

## PSCo's Response to Initial Submission Review

December 22, 2020

City of Aurora  
Claire Dalby  
City Planning  
15151 East Alameda Parkway  
Aurora, CO, 80012

**Re: Initial Submission Review High Point Substation & Transmission Line – Conditional Use, Site Plan, & Plat, PSCo Responses  
Application Number: DA-2249-00  
Case Numbers: 2020-6055-00, 2020-6055-01, 2020-3054-00**

Dear Ms. Dalby:

Public Service Company of Colorado ("PSCo"), a Colorado corporation doing business as Xcel Energy, is pleased to resubmit our High Point & Transmission Line – Conditional Use, Site Plan, and Plat for the City of Aurora's review (collectively referred to as the "**Second Submission**"). The following document includes PSCo's responses to each of the comments provided by the City of Aurora ("City") in the *Initial Submission Review* received on December 2, 2020. As requested by the City, PSCo's responses are included below in *italic purple font*.

As of the date of this Second Submission, PSCo has not received comments from the City on PSCo's Preliminary Drainage Report. When PSCo receives the comments, changes will be made to the Preliminary Drainage Report and a revised Preliminary Drainage Report will be provided to the City. Should any of the City's comments to the Preliminary Drainage Report impact drawings included in this Second Submission, PSCo will make those changes prior to the Planning and Zoning Commission Hearing, tentatively scheduled for February 10, 2021.

Sincerely,  
**Jeff Walker**  
Sr. Agent, Siting & Land Rights  
Public Service Company of Colorado  
P: 720.260.1305

*Responses begin on following page*

## PLANNING DEPARTMENT COMMENTS

Claire Dalby / 303-739-7266 / [cdalby@auroragov.org](mailto:cdalby@auroragov.org)

### 1. Community Questions, Comments and Concerns

1A. Thirteen adjacent property owners were notified of the application. At this time no public comments have been received.

*Noted, thank you*

### 2. Completeness and Clarity of the Application

2A. On the cover sheet, change "Future Amendments" to just "Amendments". Remove the underlined title within the block.

*Changes have been made to Second Submission*

2B. Please ensure all applicable consultants for the project are included within the Contacts block.

*Change has been made to Second Submission*

2C. Include percentages for hard surface and landscape areas in the Data Block.

*Change has been made to Second Submission*

2D. Indicate in the Data Block that no signage is proposed.

*Change has been made to Second Submission*

2E. Include required site plan notes on Sheet 2.

*Revised notes received from the City on 12/14/2020 have been included*

2F. Include a key map on sheets 6-8 to indicate where on the site plan the views are occurring.

*The requested inclusion of a key map on these sheets have been made to the Second Submission*

2G. Correct spelling of "likely" within the notation bubble on sheets 16-18.

*Changes have been made to Second Submission*

### 3. Zoning and Land Use Comments

3A. The franchise agreement allows PSCo to obtain certain easements *after* approval of this application. Please note that while this is allowed, if the final site plan and plat are not consistent with the location/size of acquired easements, an amendment to the site plan/plat will be required.

*The final location of the line may shift slightly within the easement. PSCo expects the alignment and ROW extent to remain as presented, subject to negotiations with property owners, existing easements, and projected City road and traffic infrastructure improvements.*

3B. In your response letter, please respond to the concerns detailed in the letter from Colorado Parks and Wildlife dated January 15, 2020, particularly the agency's concerns over active raptor nest sites, prairie dog colonies, burrowing owls, and weed management.

*PSCo will coordinate with Colorado Parks and Wildlife ("CPW") regarding appropriate species surveys and mitigation, including implementing seasonal buffer restrictions for the species referenced in CPW's letter.*

*As requested by CPW, PSCo will incorporate weed management practices outlined in the Adams County integrated weed management plan, as well as other industry practices PSCo deploys on its projects to mitigate noxious weeds.*

*PSCo reviewed National Wetland Inventory data, among other siting criteria data, during siting of the project, and selected a route that would have little to no impact on wetlands. PSCo does not anticipate any wetlands will be impacted by the project. Should a wetlands delineation be required to verify the extent of a potential wetland, PSCo would conduct the required surveys and commence consultation with the United States Army Core of Engineers to determine what, if any, permits may be required.*

#### **4. Streets/Planned Improvements**

4A. Add a note to the cover sheet that clarifies and describes in detail which entities are responsible for the various planned improvements on both 60th Avenue and Tibet.

*The following note has been added to cover sheet to address this comment:*

*"Planned improvements for the construction and dedication of the eastern half of Tibet Street (57' of 114' ROW) between existing 56th Avenue and the future intersection of 60th Avenue and Tibet Street are not part of this Site Plan or Plat, and will be part of a separate Site Plan and Plat that will be developed by Harvest Mile Metro District No. 1. Planned improvements for the construction and dedication of the southern half of 60th Avenue (40' of 80' ROW) between existing E-470 and the future intersection of Tibet Street and 60th Avenue are not part of this Site Plan or Plat, and will be part of a separate Site Plan and Plat that will be developed by the Harvest Mile Metro District No. 1. Planned improvements for the future signalized intersection of Tibet Road and 60th Avenue are not part of this Site Plan or Plat and will be developed and approved under a separate Site Plan and Plat to be submitted by Harvest Mile Metro District No. 1. Pursuant to Section 147-37.5 of the Unified Development Ordinance, PSCo agrees to escrow 25% of the cost for the future signalized intersection, so long as such escrow disbursement can be made on or before October 1, 2022."*

#### **5. Architectural and Urban Design Issues**

5A. Please include an elevation identifying the texture/material of the proposed screen wall.

*PSCo consulted the City regarding this comment, and the City indicated the original submittal was sufficient.*

5B. Provide a detail showing the proposed gate elevation(s).

*A gate elevation has been included on sheet 14.*

**6. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

**Site Plan Comments**

**Sheet 1**

6A. Provide Landscape Architect consultant information.

*Change has been made to Second Submission*

**Sheet 9**

6B. Include a key map on all these sheets to indicate where this plan view is occurring.

*PSCo did not address this comment as we feel there are adequate "key maps" included in the Site Plan Drawing Set, with the inclusion of the key maps inserted on sheets 6-8.*

**Sheet 10**

6C. Provide a statement generally describing the surface material of walks, vehicular drives, parking lots, plazas etc.

*2016 Road Design and Construction Specifications Section 5.00 PAVEMENT DESIGN - Geotechnical pavement designs for new or existing private parking lots, fire lanes, driveways, and private streets are no longer required, except within Transit Oriented Developments and Urban Centers. Walks and plazas are not proposed with this project.*

6D. Remove this note since the one in the opposite column covers this.

*Change has been made to Second Submission*

6E. Add a column for quantities provided for each plant.

*Change has been made to Second Submission*

6F. While a beautiful flowering ornamental tree, they do not perform well here. They need a protected location. Please select a different tree.

*Change has been made to Second Submission*

6G. Remove. Shrub heights within sight distance triangles should be no more than 26".

*Change has been made to Second Submission*

6H. Remove. Already stated in this column above (2).

*Change has been made to Second Submission*

6I. Change to Tibet Street include the lengths of the street frontage buffers

*Change has been made to Second Submission*

6J. Remove.

*Change has been made to Second Submission*

6K. Add "Special Landscape Buffer"

*Change has been made to Second Submission*

6L. Put these requirements in the table and not as a written statement below the table.

*Change has been made to Second Submission*

6M. Change to 60th Avenue

*Change has been made to Second Submission*

6N. Change various numbers in the Buffer Requirements table as indicated in the redlines.

*Change has been made to Second Submission*

6O. Updates to the UDO do not permit the use of perennials as a substitute for shrubs in street frontage buffers.

*Change has been made to Second Submission, in accordance with the "UDO Amendment Ordinance No. 2020-\_\_\_" provided to PSCo by the City. PSCo understands this Amendment was approved by City Council and the Mayor sometime in December 2020.*

6P. Not permitted. Please provide the required shrubs.

*Change has been made to Second Submission*

6Q. Update note. See requested note on the landscape plan.

*Change has been made to Second Submission*

6R. Remove asterisk. There are shrubs not perennials.

*Change has been made to Second Submission*

6S. Remove. None indicated.

*Change has been made to Second Submission*

### **Sheet 11**

6T. The SL and LP plants may be used as accents in the street frontage buffer, but may not be substituted for shrubs in the buffer. Recent updates to the UDO prohibit this.

*Change has been made to Second Submission, in accordance with the "UDO Amendment Ordinance No. 2020-\_\_\_" provided to PSCo by the City. PSCo understands this Amendment was approved by City Council and the Mayor sometime in December 2020.*

6U. Dimension and label the proposed street frontage buffers that are being provided. Buffers are measured from the back of walk. Refer to other notes provided on this sheet requesting street information.

*Change has been made to Second Submission*

6V. Add street name here (2)

*Change has been made to Second Submission*

6W. The legend says fence, yet there is no detail for a fence but there is a detail for a wall. Should the legend reflect a wall?

*Change has been made to Second Submission*

6X. Label the detention pond. Provide the required landscaping. One tree and 10 shrubs per 4000 sf above the 100 year water surface elevation. Provide the table documenting the landscaping and label the 100 year water surface elevation.

*Table of detention pond area above 100-year water surface elevation has been included. Since it's below the 4000-sf threshold, plant quantities are based upon a percentage of the required landscaping. A note has been added to the table stating that the detention pond landscaping has been incorporated into the special buffer zone east of the detention pond.*

6Y. Include proposed street, curb, sidewalk etc. grayed back on this plan for reference.

*Please refer to PSCo's response to comment 4A. Street, curb and sidewalk improvements are not part of this Site Plan and Conditional Use Permit and will be permitted by Harvest Mile Metro District No. 1 under a separate application.*

6Z. Add a note: The Harvest Mile Metropolitan District No. 1 is responsible for the design, installation and maintenance of the associated curbside landscape (formerly tree lawn) as part of the construction of the eastern half of Tibet Street and southern half of 60th Avenue.

*Change has been made to Second Submission*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

**7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

### Site Plan Comments

#### Sheet 1

7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*PSCo will respond to comments on the Preliminary Drainage Report after comments are received from the City. PSCo will make those changes to the Site Plan based on comments relative to the Preliminary Drainage Report and provide them to the City prior to the Planning & Zoning Commission Hearing.*

#### Sheet 2

7B. Include required site plan notes.

*Change has been made to Second Submission*

#### Sheet 5

7C. A drainage easement is required for the pond. An access easement is required from the drainage easement to the access/ROW

*Change has been made to Second Submission*

7D. Maintenance access is required to the top of the outlet structure

*Change has been made to Second Submission*

#### Sheet 6

7E. Include a typical section for the access road

*Change has been made to Second Submission*

#### Sheet 9

7F. Maintenance access is required to the bottom of the pond and the top of the outlet structure

*Change has been made to Second Submission*

7G. Show/label 100-year water surface elevation

*Change has been made to Second Submission*

7H. 2% min slope for pond bottom

*Change has been made to Second Submission*

7I. Indicate direction of emergency overflow

*Change has been made to Second Submission*

### **Sheet 16**

7J. Show/label existing or future ROW, typical

*Approximate road ROW's have been included for 60<sup>th</sup> Avenue, Denali Street, and 56<sup>th</sup> Avenue. PSCo makes no warranty as to the accuracy of the road ROW's depicted on the Preliminary Transmission Line Site Plan drawings. The Road ROW's depicted on sheets 15-23 are based on ROW widths created by buffering PSCo's surveyed section lines equally. For example, to PSCo's knowledge 60<sup>th</sup> Avenue is planned to be 80ft. wide, so the road ROW depicted on the sheets was created by buffering the section line 40ft., creating the 80ft. ROW shown.*

7K. Add a note that a floodplain permit is required for any work in the floodplain, typical

*Change has been made to Second Submission*

### **Plat Comments**

#### **Sheet 2**

7L. Drainage and access easement are required for the detention pond

*PSCo prefers to not include the drainage and access easement on the plat and instead handle those easements through separate documents*

**8. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

### **Site Plan Comments**

#### **Sheet 3**

8A. Traffic Signal or roundabout location. Add Traffic Signal Easement or add ROW for this corner.

*No changes have been made to this Second Submission. The ROW profiles at the Tibet Street and 60th Avenue intersection have not been finalized. PSCo will coordinate with Aurora Public Works staff ahead of and during the design phase of the intersection.*

**Sheet 5**

8B. Add stop sign.

*No changes have been made to this Second Submission. PSCo does not typically include stop signs on its substation properties. PSCo requests the City provide a citation from the Manual of Uniform Traffic Control Devices or the UDO section, or other City adopted document that requires a stop sign for this type of access.*

8C. Add sight triangles to both access points.

*Change has been made to Second Submission*

8D. Review STD TE-13, within the City's Roadway Manual on sight triangles. This is not what we are looking for here. If you have questions, please email [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

*Change has been made to Second Submission*

8E. Future stop sign.

*No changes have been made to this Second Submission. PSCo does not typically include stop signs on its substation properties. PSCo requests the City provide a citation from the Manual of Uniform Traffic Control Devices or the UDO section, or other City-adopted document, that requires a stop sign for this type of access appropriate for the volume.*

**Sheet 8**

8F. Add stop sign.

*Change has been made to Second Submission, but a note has been added indicating the stop sign will be temporary during construction.*

**Sheet 16**

8G. Show intersection location and ensure towers are outside of intersection areas. If you provide a buffer where the towers will not be present, that may be suitable.

*No changes have been made to the Second Submission, aside from adding the following callout on the sheets 16 and 20 of the Site Plan Drawing Set:*

*"Transmission line conductor will accommodate a 25-foot tall traffic signal at this future signalized intersection. During detailed engineering, PSCo will work with the City and landowners on structure placement to avoid conflict with future road/intersection improvements."*

*PSCo would like to bring attention to Section 7.3 (also included below) of the Accompany Documents/Letter of Introduction provided in our initial submittal.*

*The approximate transmission line alignment and proposed 150 ft. ROW depicted in the Site Plan Drawing Set, are preliminary and reflect an appropriate level of accuracy for this Application in Step I-Planning Phase of the City of Aurora Development Process. After approval of this Application, PSCo will commence detailed engineering for the transmission line and substation, including refining and finalizing the extent of the proposed 150 ft. ROW, micro-siting transmission structures, receiving all necessary feedback from the Federal Aviation Administration ("FAA"), and working with landowners and stakeholders to account for future planned improvements in the Project area.*

*PSCo understands this detailed engineering phase, which aligns with Step II-Construction Document Phase of the City of Aurora Development Process, will be highly collaborative with the City and the impacted landowners along the transmission line ROW. Given this area of Aurora is experiencing rapid growth, PSCo appreciates the need to consider the transmission line design with planned improvements such as future road ROW's, future signalized intersections, and other planned improvements along the transmission line route. PSCo cannot commence detailed engineering until approvals associated with Step I-Planning Phase of the City of Aurora Development Process have been received. PSCo proposes that collaboration with the City and impacted landowners during detailed design of the transmission line, be completed as part of Step II-Construction Document Phase of the City of Aurora Development Process and if necessary, made a condition of approval of this Application.*

*Where feasible, PSCo will utilize its existing land rights, or portions of its existing land rights for the proposed 150 ft. ROW. This may include portions of the PSCo easement along 56<sup>th</sup> Avenue east of Harvest Road, and fee owned property along the west side of Sections 16 and 21, Township 3 South, Range 65 West of the 6<sup>th</sup> P.M. The extent to which these existing PSCo land rights can be utilized for portions of the proposed 150 ft. ROW is yet to be determined but will be part of detailed engineering. PSCo's fee owned property along Powhaton Road (or the west side of Sections 16 and 21) currently includes both underground and overhead utilities. PSCo will consider these utilities when micro-siting the new transmission line structures.*

### **Sheet 19**

8H. Show intersection location and ensure towers are outside of intersection areas. If you provide a buffer where the towers will not be present, that may be suitable (3).

*Please refer to PSCo's response to 8G.*

### **Sheet 20**

8I. Show intersection location and ensure towers are outside of intersection areas. If you provide a buffer where the towers will not be present, that may be suitable (3).

*Please refer to PSCo's response to 8G.*

### **Sheet 21**

8J. Show intersection location and ensure towers are outside of intersection areas. If you provide a buffer where the towers will not be present, that may be suitable (3).

*Please refer to PSCo's response to 8G.*

### **Sheet 23**

8K. Show intersection location and ensure towers are outside of intersection areas. If you provide a buffer where the towers will not be present, that may be suitable (3).

*Please refer to PSCo's response to 8G.*

### **Plat Comments**

#### **Sheet 2**

8L. Traffic Signal or roundabout location. Add Traffic Signal easement or add a ROW for corner.

*Change has been made to Second Submission*

8M. Label 60th Ave & Tiber Rd

*Change has been made to Second Submission*

**9. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

9A. See the red line comments on the plat and site plan. If there any easement that need to be dedicated, then those easements may be dedicated by either the plat or by separate documents. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for those separate dedications.

*Change has been made to Second Submission*

### **Site Plan Comments**

9B. Address all miscellaneous redline comments on the site plan.

*Change has been made to Second Submission*

### **Sheet 2**

9C. Add these notes to the site plan:

- 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.

*Change has been made to Second Submission*

- 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.

*Change has been made to Second Submission*

### **Plat Comments**

9D. Address all miscellaneous reline comments on the plat.

*Change has been made to Second Submission*

### **Sheet 1**

9E. Send in the copy of the Title Commitment dated to be within 120 calendar days of the plat approval date

*Please see updated title commitment provided with the revised Subdivision Plat I included in this Second Submission.*

9F. The easement area within each lot is to be continuously maintained by the owner of the lot or tract excepting the City of Aurora from such responsibility. Any structures inconsistent with the use granted in the easement are prohibited.

*PSCo prefers to not include the drainage and access easement on the plat and instead handle those easements through separate documents.*

9G. Add the names of the streets within 1/2 mile of the site.

*Change has been made to Second Submission*

9H. Add notary block for the owners.

*Change has been made to Second Submission*

### **Sheet 2**

9I. Add depth of the monument

*Change has been made to Second Submission*

9J. Begin this dedication with Andy Niquette (aniquett@auroragov.org) (2)

*Noted, thank you.*

9K. Delete the ownership information throughout the plat graphic page

*Change has been made to Second Submission*

**10. Aurora Water** (Steven Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

**Sheet 5**

10A. I&M plan is required for the private detention facility

*PSCo acknowledges this.*

**Sheet 9**

10B. Provide a 10' maintenance access to the top of the outlet structure.

*Change has been made to Second Submission*

**11. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

**Sheet 10**

11A. It's 25' required, with 1 tree and 10 shrubs per 25' linear feet since it's adjacent to a future public open space, please update table.

*Change has been made to Second Submission*

**Sheet 11**

11B. This is next to proposed public open space to the east. Please label this as being a 25' Special landscape buffer.

*Change has been made to Second Submission*

**12. Mile High Flood District** (David Skuodas / 303-455-6277 / [dskuodas@udfcd.org](mailto:dskuodas@udfcd.org))

Please respond to the concerns in the attached comment letter.

*Comments have been addressed.*

*The Mile High Flood District provided the following comment PSCo would like to bring attention to in this response.*

*"The new detention basin outfall is creating a point of concentrated storm flow and in its current configuration would likely cause rill erosion down the existing Weasel Drainage. It's unclear how well this new detention basin outfall will work with any future improvements to Weasel Drainage."*

*PSCo meet with Fulenwider on December 7, 2020, to discuss this comment and develop a solution that would work for Fulenwider. The changes made to the Site Plan, specifically the proposed drainage improvements just outside the southeast corner of PSCo's substation property, have been coordinated and approved by Fulenwider.*

**13. Xcel Energy** (Donna George / 303-571-7306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

*No conflict.*