrial electrical loads, and it is directly set back off a frontage road near a highway & the industrial nature of the area means the power will be serving local business and the development will not clash with the spirit of the activity in the area. Siting three projects near one another dramatically improves the efficiency of the development. The City of Aurora will add 10MWac (14MWdc) of renewable energy directly on to their grid, which is the equivalent of powering almost 10,000 homes with clean renewable energy. Again, we are excited to work alongside the City of Aurora to help bring more renewable energy to the area.

Sincerely,
Kyle Sundman