

PSCo Response to Aurora Pre-Application Comments

Key Issues:

Site Plan Required: A Site Plan containing the requested items has been provided.

Trail Closure Coordination: PSCo will coordinate with the Aurora Parks Recreation and Open Space (PROS) Department regarding any necessary trail closures during construction. PSCo will be preparing detailed construction plans over the next year and will discuss these with PROS prior to construction to coordinate any trail closure barriers, signage, and notification.

Civil Plans: While civil plans are not specifically required for this project, utilities and other easements that cross PSCo's corridor are shown on the Site Plans.

City of Aurora Development Process:

Stormwater Quality Discharge Permits – Per the August 29, 2014 Memorandum of Understanding (MOU) Regarding Stormwater Permitting for the Pawnee to Daniels Park 345-kV Transmission Line, the stormwater permit application and the GESC Plan for the transmission corridor will be submitted to Douglas County and the city will be a referral agency.

Planning Department Comments:

Zoning and Land Use Issues – PSCo understands that the proposed electric transmission line is defined as a minor utility which is permitted in all E-470 zone districts per Section 146-903 and Section 146-904 of the City of Aurora's Building and Zoning Code. The existing transmission line right-of-way passes through several master plan areas, none of which have prohibitions or requirements for the right-of-way other than the Tollgate Crossing FDP. The Tollgate Crossing FDP calls out the right-of-way as Open Space, which is not the case; it is land owned in fee by PSCo for the purpose of a transmission line corridor. The FDP also identifies an improved regional trail and landscape buffer along the west edge of DeGaulle Street. PSCo issued a license agreement to the developer for Tollgate Crossing, KDB Homes, to install and maintain the trail and landscaping buffer.

Traffic and Street Layout Issues – All streets and rights-of-way crossings have been labeled on the Site Plan.

Site Plan – The Site Plan identifies any trees that need to be removed and trails and rights-of-way that may be disturbed during construction. Any feature that is disturbed during construction will be restored as much as possible to pre-construction conditions. Additional details will be shown on the construction plans that are under development and will be presented to the City prior to construction.

Mineral Rights Notification – Mineral rights notification is typically not required for transmission lines as the narrow corridors do not preclude mineral rights development on either side of the corridor (C.R.S. 24-65.5-102 & 103). In this case, since there is an existing transmission line in the corridor and adjacent developed areas along the corridor for most of its length, mineral development in the corridor is already precluded.

Pre-Submittal Meeting – The pre-submittal meeting was held on March 24, 2016.

Community Participation/Neighborhood Services Liaison – PSCo has conducted a number of meetings with various HOAs along the corridor to share information and seek input from the public in the

Project area. The HOAs include: Dove Hill, Sorrell Ranch, Wheatlands, Tallyns Reach, Creekside Eagle Bend, Rockinghorse, Heritage Eagle Bend, and Tollgate Crossing HOA.

City of Aurora Trails – PSCo will coordinate with the Aurora Parks Recreation and Open Space (PROS) Department regarding any necessary trail closures, trail signage, and trail detours during construction. These items will be presented in detailed construction plans which will be prepared prior to construction. PSCo will discuss these issues with PROS prior to construction to coordinate any trail closure barriers, detour signage, and notification.

Black Forest Ordinance – The portions of the corridor that are adjacent to the Ponderosa Reserve are located in Arapahoe County. There are no Black Forest trees within the Aurora portions of the corridor.

Tree Trimming/Removal in Riparian Areas – There are some trees in riparian areas within the City of Aurora that may need to be trimmed and/or removed when the new transmission line is constructed. Most of the trees are cottonwood trees. The trees that may need to be removed are shown on the Site Plans.

Ash Trees Prohibited – PSCo does not intend to plant ash trees.

Aurora Water Comments:

Show Utility Lines on Site Plans - utilities (including water, sewer, and storm) and other easements that cross PSCo's corridor or are within 30-feet of a structure are shown on the Site Plans.

Show Erosion Control Measures on Site Plans – Engineering of the project has not yet been completed. In accordance with the August 29, 2014 Memorandum of Understanding between Arapahoe County, City of Aurora, Douglas County, and Town of Parker, the GESC Plan for the transmission corridor will be submitted to Douglas County and the City will be a referral agency.

Site Plan should include Standard Erosion Control Notes and Relevant Utility Notes – The relevant notes are shown on the Site Plan.

Utility Service Requirements – the following existing utilities are shown on the Site Plan to the extent that PSCo has a record of these easements/crossings:

- a) Public/Private Mains
- b) Service Lines
- c) Water meters
- d) Fire suppression lines
- e) Fire hydrants

Engineering Division Comments:

Drainage: A drainage letter may be submitted in lieu of a preliminary drainage study. It should state that existing drainage patterns will not be altered, and that imperviousness will not change significantly from existing conditions. The drainage letter must be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to Engineering prior to acceptance of the letter. **PSCo Response: Noted.**

Floodplains: If at all possible, proposed power poles should be located outside of floodplain areas. Any poles within mapped floodplains should be documented with mapping in the floodplain letter and should comply with all requirements of the City's Floodplain Ordinance and the National Flood Insurance Program. **PSCo Response: All proposed structures will be located outside of any mapped floodplain.**

Fire/Life Safety Comments:

Newly installed transmission lines must not interfere with existing fire department access, fire hydrants, or fire appliances. **PSCo Response: Noted.**

Real Property Division Comments:

Real Property has items that need to appear on the site plan above and beyond what other departments may require. **PSCo Response: Noted.**

CONSTRUCTION PHASE:

Public Works Department Comments:

Road Cuts and Damages: All road cuts and other roadway disturbances/damages shall be repaired and restored. **PSCo Response: Noted.**

Engineering Division:

Road Closures and Traffic Control: If road closures or other traffic control activities are required for the installation of proposed electric facilities, please submit a permit application and Traffic Control Plan to the Building Permits/Inspections Department (303-739-7420). **PSCo Response: Noted. Traffic control activities may be required for construction vehicle access as well as during stringing operations.**