

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: Planning Commission
Jim Egbert, Chair**

**FROM: Kari Parsons, Planner II
Jeff Rice P.E., Engineer III
Craig Dossey, Executive Director**

**RE: WSEO-18-002 Grazing Yak Solar Array – Wind and/or Solar Energy
Generation Plan Overlay District Rezone (WSE-O)
Parcel Nos.: 12000-00-040, 12000-00-056, 12000-00-276,
12000-00-339, 12000-00-388, 12000-00-387**

APPLICANTS:	REPRESENTATIVE:
Grazing Yak Solar, LLC NextEra Energy Resources, LLC 700 Universe Blvd. Juno Beach, FL 33408	Aalsey Davidson NextEra Energy Resources, LLC 700 Universe Blvd. Juno Beach, FL 33408

Commissioner District: 2

Planning Commission Hearing Date:	3/05/2019
Board of County Commissioners Hearing Date:	4/09/2019

EXECUTIVE SUMMARY

A request by Grazing Yak Solar, LLC, and NextEra Resources, LLC, for approval of an overlay map amendment (rezoning) for the Grazing Yak Solar Array pursuant to Section 4.3.5, WSE-O (Wind and/or Solar Energy Generation Plan Overlay) District zoning



district, of the El Paso County Land Development Code (2018). The parcels are not included within a comprehensive planning area.

The six (6) parcels, totaling 378 acres, are zoned A-35 (Agricultural). Additionally, a WSE-O (Wind and/or Solar Energy Generation Plan Overlay) for the Golden West Wind Energy Generation Project lies on a portion of the land requested to be included within the requested Grazing Yak Solar Energy Generation Project WSE-O for the underground collection line corridor, lay down areas, and existing Golden West Substation. The parcels are located north of Judge Orr Road, south of Funk Road, and are bisected by McQueen Road.

The applicants are proposing a rezone to include the Wind and/or Solar Energy Generation Plan Overlay District on 272 acres of the subject properties to allow for the construction of solar energy generation arrays and appurtenant components. The 35 megawatt (MW) solar energy generation project is proposing to interconnect with the Golden West substation, from there the electricity can be delivered via an existing transmission line owned by Golden West to the Jackson-Fuller substation. At which point, the electricity can be distributed throughout the Colorado Springs Utilities (CSU) supply system. The substation, proposed underground transmission line corridor and proposed laydown areas are also included within the existing WSE-O District zoning district for the Golden West Wind Energy Project. This rezone request does not propose to expand the Golden West Wind Energy project's footprint in the area or the projects current energy output.

The applicants are proposing one phase of development for the overall solar energy project to include a solar array site, associated equipment, meteorological monitoring devices, collection lines, two (2) construction lay down and parking areas, and a one mile underground electrical transmission line corridor. The planned underground electrical transmission line is proposed to connect to the existing Golden West substation located south of Funk Road, west of McQueen Road within the Golden West Wind Energy Project WSE-O. Interconnection at the Golden West substation will require a minor upgrade to the substation to add a 34.5 kV breaker and overhead bus, which would tie into the existing generator step-up transformer with a maximum generating capacity of 35 MW.

A. REQUEST/WAIVER/AUTHORIZATION

Request: A request by Grazing Yak Solar, LLC, and NextEra Resources, LLC for approval of an overlay rezoning for the Grazing Yak Solar Array pursuant to Section 4.3.5, WSE-O (Wind and/or Solar Energy Generation Plan Overlay

District) zoning district. The applicant is proposing a rezone to include the Wind and/or Solar Energy Generation Plan Overlay Zoning District on a 272 acre portion of the six (6) parcels, totaling 378 acres.

Waiver:

The applicants are requesting approval of a waiver of the application of Section 4.3.5.D.2 of the Land Development Code. Section 4.3.5.D.2 of the Land Development Code states that, "A development impact mitigation agreement shall be required with all wind and/or solar energy generation plan overlay district applications." Impacts to County infrastructure are anticipated to be minimal with the construction of a solar energy generation facility. Minimal, if any, impacts to adjacent property are anticipated. Staff is not requiring impact mitigation with this application due to the minimal impacts, if any, anticipated with the project.

The applicants are requesting approval of a waiver of the application of Section 4.3.5.C.2 of the Land Development Code, which states that, "A decommissioning plan and agreement shall be required with all wind and/or solar energy generation plan overlay district applications." The applicant has provided a decommissioning agreement, which provides a decommissioning scope of work and timing. The applicants have agreed to provide a detailed decommissioning and site restoration plan, a minimum of six (6) months prior to decommissioning activities. In addition, the applicants agree to provide financial assurances at least five (5) years prior to decommissioning the facility. Staff does not have an objection to the request if Recommended Condition of Approval Nos. 11 and 12 are approved.

Authorization to sign: The WSE-O Plan and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

1. LAND DEVELOPMENT CODE COMPLIANCE

The WSE-O Plan complies with Section 4.3.5.B of the El Paso County Land Development Code (2018) if the above waiver request is approved.

Compliance with the approval criteria in Section 4.3.5.G.1 is discussed, as follows:

- *The application is in general conformance with the El Paso County Master Plan, including applicable Small Area Plans or there has been a substantial change in character of the neighborhood since the land was last zoned.*

Please see the discussions below in the Policy Plan, Small Area Plan Compliance, and Other Master Plan Elements sections of this report for detailed evaluations of the general conformance of the project with the applicable portions of the County master plan.

- *The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116.*

Staff recommends that the overlay rezoning (map amendment) request, which includes the use and dimensional standards within the proposed WSE-O Plan and supporting documentation, is in compliance with all applicable statutory provisions.

- *The site is suitable for the intended use(s), including the ability to meet the general development standards of the Land Development Code, except as otherwise amended by the specific overlay zoning district.*

Please see the discussions below in the Zoning Compliance, Policy Plan, and Other Master Plan Elements sections of this report for detailed evaluations whether the site is suitable for the intended uses and if the proposal is able to meet the general development standards of the Land Development Code (2018).

- *The application is consistent with the specific development standards in the Land Development Code pertaining to wind and/or solar energy generation facilities.*

Please see the discussion below in the Zoning Compliance section of this report for a detailed evaluation of whether the application is

consistent with the development standards for wind and/or solar energy generation facilities.

- *The application meets the air, water, light, odor or noise standards established by County, State, or federal regulations.*

The applicant submitted an air quality management plan which indicates no air pollution is anticipated. The site does not propose to discharge water or contaminants from the operation of the solar energy facility. The daily operations of the solar project are not anticipated to generate any odor or noise. The request for solar energy generation has no impact to the operation of the surrounding wind farm. No expansion of the Golden West Wind Energy Generation Facility is proposed.

- *The proposed use(s) will not be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.*

Staff has not identified any potential health, safety, or welfare concerns with the proposed solar array.

- *The proposed use(s) will not cause undue burden on existing infrastructure.*

The facility is proposed to be accessed from Washington Road, Currier Road and McQueen Road during construction. The anticipated maximum number of daily trips is 406 ADT during construction. The Washington Road access will remain open post-construction during normal operations, which is anticipated to generate 60 trips per month. The existing Golden West substation is able to accommodate the energy generation from the solar arrays without a major expansion and, therefore, is not anticipated to be an undue burden based on the applicant's letter of intent. The minor upgrade will not expand the overall foot print of the overall substation facility.

D. LOCATION:

Abutting zoning and land use:

North: A-35 (Agricultural) & WSE-O (Wind and/or Solar Energy Generation Plan Overlay)/Golden West Wind Energy Generation Facility/residential/grazing land

South: A-35 (Agricultural) & WSE-O (Wind and/or Solar Energy Generation Plan Overlay)/Golden West Wind Energy Generation Facility /grazing land
East: A-35 (Residential Rural) / shed / grazing land
West: A-35 (Agricultural) & WSE-O (Wind and/or Solar Energy Generation Plan Overlay)/Golden West Wind Energy Generation Facility /grazing land

E. BACKGROUND

1. Wind and/or Solar Energy Generation Plan Overlay District

Section 4.3.5, WSE-O (Wind and/or Solar Energy Generation Plan Overlay District), of the El Paso County Land Development Code was adopted by the Board of County Commissioners on August 11, 2011, in an effort to address interest in developing utility-scale wind and/or solar energy generation facilities within El Paso County. The purposes of the adopted regulations are:

- To regulate wind and/or solar energy generation facilities which are not subject to C.R.S. § 40-1-103 and C.R.S. §30-28-110 and Section 5.3.3. of this Code;
- To site wind and/or solar energy generation facilities where they are most appropriate, considering impacts to the environment, visual corridors, existing infrastructure, and the established development pattern;
- To ensure the preservation of public health, safety, and welfare;
- To provide a regulatory scheme that is designed to address certain standards regarding setbacks, height restrictions, and other requirements for wind and/or solar power energy generation facilities;
- To provide mitigation measures for impacts associated with large-scale wind and/or solar energy generation facilities; and
- To provide greater design flexibility and efficiency in siting wind and/or solar energy generation facilities.

2. Grazing Yak Solar Array

The applicants, Grazing Yak Solar, LLC, and NextEra Resources, LLC, initiated discussions with the County regarding the process for developing the solar energy project on December 4, 2017. An early assistance meeting was held by staff with the applicant on January 17, 2018. An open house meeting held by the applicant occurred on September 18, 2018 in Peyton, Colorado. No objections were expressed at the open house meeting by community members in attendance. A formal WSE-O rezoning application was

submitted on December 4, 2018. No objections to the application have been received to date.

F. ZONING COMPLIANCE

Section 4.3.5.A.3.a of the Code states that the, “WSE-O functions in combination with base zoning districts to both modify the existing standards associated with the base zoning districts and to impose additional requirements and standards on specific properties.” This means that the rights and restrictions associated with the base zoning district (A-35) associated with the individual properties included in this request will only be modified as indicated on the proposed WSE-O Plan, if approved. The applicant has identified the use, dimensional, and development standards for a WSE-O district on the WSE-O plan, which includes: uses, accessory uses, maximum structure height(s), minimum setbacks, structure elevations, access, accessory structures, signage, lighting, project phasing, and other standards necessary to administer the plan. Below is a comparison between the recommended use and dimensional standards and the proposed standards within the Grazing Yak Solar Array WSE-O:

1. USE STANDARDS

Principal Uses

Section 4.3.5. Recommended Principal Uses for a Solar Project

The Code anticipates solar panels (arrays), transmission line(s), substations, meteorological monitoring devices, and energy generation facility-related temporary batch plants as allowed principal uses.

Proposed Grazing Yak Solar Array WSE-O Principal Uses

The WSE-O Plan is proposing energy generation facility-related solar panels, a connection to the existing Golden West substation which will require a minor upgrade to install a 34.5kV breaker and overhead bus, stands, power stations, and a 230kV underground line as principal uses. The applicant has depicted the locations of each of the proposed principal uses on the proposed WSE-O Plan (see attached).

Accessory Uses

Section 4.3.5 Recommended Accessory Uses for a Solar Project

The Code anticipates collection lines, maintenance facilities, and other accessory uses necessary to carry out the intent of the overlay zoning as allowed accessory uses.

Proposed Grazing Yak Solar Array WSE-O Accessory Uses
Collection lines from the solar arrays to the project substation are proposed as accessory uses with this WSE-O rezoning request.

2. DIMENSIONAL STANDARDS

Maximum Structure Heights

Section 4.3.5.B.2.a Maximum Structure Heights

The Code states that the height restrictions for solar panels are established by the specific WSE-O zoning and plan. All other structures (e.g., inverters and transformers) shall comply with the height restrictions of the base (underlying) zoning district unless otherwise established by the specific WSE-O zoning and plan.

The density and dimensional standards established within the A-35 zoning district as identified in Chapter 5, Table 5-4 of the Code are as follows:

- Setbacks – 25 feet front, rear and side
- Maximum building height – 30 feet
- Maximum lot coverage – none

Proposed Grazing Yak Solar Array WSE-O Maximum Structure Heights

The proposed WSE-O Plan identifies the following as the maximum heights for each anticipated structure type:

Solar Panels – 14 feet tall as measured from finished grade to the top of the solar module in the vertical position.

Inverter and Transformer Pairs– 18 feet tall as measured from finished grade.

Existing Substation- 35 feet tall as measured from finished grade.

Structure Setbacks

Section 4.3.5.B.2.b Structure Setbacks

The Code states that all structures within a WSE-O Plan, except wind turbines and transmission lines, shall “meet the setbacks of the underlying zone district unless otherwise established by the specific wind/solar energy generation overlay district zoning and development plan.”

Proposed Grazing Yak Solar Array WSE-O Structure Setbacks

The structure setbacks with the WSE-O Plan are proposed to be a minimum of 25 linear feet from the WSE-O boundary, which is also the minimum setback in the underlying A-35 zoning district. The solar array is proposed to be located approximately 500 feet from the nearest residence.

3. POLICY PLAN COMPLIANCE

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. See the applicant's narrative in the letter of intent for a discussion regarding how the project conforms to the applicable goals and policies. Staff's review of the relevant policies is as follows:

SECTION 6 – Growth and Land Use

***Policy 6.1.3-** Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

***Policy 6.1.9-** Viable residential properties should be reasonably protected from the adverse*

***Policy 6.1.11-** Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

The proposed WSE-O for solar energy generation is adjacent to the existing Golden West Wind Energy Generation Facility, which has wind turbines greater than 400 feet in height. In comparison, the height of the solar arrays are proposed to be a maximum of 14 feet. The proposed underground electrical collection line is not anticipated to have a visual impact. The nearest residence is 500 feet from the proposed solar array. A visual impact analysis provided by the applicants depicts rolling terrain adequately screening the solar arrays from adjacent residential properties. For the above reasons, staff recommends consistency with the above policies.

Policy 6.1.10- *Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.*

Following a detailed review of the proposed project, including a review of the potential for project-related impacts to existing infrastructure in the area, staff recommends that the impacts, if any, that are caused by the project will be negligible. For that reason, staff recommends compliance with this policy.

Policy 6.1.16- *Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.*

The growing solar energy generation industry and the increasing activity in El Paso County appears to be a response to a change in State mandates for renewable energy sources in addition to changes in market and technological conditions. Development of the proposed site for other uses could be challenging given the existing overhead transmission line corridors running through the site east-west and north-south. For that reason, staff recommends that the proposed solar arrays and appurtenant components are a reasonable use for the site and are not anticipated to cause off-site impacts or negatively affect the health, safety, and welfare of residents in the area.

SECTION 7 – Special and Unique Land Uses

Policy 7.1.2- *Consider the future combined impact of potential additional land use requests when considering individual applications for special or unique land uses.*

Policy 7.5.1- *Encourage the multiple use of utility sites and corridors where feasible and appropriate.*

The solar array site is within an area that has a WSE-O for the Golden West Wind Energy Generation facility and associated substation, which will reduce the number of improvements that would otherwise need to be constructed to facilitate delivery of solar-generated energy. The solar array will connect to the existing Golden West substation with a minor

upgrade to install a 34.5kV breaker and overhead bus at the substation location. The planned underground electrical transmission line is proposed to connect to the existing Golden West substation located south of Funk Road, west of McQueen Road within the Golden West Wind Energy Project WSE-O. Interconnection at the Golden West substation will require a minor upgrade to the substation to add a 34.5 kV breaker and overhead bus, which would tie into the existing generator step-up transformer with a maximum generating capacity of 35 MW. For the above reasons, staff recommends compliance with the above policies.

SECTION 12– Other Services and Utilities

***Policy 12.4.1-** Ensure that electric, natural gas, petroleum and other facilities (generation, distribution, pipelines and storage) are located in a manner which is safe, environmentally sensitive and which does not unreasonably burden particular property owners with adverse impacts.*

The future development of agricultural properties adjacent to the project area is not prevented by the proposed Grazing Yak Solar Energy project.

***Policy 12.4.7-** Allow for the effective use of renewable energy resources especially where it minimizes the local impacts on neighboring properties and non-renewable energy use.*

This policy applies due to the renewable nature of the proposed solar energy generation facility. A general assessment of this policy as it applies to the proposed WSE-O rezoning has been provided in detail throughout this report.

4. SMALL AREA PLAN COMPLIANCE

The project is not located within the boundaries of a small area plan.

5. OTHER MASTER PLAN ELEMENTS

The Master Plan for Mineral Extraction (1996) identifies potential coal deposits, stream terrace deposits and valley fill (consisting mainly of sand, gravel, silt and clay preserved on terrace stream benches and stream valleys). The applicant provided an affidavit certifying that mineral rights for the property were researched and found that such rights are owned by multiple interests. The mineral rights owners were notified of the application on February 4, 2019, via certified mail. No responses have been received.

G. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

The applicant provided a document titled “Geotechnical Engineering Report”, which was prepared by Terracon Engineering, Inc., dated September 27, 2018. The document does not identify any significant areas of geologic concern that would preclude development of the property for use as a solar energy generation facility.

A floodplain is depicted north of the solar array and is not anticipated to preclude development. The underground transmission line is proposed to cross the floodplain. Any earth disturbance within the floodplain will require a permit from the Floodplain Administrator.

The property included within the proposed WSE-O Plan is not identified as being within a high wildfire hazard area.

2. WILDLIFE

Potential impacts to wildlife are generally low in the area where the solar array, lay down areas, and existing substation are identified throughout the application, as depicted in the El Paso County Wildlife Descriptors Map (1996). A Wetlands, Waterbodies, and Threatened and Endangered Species of Special Concern Report was prepared by Core Consultants, as dated September, 2018. The study concluded that no federally designated critical habitat occurs within the area.

The U.S. Army Corps of Engineers Regulatory Division provided a letter dated November 2, 2018, stating no permit is required, as the project does not result in the discharge of materials into waters of the United States, and the site is uplands (not jurisdictional wetlands).

3. FLOODPLAIN

As indicated on FEMA Flood Insurance Rate Maps (FIRM) Panel number 08041C0650G, the proposed collection line corridor for the project crosses Horse Creek which is a FEMA Zone A floodplain. No long-term changes to the floodplain are proposed, and any disturbance to the floodplain during construction shall be immediately stabilized and reseeded.

4. DRAINAGE AND EROSION

The subject property lies in the Horse Creek drainage basin, which ultimately discharges to the Arkansas River. A conceptual Drainage Report dated January, 2019, was received with the submittal. According to the report, proposed drainage patterns and flowrates will not be affected by the development. A permanent extended detention basin (EDB) is proposed to mitigate developed flows and provide water quality treatment of the area where a gravel road will be constructed for site access. The maintenance paths within the site are proposed to remain as dirt. The increase in imperviousness within the project is approximately two (2) percent.

This project has limited potential to cause short-term drainage, erosion, and sedimentation impacts to downstream properties, which will be addressed with the grading and erosion control plan to be provided at the site development plan stage. The applicant will be required to mitigate construction impacts with Best Management Practices (BMPs) as outlined in the Drainage Criteria Manual, Volume II.

5. TRANSPORTATION

Access to the site is via Washington Road from North Calhan Highway between U.S. Highway 24 and Judge Orr Road. From the north, travel via Funk Road to McQueen Road or Currier Road then south to Washington Road are additional routes. The access road to the site from Washington Road is proposed to be a private gravel drive. Peak construction traffic is anticipated to occur for four (4) months with a maximum of just over 400 trips per day. Post-construction traffic will consist of maintenance activities anticipated at two (2) trips per day. A breakdown of anticipated traffic types and timing is provided in the Traffic Memorandum dated January, 2019, which was received with the WSEO submittal. A haul route plan with options, and video road condition surveys of the proposed haul route roads, were also provided. There are no anticipated offsite road improvements necessary due to the project; however, any damage to County roads due to project construction traffic shall be repaired in accordance with conditions placed on the 1041 Permit Application review and site development plan.

H. SERVICES

1. WATER

A finding of water sufficiency is not required with map amendment (rezoning) requests. In addition, the proposed use as a solar array does not require

water supply service. Any water needed for maintenance of the solar array and appurtenant facilities will be trucked onto the site from an off-site source.

2. SANITATION

The proposed use as a solar array does not require wastewater service.

3. EMERGENCY SERVICES

The subject parcels are located within the service area of Calhan Fire Protection District. The District has provided a letter committing to serve the facility. Staff recommends Condition of Approval No. 1.j below which requires the applicant to work with the El Paso County Office of Emergency Management to develop an acceptable emergency response plan, which will be required as part of the site development plan application.

4. UTILITIES

The State of Colorado mandate described in Colorado Revised Statute §40-2-124 requires 30 percent of retail energy sales to be deliverable from renewable energy generation for investor owned utilities and 10 percent for large municipal utilities by the year 2020. The 35 megawatt (MW) solar energy generation project is proposed to interconnect to the existing Golden West substation located south of Funk Road, west of McQueen Road within the Golden West Wind Energy Project WSE-O. From there, the electricity can be delivered via an existing transmission line owned by Golden West to the Jackson-Fuller substation. At which point, the electricity can be distributed throughout the Colorado Springs Utilities (CSU) supply system.

5. PARKS/TRAILS

The El Paso County Parks Master Plan (2013) does not depict a park or trail corridor in this area. No fees are due with this request.

6. SCHOOLS

Staff provided Calhan School District No. RJ-1 with an electronic referral packet and an opportunity to comment on the project. No comments were received in response.

I. APPLICABLE RESOLUTIONS:

Approval Page 27

Denial Page 28

J. STATUS OF MAJOR ISSUES

There are no remaining issues

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners approve the map amendment (overlay rezoning) staff recommends the following conditions and notations:

CONDITIONS OF APPROVAL

1. Prior to excavation or construction, approval of a site development plan by El Paso County for the solar energy generation facility is required. Site development plan applications shall include, but are not limited to the following information:
 - a. Site development plan drawings;
 - b. Final drainage report;
 - c. Stormwater Management Plan (SWMP);
 - d. Erosion and Stormwater Quality Control Permit (ESQCP);
 - e. Any permits required by the Colorado Department of Public Health and Environment, if needed;
 - f. Detailed reseeding plan;
 - g. Lighting plans and detailed specifications, including plans and specifications for temporary lighting, as applicable;
 - h. Sign plans, if signage is proposed;
 - i. Elevations of any above ground structures;
 - j. Emergency response plan, to be prepared in coordination with and acceptable to the El Paso County Office of Emergency Management;
 - k. Noxious weed management plan, to be prepared in coordination with and acceptable to El Paso County Environmental Services; and
 - l. Colorado Department of Health and Environment (CDPHE)-accepted surface and groundwater quality monitoring plans, if required;

2. The applicant shall provide copies of all required State and County air quality permits prior to approval of a site development plan application.

3. The applicant shall comply with all applicable local, State, and Federal laws and regulations regarding the use, disposal, storage, and transportation of solid and/or hazardous materials on and off site.

4. A County Erosion and Stormwater Quality Control Permit (ESQCP) shall be obtained prior to construction. All disturbed areas shall be promptly stabilized and re-vegetated in accordance with Best Management Practices (BMPs) as outlined in the Drainage Criteria Manual, Volume II.
5. The Board of County Commissioners, at a public hearing, shall have the authority to require the shutdown, removal, and/or relocation of any glare-causing component or components if the Board finds that any such component or components is/are creating a health and/or safety risk. Such shutdown, removal, and/or relocation requirement by the Board shall be based upon documented inspection of the facility by a County official.
6. The hours of operation during the construction and long term maintenance of the project shall be limited to seasonal day time hours unless otherwise authorized by the Planning and Community Development Department Director prior to the proposed construction and/or maintenance. Requests to conduct nighttime construction activities shall be submitted to the Planning and Community Development Department Director at least two business days prior to the time of the proposed construction. Any failure to respond to the requests by the Planning and Community Development Department Director within two business days shall be interpreted as an approval of the request.
7. Site lighting, including temporary lighting, will be limited to that characterized in the Project Lighting Memo and Lighting Plan. The detailed specifications shall be provided at the site development plan stage. All light fixtures shall be directional and positioned so that the light sources are concealed and fully shielded from adjacent properties and roadways, unless otherwise specifically authorized under the regulations of the Occupational Safety and Health Administration (OSHA) of the United States Environmental Protection Agency.
8. The Board of County Commissioners may elect at an open and public hearing, following full published notice, to approve a rezoning of the properties included within the WSE-O boundary for the purpose of removing the overlay zoning if the applicant has not initiated construction within two (2) years of the date of Board of County Commissioners approval.

9. Any approval of the WSE-O rezoning request is only valid with the additional approval of a 1041 permit. Failure to submit and receive approval of the 1041 permit shall render approval of the WSE-O rezoning null and void.
10. The Applicants shall provide notice to the Planning and Community Development Department of the date of initial delivery of power to the existing utility distribution system within 30 days following such date.
11. At least six (6) months prior to the initiation of decommissioning activities, Developer shall prepare a Project Decommissioning and Site Restoration Plan ("PDSRP") prepared in sufficient detail to identify, evaluate, and resolve all major deconstruction, environmental, hauling, and public health and safety issues reasonably anticipated by the Developer on the date thereof and submit the same to the County for review and approval. The PDSRP shall describe the process that will be used to evaluate the options and select the measures that will be taken to restore, reclaim, or preserve the project site and to otherwise ensure the protection of the public against risks or dangers resulting from the project decommissioning. The PDSRP shall address provision for funding or bonding arrangements to meet the project site restoration or management costs and it shall include an estimate of market value of the equipment and salvage value of all other equipment and materials that do not have value at resale.
12. The Applications, their successors or assigns, as the case may be, shall provide financial assurances sufficient for decommissioning costs in the form of a performance bond, guaranty or letter of credit, or cash to ensure the availability of funds for such costs to El Paso County no later than five (5) years prior to the termination of the delivery of power as identified in the power purchase agreement. An updated engineering estimate of the amount of the decommissioning costs shall be provided by the Developer to the County at least sixty (60) days and no sooner than ninety days prior to providing financial assurances to the County. If decommissioning should occur prior to the termination of delivery of power identified in the power purchase agreement, an updated engineering estimate of the amount of the decommissioning costs shall be provided by the Applicants to the County at least 60 days and no sooner than 90 days prior to the start of decommissioning activities.

13. Any expansion, enlargement, or modification of the WSE-O Plan shall be subject to the provisions of Sections 4.3.5.E and F, as amended, of the El Paso County Land Development Code.
14. Development of the project shall be conducted in accordance with the regulations of El Paso County, conditions of approval and notations of the Board of County Commissioners and the accompanying documents/reports in the Planning and Community Development Department file for the rezoning application (WSEO-18-002).

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 27 adjoining property owners on February 13, 2019, for both the Planning Commission and the Board of County Commissioners' hearings. Responses will be available with agenda packets or at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Existing Zoning Map
Grazing Yak Solar Array WSE-O Plan

El Paso County Parcel Information

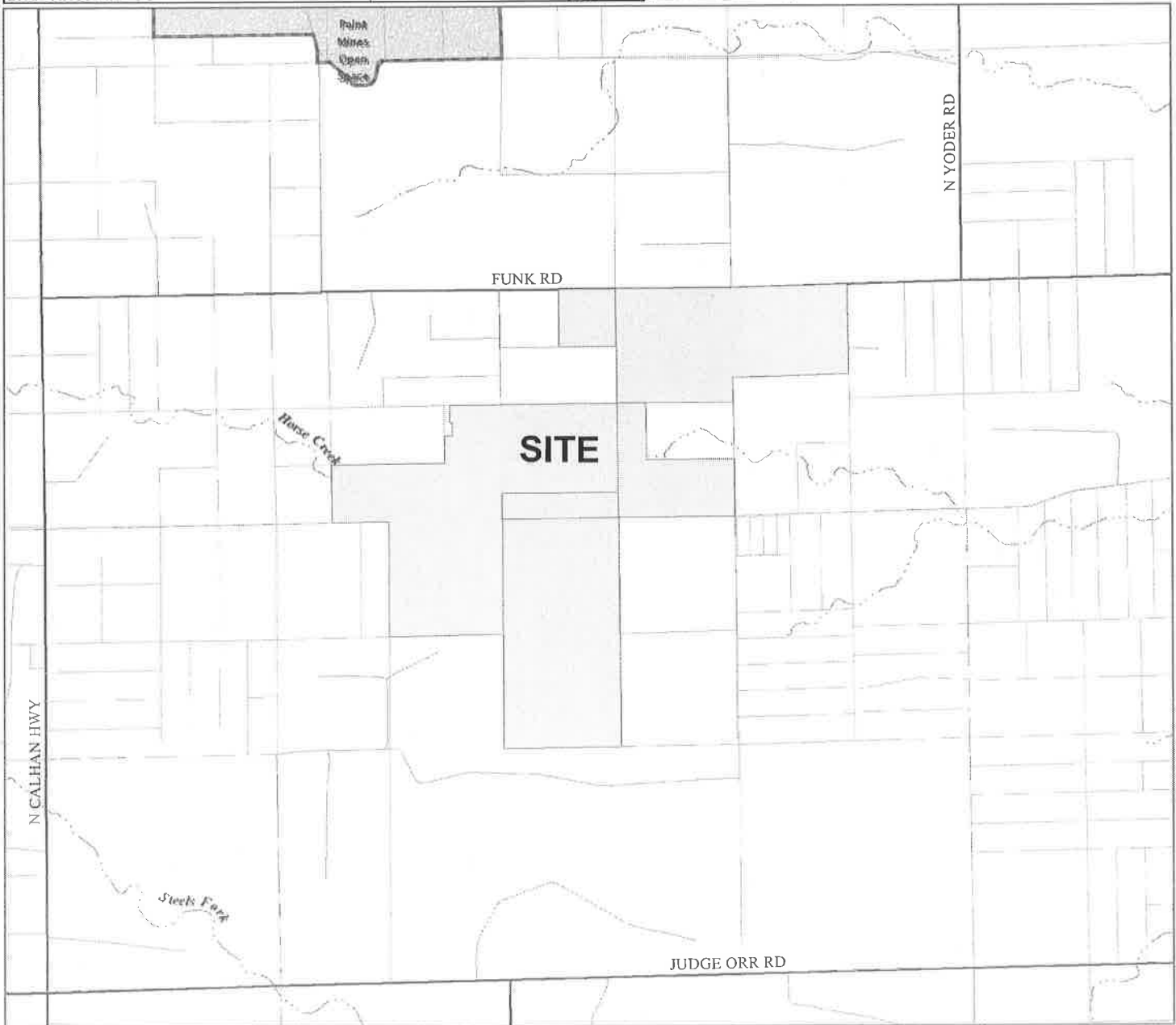
File Name:

PARCEL	NAME
1200000056	BS WIND LLC
1200000339	GOLDEN WEST POWER PARTNERS LLC
1200000276	HENDERSON WILLIAM K
1200000387	BAISICK ADAM M
1200000388	PACHAK TIMOTHY C
1200000040	LONG HENRIATTE

Zone Map No.:

Date:

ADDRESS	CITY	STATE	ZIP	ZIPLUS
9391 ELBERT RD	PEYTON	CO	80831	8309
700 UNIVERSE BLVD-PSX/JB	NORTH PALM BEACH	FL	33408	
10894 CURRIER RD	CALHAN	CO	80808	8962
15640 N CALHAN HWY	CALHAN	CO	80808	9622
30836 WASHINGTON RD	CALHAN	CO	80808	8919
27960 HATFIELD PT	CALHAN	CO	80808	9058



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W Garden of the Gods Rd
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2/11/2019

Ms. Kari Parsons
Project Manager
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80903

Subject: Letter of Intent-Wind/Solar Energy Generation Overlay for Grazing Yak Solar, LLC

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Wind/Solar Energy Generation Overlay (WSE-O) Application for the Grazing Yak Solar Project (Project). The Applicant and Project Owner is Grazing Yak Solar, LLC (Applicant; **Attachment 1: WSE-O Application Form**), a wholly-owned subsidiary of NextEra Energy Resources, LLC (NextEra).

Introduction

The Applicant is pleased to present this application for a WSE-O zone encompassing 377 acres for the Grazing Yak Solar Project located southeast of the town of Calhan in El Paso County, Colorado. The proposed Grazing Yak solar array (solar array) will be located in an area that will cover approximately 272 acres currently used as range land situated east and south of the intersection of McQueen Road and Washington Road on a privately-owned parcel. The proposed underground collection line corridor (collection line) will run approximately one mile from the north end of the solar array area to the existing Golden West Wind Energy Project (“Golden West”) substation and the corridor will encompass approximately 45 acres of privately-owned land located north of the solar array. The substation will be upgraded to accommodate the Project and encompasses one acre. The remaining 59 acres will comprise two temporary laydown yards to be utilized during construction. A roughly 39-acre laydown yard will be located within the Golden West Power Partners, LLC parcel (1200000339) located at the northern end of the collection line. A roughly 20-acre temporary laydown yard will be located adjacent to the western edge of the solar array on the Balsick parcel (1200000387). An occupied residence is located on the northern portion of the solar array parcel 1200000040 (46-acres), and the solar array will be recorded as a new, 272-acre parcel after the approval of the Project. The collection lines will transport energy from the inverters and will converge at the northeast corner of the solar array area and run approximately one mile north along a 300-foot wide collection line corridor to interconnect to the existing Golden West substation, owned and operated by the Applicant. The solar array is surrounded by privately-owned range land to the north, south, east and west. The private lands to the south, west, and north of the solar array are overlaid with the Golden West WSE-O. The collection line corridor, substation, and laydown area 1 portions of the proposed Project WSE-O will overlay the existing Golden West WSE-O. The Applicant has secured leases for the properties that have underground collection line on them, and an option to purchase the land on which the solar array will exist (**Attachment 2: Project Lease Agreements**). The Applicant has obtained liability insurance for the Project (**Attachment 3: Proof of Liability Insurance**).

The Applicant will construct, operate, and maintain the Project, a 35-megawatt (MW) photovoltaic solar energy generation facility, to provide renewable energy to Colorado Springs Utilities (CSU), which provides energy to the city of Colorado Springs. The Project will support local, state, and federal policy

goals including CSU's Energy Vision renewable energy goals, which aims to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage. In addition, the Project will support Colorado's renewable energy standard (RES; C.R.S § 40-2-124). By 2020, this statute requires 30% of retail energy sales to be derived from renewable generation for investor-owned utilities and 10% for large municipal utilities. The Project's Power Purchase Agreement (PPA) states that the Project will provide energy to CSU for a term of 25 years (**Attachment 4: Power Purchase Agreement**). The Project's collection lines will connect to the existing Golden West substation owned and operated by the Applicant. Energy will be transferred via an existing 29-mile transmission line to the Public Service Company of Colorado's (PSCo) Jackson-Fuller Substation located in Falcon, Colorado at which point energy will be metered and delivered to CSU.

The Applicant submitted an interconnection request to Public Service Company of Colorado (PSCo) in November 2017 for the 35 MW Project. The combined Feasibility and System Impact Study was received on October 17, 2018 (**Attachment 5: Interconnection Agreement Status**). The Facilities Study agreement was received in late December, and the final large generator interconnection agreement (LGIA) is currently under negotiation with execution expected by the end of January 2019. The Applicant has been in regular communication with PSCo throughout this process, and fully expects that the final LGIA will be executed well before start of construction.

The development and construction schedules are sequenced to support a commercial operations date of December 2019. The Applicant commenced Project discussions with the County on February 7, 2018 for the early assistance meeting. The Applicant anticipates presenting the Project to the Board of County Commissioners (BoCC) for approval of the WSE-O and 1041 applications in early 2019. The Site Development Plan (SDP) will be provided immediately thereafter, targeting approval by May of 2019. Assuming timely approval of all permits and the SDP, construction will begin in July 2019. There is no phasing planned for construction; the Project would be constructed during one phase.

The proposed uses allowed by the WSE-O will include solar panels, collection lines, DC to AC inverters, medium voltage transformers, circuit breakers and disconnect switches, and the existing Golden West substation and Operations & Maintenance (O&M) building.

The proposed Project WSE-O Dimensional and Density Standards are provided in Table I below as required by Section 4.3.5 of the El Paso Land Development Code. Up to 18 transformers and inverters would be located adjacent to panels and would be up to a maximum height of 18 feet. The Applicant requests a maximum height of 35 feet within the WSE-O zone for the Project, since the Project would require alteration of the existing Golden West substation which contains infrastructure no taller than 35 feet (see Table I below).

The Project area is primarily situated within the Golden West existing WSE-O (**Attachment 6: El Paso County Zoning Map**). The WSE-O zone for the Grazing Yak Solar Project consists of all parcels containing the solar array, collection line, substation upgrades, and temporary laydown yards (**Attachment 7: Preliminary Site Plan, Attachment 8: Legal Descriptions**).

Table 1. Grazing Yak Proposed WSE-O Dimensional Standards

Overlay District	Underlying Zoning District	Minimum Setbacks for structures ¹ (ft.) (Principal and Accessory Uses)	Maximum Height of Solar Panels (ft.)	Maximum Height of Inverter-Transformer Pairs (ft.)	Maximum Height of existing Substation Facilities ² (ft.)
		Perimeter			
Grazing Yak WSE-O	A-35	25	14	18	35

¹ Setbacks are not applicable to fences or walls seven feet in height or less, retaining walls less than four feet in height, poles, lines, cables, distribution and transmission lines. All setbacks shall be measured from the WSE-O District boundary,

² Transmission line poles are exempt from the maximum height restrictions for the substation.

Proposed facilities include solar panels and single axis trackers, transformers and DC to AC inverters, and an underground collection connecting the solar arrays to the existing Golden West substation. The Golden West substation will require minor upgrades to connect the solar array. These upgrades will include extending the 34.5kV overhead bus to accommodate a new 34.5 kV feeder breaker. Additionally, the new breaker will be supplied with new revenue grade meters. The solar panels area is arranged in arrays that run from east to west across the solar array area. Panels are clustered into modules and fixed to the ground on piles that support the panels. A motor is affixed to a central pile that provides power so that panels can track the movement of the sun. At a neutral tilt, panels are parallel to the ground at a typical height of 5 feet. At a maximum tilt, the height of the panel typically reaches approximately 10 to 14 feet in height. Up to 18 inverters and transformers will be located adjacent to solar arrays. Each transformer and inverter pair footprint will measure approximately 25 by 9 feet and will not exceed 18 feet in height; transformers will measure approximately 15 to 18 feet in height. It is anticipated that the Project will use Jinko 390-395 W solar panels and 3.14 MVA Power Electronics inverters. An 8-foot tall chain link fence will be installed around the solar array for safety and security of the solar panel area.

Collection lines from the inverters will converge at the northeast corner of the solar array; the collection lines will be buried underground and will run approximately one mile to the existing Golden West substation. At present, the underground collection line corridor measures approximately 300-feet in width along County parcels 1200000388, 1200000387, 1200000276, and 1200000056. The exact location of the collection line within the corridor will be determined at the SDP phase. Construction would require the addition of one bay in the existing Golden West substation to accommodate power collected from the Project.

Substation modifications will consist of installation of a new feeder breaker and metering for the solar project and infrastructure to accommodate the breaker and metering. The new breaker will be installed at the end of the west medium voltage overhead bus and that overhead bus extended to that breaker. Two underground sets of feeder cables will enter the substation from the north via conduit and route to the new feeder breaker. In order to separately meter the solar power from the wind power, additional metering will need to be installed in both overhead medium voltage buses after all breakers. This will be done by replacing a short section of the existing buswork with high accuracy current measuring devices. Similar high accuracy metering will be included with the new breaker to measure the solar power only. Additional work will include installation of some new metering and control equipment in the existing control house and installation of underground communication cables. No new power transformers will be installed in the substation.

In accordance with County requirements as described in the *Land Development Code Site Specific Development Plan*, this LOI includes the following information:

- 1) Owner/applicant and consultant, including addresses and telephone numbers
- 2) Site location, size, and zoning
- 3) Request and justification
- 4) Existing and proposed facilities, structures, roads, etc.
- 5) Deferral and waiver requests (if applicable) and justification
- 6) The purpose and need for the change in zone classification
- 7) The total number of acres in the requested area
- 8) The total number of residential units and densities for each dwelling unit type
- 9) The number of industrial or commercial sites proposed
- 10) Approximate floor area ratio of industrial and/or commercial uses
- 11) The number of mobile home units and densities
- 12) Typical lot sizes: length and width
- 13) Type of proposed recreational facilities
- 14) If phased construction is proposed, how will it be phased
- 15) Anticipated schedule of development
- 16) How water and sewer will be provided
- 17) Proposed uses, relationship between uses and densities
- 18) Areas of required landscaping
- 19) Proposed access locations
- 20) Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads

Additionally, a WSE-O Plan has been prepared in accordance with the County Development Services Department (DSD) requirements (**Attachment 9: WSE-O Plan**).

1) Project Owner/Applicant and Preparer/Consultant

Owner/Applicant Grazing Yak Solar, LLC Alsey Davidson, Project Developer 700 Universe Boulevard Juno Beach, FL 33408 Phone: 561.814.7287 Project Owner: Grazing Yak Solar, LLC 31275 Washington Road Calhan, CO 80808	Preparer/Consultant: CORE Consultants, Inc 1950 W Littleton Blvd, Suite 109 Littleton, CO 80120 Phone: 303.7013.4444
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2) Site Location, Size, and Zoning

Site Location

The proposed Project facilities will be located in Sections 20 and 29, Township 12 South, and Range 61 West in El Paso County, Colorado. The Project is located approximately four miles southeast of the

Town of Calhan. The address of the solar array is 31275 Washington Road, Calhan, CO 80808. The Project is bound on the north, south, and west by the existing infrastructure of Golden West (**Attachment 6**). Golden West operates on leased land situated on privately-owned rangelands. Privately owned rangelands bound the Project on the east. The Golden West substation is located on land owned and operated by Golden West Power Partners, LLC, a subsidiary of NextEra Energy Resources, LLC. The WSE-O zone includes the area encompassing the solar array, the collection line, the Golden West substation (point of interconnection), and the temporary laydown yards. The WSE-O boundary totals 377 acres (**Attachment 10: WSE-O Affected Boundaries Map**).

Specifically, the proposed WSE-O zone would consist of portions of the following parcels:

Parcel ID	Current Zoning	Landowner
1200000040	A-35	Henriatte Long
1200000388	A-35	Timothy and Colleen Pachak (Recent new owners; Lease and Title covered under Balsick Parcel No. 1200000387)
1200000387	A-35	Adam M and Kristin K Balsick
1200000276	A-35	William K Henderson and Monica L Deines-Henderson
1200000056	A-35	BS Wind, LLC (Gary B Skaggs)
1200000339	A-35	Golden West Power Partners, LLC (Owned by Applicant)

Size

The proposed WSE-O parcels will encompass 377 acres, and will include the solar array, collection line corridor, the existing Golden West substation, and two temporary laydown yards. The solar array will be located on approximately 272 acres within the 377-acre proposed WSE-O and consist of single axis tracking solar PV panels, DC to AC inverters, switches, and underground collection lines. The solar array will be located on County parcel 1200000040. An occupied residence is located on the northern portion of the parcel 1200000040 (46 acres), and the solar array will be recorded as a new, 272-acre parcel after the approval of the Project. The collection lines will transport energy from the inverters and will converge at the northeast corner of the solar array area and run approximately one mile north along a 300-foot wide underground collection line corridor to interconnect to the existing Golden West substation.

Zoning

The Project is located on parcels zoned A-35 (agricultural – 35 acres; **Attachment 6**).

3) Request and Justification

The purpose of the Project is to construct, operate, and maintain a 35-MW photovoltaic solar power generation facility to provide solar-generated renewable energy to CSU. The need for the Project was established primarily by CSU’s Energy Vision renewable energy goals, which aims to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage. In addition, the Project supports Colorado’s RES (C.R.S § 40-2-124) which requires 30% of retail energy sales to be derived from renewable generation for investor owned utilities and 20% for large municipal utilities by the year 2020. Other statutes and policy directives that require or encourage the production of renewable energy include the Colorado Governor’s Climate Action Plan, and local initiatives of Colorado rural cooperatives, municipal utilities, and generation and transmission associations.

Conformance to County Master Plan

The activities associated with the Project are compatible with the current County Master Plan (Master Plan) which consists of the County Policy Plan (CPP), small area plans (SAPs), the Parks Master Plan, the Master Plan for Mineral Extraction, drainage basin planning studies and the major transportation corridors plan. The Master Plan guides land use in the County. The Master Plan has been reviewed as part of this process and specific component plans under the Master Plan have been identified and reviewed further as they are impacted by the location and nature of the Project, including the CPP. The Project is located in an area of the County that is proposed to be included in the Eastern County SAP. At present, there is no Eastern County SAP issued from the County Planning and Community Development Department. The following is a summary of key elements of the CPP with a detailed discussion of those elements that are relevant to the Project. Specific sections, goals, and policies from the CPP are outlined below.

The following Sections 1.0 through 13.0 reflect components of Chapter I of the CPP and describe how the Project would conform to those components.

Conformance to Goals and Policies of the County Policy Plan (CPP)

CPP 1.0 Small Area Plans

The County has developed SAPs to provide a framework for development within areas of the County that have similar land use patterns. The WSE-O is situated within the portion of the County that is proposed to be included in the Eastern County SAP. At present, there are no planning districts or goals and policies identified for the proposed Eastern County SAP.

CPP 2.0 Natural Systems

Goal 2.1: Preserve, enhance and restore the environment to acceptable health standards.

Solar energy generation is a clean, renewable energy that will not contribute to the pollution in the area. Construction and operation activities will be planned to minimize and mitigate any negative effects to the environment.

Air and Water Quality

Policy 2.1.1 Meet the Federal Clean Air and Clean Water Acts and its amendments.

The Project will acquire the applicable construction permits, adhering to federal air and water regulations prior to construction. The solar generation facility will not require operating air or water permits.

The Project would not result in adverse impacts to air quality. Some particulate emissions from dust generation would result from the operation of heavy equipment during construction. However, these emissions would be temporary and limited to active areas of construction. Best Management Practices (BMPs) would be implemented during construction to mitigate dust emissions. Specifically, water trucks will be utilized to spray disturbed areas to minimize dust emissions (**Attachment II: Air Quality Management Plan**).

Policy 2.1.9 Encourage approaches to land use that promote innovative techniques to protect water quality and encourage mitigation to reduce pollution from non-point sources such as run-off from roads, parking lots and lawn chemicals.

The Project contracted CORE to prepare a Conceptual Drainage Report for the initial submittal of the WSE-O (**Attachment 12: Conceptual Drainage Report**). The report identified major and minor drainage basins in the Project. The Project will not impact historic flow rates of major or minor drainage basins within the Project. Most internal access roads will consist of 16-foot wide native compacted soils to 12-inches in depth. Only the main access road to the solar array will be 20-foot wide and require gravel. Stormwater detention facilities will be installed to maintain historic flows associated with stormwater runoff resulting from the gravel road locations within the solar array. The Storm Water Management Plan (SWMP), Grading Erosion and Sediment Control (GESC) plan, and Spill Prevention, Control, and Countermeasure (SPCC) plan will be completed prior to construction and will include both temporary and permanent BMPs to prevent erosion and sedimentation to drainage basins within the solar array or collection line corridor resulting from grading. The SWMP and GESC will be submitted as part of the application for a County Erosion and Storm Water Quality Control Permit (ESQCP) prior to construction.

Noise Control

Policy 2.1.7 Encourage the adoption of noise level standards which limit or mitigate adverse impacts to surrounding land-owners.

Policy 2.1.8 Carefully consider all proposed land uses adjacent to interstate highways, railroads, military training areas, and in designated flight zones to protect them from associated disruptive noise levels.

The Applicant retained Epsilon to perform a Project noise study (**Attachment 13: Sound Level Assessment Report**). Predicted decibel levels of construction noise were modeled at the solar array boundary, and at receptors within a one-mile radius of the solar array. The study assessed predictable construction and operations noise of the Project and determined that during the construction phase, noise may exceed decibel levels listed in the County Ordinance Concerning Noise Levels in Unincorporated El Paso County (Ordinance No. 02-1) at the solar array property boundary when activities are close to the edge of the solar array property boundary. Noise levels would meet County Ordinance thresholds at all adjacent residences (receptors). Construction activities would typically be limited to normal working hours between 7:00 am and 6:00 pm, Monday through Saturday. Work outside of these hours would be limited and would be restricted away from the solar array boundary to meet permissible construction noise levels outlined in the ordinance. The Applicant is in the process of obtaining waivers from adjacent landowners that state their support for the Project, regardless of the potential for some construction noise exceeding the County Ordinance thresholds at the boundary of the solar array (**Attachment 13**).

Noise produced during Project operations will be negligible to sound receptors within the one-mile radius of the solar array. Solar panels are silent; however, inverters do emit sound (**Attachment 13**). The sound emitted from an inverter has a similar intensity as an air conditioner and the sound dissipates significantly and quickly with distance. The noise study determined that no noise will be received by any sound receptors (occupied residential or occupied work space) within a one-mile radius of the solar array.

Wildlife and Vegetation Impacts

Goal 2.2 Protect the flora and fauna found in the County's five life zones and transitional communities.

Policy 2.1.2 Encourage local environmental regulations governing protection of natural resources to be consistent with state and federal regulations

Policy 2.2.1. Encourage a coordinated and systematic planning approach to identify, locate and protect critical areas of wildlife habitat from all five life zones and transitional communities.

Policy 2.2.3 Evaluate the impact from proposed developments on watersheds and wildlife habitat with appropriate governmental agencies early in the development process.

Policy 2.2.4 Provide incentives to encourage development to incorporate sensitive planning that ensures the protection of watersheds and wildlife habitat

Policy 2.2.7 Comply with requirements of the federal Endangered Species Act

Policy 2.2.8 Encourage the protection and preservation of state listed endangered and threatened species, species of special concern, and species with immediate conservation needs

The Applicant has conducted multiple environmental studies. The Applicant contracted CORE Consultants, Inc. (CORE) to complete a natural resources survey to assess habitat and wildlife species that may occur on the Project area (**Attachment 14 Wetlands, Waterbodies, and Threatened, Endangered and Species of Special Concern Report**). CORE conducted a desktop review and natural resources survey to identify the potential for the presence of state or federally listed threatened and endangered species (TES) and state species of concern (SC), and potential waters of the U.S. (WOUS) in the solar array and the collection line (Study Area). The desktop review and natural resources surveys indicated that no federally or state listed species, or their associated habitat, have the potential to occur or were observed on the Project. Swift fox (*Vulpes velox*) has the potential to den in the Project; however, no swift fox or dens were observed during the natural resources survey (**Attachment 14**). To avoid potential impacts to swift fox, the Applicant will conduct swift fox surveys during the pupping season. The Applicant recognizes that general wildlife, including big game, do have potential to occur in the solar array area.

CORE received an approved Jurisdictional Determination (JD) from the U.S. Army Corps of Engineers (USACE) for the Project on November 2, 2018. The approved JD indicated that no JD water features are located on the Project (**Attachment 14**).

Colorado Parks and Wildlife (CPW) was consulted to issue Project-specific recommendations. The Applicant received those Project specific recommendations on November 30, 2018 and has agreed to comply with the CPW recommendations identified in the Project recommendation letter. The Applicant responded to CPW on January 2, 2019 describing the ways in which the Project will adhere to the CPW recommendations to avoid and minimize impacts to wildlife that may utilize the Project and their associated habitat (**Attachment 15: Colorado Parks and Wildlife Correspondence**).

According to USGS National Land Cover Database, the primary land cover type in the Project area is grassland/herbaceous. Herbaceous plants observed in the Study Area were dominated by buffalo grass (*Bouteloua gracilis*), arctic sage (*Artemisia frigida*), meadow barley (*Hordeum brachyantherum*), needle and thread (*Hesperotipa comata*), sulphur buckwheat (*Polygonum umbellatum*), and blazing star (*Liatrix squarrosa*). Vegetation that will be temporarily impacted by construction will be reseeded following construction with a native seed mix. Reseeded areas will be protected from erosion with appropriate BMPs. Revegetation methods will likely include broadcast seeding and/or drill seeding a mix of native grasses. It is anticipated that weed stubble, following noxious weed treatment and mowing of the site, will secure seed in the topsoil. The exact method of revegetation is dependent upon the time of year at which construction would start. As such, specific revegetation methods will be detailed during the Site Development Plan phase.

Noxious Weed Control and Revegetation

The Applicant contracted CORE to prepare a Noxious Weed Management Plan (**Attachment 16: Noxious Weed Management Plan**). Pre-construction surveys and treatment will conform to applicable County requirements for noxious weed control and management. Revegetation of the site, where possible, will occur following construction according to procedures noted above. The Project will be

monitored and treated for noxious weeds as needed and as determined by the owner/operator (the Applicant) following commercial operations date.

Wetlands

The potential for the presence of WOUS was described in the Wetlands, Waterbodies, and Threatened, Endangered, and Species of Special Concern Report (**Attachment 14**). CORE performed a desktop review and natural resources survey to identify the potential for the presence of WOUS. The desktop review indicated that an unnamed tributary to Horse Creek drains the solar array in an easterly direction, and a stock pond is located along the tributary in the central portion of the solar array. Horse Creek traverses the central portion of the collection line corridor. A FEMA Zone A floodplain is located across the main channel of Horse Creek traversing the collection line corridor. CORE performed a site visit to conduct the natural resources survey on August 23, 2018. The unnamed tributary presented as an upland swale with no defined bed and bank. The stock pond was bermed with no apparent outlet to downstream. It is CORE's opinion that no potentially jurisdictional water features are located on the solar array or collection line corridor. CORE received an approved Jurisdictional Determination (JD) for the Project on November 2, 2018. The approved JD indicated that no jurisdictional water features are located in the Project area (**Attachment 14**).

Hazardous Materials

Construction, operation and maintenance activities will comply with applicable local, state and federal laws and regulations regarding the use of hazardous substances. There will be no significant amounts of hazardous materials stored in the construction right-of-way or at temporary staging sites. Enclosed containment would be provided for trash. Construction waste, including solid waste, petroleum products or other potentially hazardous materials may be transported to a licensed recycling or disposal facility authorized to accept such materials. Spill prevention materials will be maintained on site as required. Operational personnel will follow guidelines posted in the Project Operations & Maintenance Plan (**Attachment 17: Operations & Maintenance Plan**). The Applicant has prepared a Decommissioning Agreement to ensure Project components are disposed of properly at the termination of Project operations (**Attachment 18: Decommissioning Agreement**).

CPP 3.0 Water Resources

Goal 3.1 Protect and enhance the quality, quantity and dependability of water supplies.

Policy 3.1.7 Carefully analyze each new development's proposed use of water.

Policy 3.3.2 Consider the water requirements for natural areas adjacent to proposed developments

Policy 3.3.4 Implement appropriate measures to protect and/or mitigate effects of point and non-point sources of pollution to surface water

Policy 3.3.6 Evaluate the consequences to surface water from new development including run off of natural soils, as well as chemical compounds that may result from the proposed uses including pesticides, herbicides and hydrocarbons

The Project will have negligible impacts on water quantity. Construction of the Project will require minimal water use; water will be used for dust control and mitigation during the movement and use of heavy equipment. Water will be purchased and hauled from a local water supplier by a water truck and will be applied to the ground during earth disturbing activities to minimize the production of dust. This will require approximately three million gallons for the term of construction. The Applicant is procuring a Water Commitment Letter from a water supplier that will be included in the final submittal of the WSE-O application for the Project.

It is anticipated that normal storm events will prevent dust and dirt buildup on the solar panels during operations and that no washing will be required. In the unlikely event that panels require washing, the Operations & Maintenance Plan will instruct maintenance technicians to use deionized water.

The Applicant has reviewed the Pikes Peak Area Council of Governments (PPACG) 208 Plan and determined that the Project will cause minimal to no impact to ground or surface water surrounding the Project. The Applicant will follow BMPs that will prevent erosion and sedimentation to the Horse watershed. The Project will not discharge materials into Horse Creek or the associated drainage in the solar array. The proposed locations of solar arrays and facilities will avoid Horse Creek and the unnamed tributary to Horse Creek. Installation of the collection lines will require trenching across Horse Creek resulting in temporary impacts to the existing contours of the drainage. Contours of Horse Creek will be returned to their pre-construction condition and elevation at the completion of the collection line installation. A GESC, SWMP, and SPCC plans will be developed to manage on-site pollutants during construction and as needed for operations.

CPP 4.0 Historic Resources

Goal 4.1 Encourage preservation and enhancement of historical resources.

The Applicant has consulted with the State Historic Preservation Office (SHPO) on potential effects to resources potentially eligible for the state historic register resulting from development of the Project. SHPO determined that no resources are located in the solar array or underground collection line corridor (**Attachment 19: Cultural Resources Letter from SHPO**). No earth moving will occur in the temporary laydown yards or Golden West substation.

CPP 5.0 Economic Development

Goal 5.1 Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.

The Project may benefit local businesses in the County during Project construction since approximately 100 to 150 short term construction jobs will be created. Construction of the Project could positively impact short-term regional growth in the County. Population growth and development in the County are likely to continue regardless of whether the Project is constructed.

Although the Project itself does not offer community economic development, the production of additional solar energy to the grid provides a diversified energy source for CSU to support their Energy Vision renewable energy goals, which aim to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage.

CPP 6.0 Growth and Land Use

Goal 6.1.b Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhances the quality of life.

The Project may benefit local businesses in the County during Project construction since approximately 100 to 150 short term construction jobs will be created. Construction of the Project could positively impact short-term regional growth in the County. Population growth and development in the County are anticipated to continue regardless of whether the Project is constructed.

The Project would be located solely within properties leased by the Applicant (**Attachment 2 and 12; Attachment 20: Title Commitments**). Grazing Yak, LLC has an option to purchase the 272 acres on which the solar array is located. Development and construction of the Project would not negatively impact land use types on adjoining parcels; i.e., adjoining parcels are zoned A-35 and are used for rangeland. The WSE-O and Project facilities will maintain a 25-foot setback from the property line per the County Land Use Code Chapter 5: Use and Dimensional Standards Table 5-4. The residence to the north of the solar array will be separated from the Project parcel with an area of approximately 46 acres following approval of the Project. In addition to rangeland surrounding the Project, the existing Golden West WSE-O bounds the Project to the north, south, and west. The Project collection line corridor will overlay the Golden West WSE-O to the north. Golden West Power Partners, LLC, a subsidiary of the NextEra, is the owner and operator of Golden West. The Project would be owned and operated by Grazing Yak Solar, LLC, also a subsidiary of NextEra. Approving the WSE-O immediately adjacent to the existing WSE-O would prevent additional agricultural lands disturbance in other parts of the unincorporated portion of the County, and would complement the existing approved WSE-O. The Project has been sited and designed to reduce impacts to the environment and existing infrastructure.

The Project will have little impact on regional growth. Regional growth in the areas served by the Project is projected to occur regardless of whether the Project is constructed. Once operational, the Project will provide renewable solar energy to support growth and development in an environmentally sensitive way.

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

The proposed use is contiguous and compatible with the existing land uses surrounding the Project. Land use types surrounding the Project include rangeland with some scattered residences. The residence to the north of the solar array will include a 46-acre parcel from the Project area parcel. The Project is bound to the north, south, and west by the Golden West WSE-O. Approval of the Project WSE-O will be contiguous with the Golden West WSE-O and would complement that approved use since both Projects provide renewable sources of energy that support the Colorado RES, as well as the CSU Energy Vision renewable energy goals.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

The Project does not require urban-level supporting facilities and services. Constructing the Project in this agricultural zone will preclude development in this area. Solar energy generated by the Project will be transferred via underground collection lines to the existing Golden West substation. From the Golden West substation, energy will travel via the Golden West 230 kV transmission line to the existing Jackson-Fuller substation. No new overhead lines or substation will be constructed to support the Project.

Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Proposed setbacks are equal to or greater than the required setbacks established by the underlying zoning (A-35; **Attachment 6**). The residence to the north of the solar array will remain on an approximately 46-acre parcel that will incorporate the setbacks established by the zoning ordinances as set forth in Chapter 5 of the County LDC. The Project facilities are setback from parcel boundaries to the north, south, east, and west by 25-feet at a minimum. The Applicant held a community meeting on

September 18, 2018 to address any concerns of landowners in the vicinity of the Project. The Applicant invited members of the County Planning & Community Development Department. Eleven (11) community members attended the meeting to ask questions about the Project (**Attachment 21: Community Meeting Attendance Sheet**).

Policy 6.1.10: Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Once operational, the Project will be an unmanned facility. Due to the limited required maintenance and remote electronic monitoring of the facility, the proposed use would not affect the existing transportation network, nor create a high demand on public services or facilities. The Applicant has developed an Emergency Action Plan (**Attachment 22: Emergency Action Plan**) to respond to natural hazards including fire. The Project will follow the emergency plan in place for Golden West. The risk of fire on the site is minimal since mowing of potential fuel sources would occur during the growing season. Nonetheless, the Applicant has developed a Wildland Fire and Hazard Mitigation Plan (**Attachment 23: Wildland Fire and Hazard Mitigation Plan**). The Project is located in a low fire hazard zone within the County as it is non-forested. Once operational, the Project will add to the electric energy supply to provide public services to others that obtain energy from CSU. In addition, the Project has obtained a fire commitment letter from the Calhan Fire District to service the Project in case of emergency (**Attachment 24: Fire Commitment Letter**).

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The solar array will integrate aesthetically with the surrounding Golden West Project. The Applicant contracted CORE to complete a visual impact analysis to determine what can be seen once the Project is constructed (**Attachment 25: Visual Impact Analysis**). The map containing the viewshed model identifies that the project can be seen by areas immediately adjacent to the solar array and from the north and east of the solar array. Areas to the west and south over a half mile away cannot view the solar array due to the rolling topography. As depicted in the photo simulations, the solar arrays will be visible from Washington Road, and minimally visible from Funk Road and Judge Orr Road. Therefore, the solar arrays will not significantly impact the viewshed in the surrounding area. Also, given the existing landscape of the wind turbines, the solar panels are integrated within the context of adjoining properties and uses. As part of the visual impact analysis, CORE completed a glare analysis using the ForgeSolar GlareGauge analysis tool. Solar panel technology has advanced to reduce glare in order to minimize impacts to migratory birds and wildlife, overhead aircraft, and local traffic. The glare analysis conducted for the Project determined that the solar arrays will not produce significant glare (**Attachment 25**), and therefore will have minimal impacts to migratory birds and wildlife, overhead aircraft, or local traffic.

Policy 6.1.16: Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased, and the health, safety and welfare of property owners and residents will be protected.

Utilization of the Project site for generating electricity from renewable energy rather than fossil fuels offers significant public health benefits. Solar generated energy has no associated toxic emissions and requires essentially no water to operate and thus does not pollute water resources or strain local water supplies. Solar development of the Project site would be an innovative use of the land that would not adversely impact adjacent and surrounding residents and property owners and would be protective of human health and the environment.

Goal 6.2 Protect and Enhance Existing and Developing Neighborhoods.

Policy 6.2.1: Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.

The Project is sited adjacent to the existing Golden West WSE-O on parcels zoned A-35. There are few existing residences in the vicinity of the Project; the Project would maintain a minimum setback of 500 feet from all neighboring residences, including the residence located immediate north of the solar array. The Project would not negatively impact the integrity of the existing neighborhoods since land use is largely rangeland, with a few Rural Residential (RR-5) parcels in the vicinity. The Project WSE-O would complement the existing Golden West WSE-O and would minimize impacts to other unincorporated, agriculture-zoned portions of the County.

Policy 6.2.10: Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.

The Project area is sited a minimum of 500 feet from adjacent and nearby residences, which includes one residence 500 feet north of the solar array boundary. In addition, the proposed Project will be contiguous with adjoining land uses since the Golden West WSE-O bounds the Project to the north, south, and west.

Policy 6.6.6: Consider the development of cooperative building, zoning and infrastructure standards in areas that interface with municipalities and military properties.

The proposed Project is located adjacent to rangeland zoned A-35. In addition, the Project is surrounded by the existing Golden West WSE-O. The Project would be consistent and contiguous with the existing Golden West WSE-O and does not interface with any local municipalities. The Project does not interface with military properties. A screening was conducted to determine if Project facilities required notification to the Federal Aviation Administration (FAA) due to hazards of tall structures sited near airports or frequencies emitted. The Applicant used the FAA Notice Criteria Tool to determine requirements for filing with the FAA for the proposed Project facilities. The FAA Notice Criteria Tool determined that no notice to the FAA would be required since Project facilities do not exceed the height thresholds for FAA notification (**Attachment 26: Determination of No FAA Notice Required**).

CPP 7.0 Special and Unique Land Uses

The purpose of this section of this regulation is to address some of the land uses which are ancillary to traditional residential, commercial, office, industrial and agricultural categories. Examples of these special uses would include waste facilities, transmission facilities, recreational facilities, and mining facilities. Since solar facilities were not originally included in this list of special and unique land uses, the WSE-O application process was created to address renewable energy use, including solar facilities and ancillary facilities. Nonetheless, some goals and policies in this section apply to the development of a solar facility.

Policy 7.5.1: Encourage the multiple uses of utility sites and corridors where feasible and appropriate.

Solar energy generated by this Project will interconnect with the existing Golden West substation, where it will be transferred via the existing Golden West transmission line to the Jackson-Fuller substation. In addition, the northern portion of the Project collection line, running approximately one mile north from the northeast corner of the Project area, will be sited immediately east and adjacent to

the Golden West collection line corridor. In addition, the Project is sited in a location that is bound by the Golden West existing WSE-O immediately to the north, south, and west (**Attachment 6**).

CPP 8.0 Parks, Trails, and Open Space

The Project is located on rangeland zoned A-35. Parcels zoned A-35 about the Project on all sides. The adjacent properties are privately owned and do not provide parks, trails, or open space for any County residents. As such, the Project would not impact any existing County parks, trails, or open spaces and fully conforms to the goals and policies within this section of the CPP.

CPP 9.0 Transportation

The Project is not anticipated to significantly impact local traffic patterns over the long term; traffic resulting from construction would be temporary and would include the delivery of solar panels and associated components that would be delivered to the site via flat-bed trucks. Approximate staging area locations for incoming equipment and materials are depicted in the WSE-O Plan (**Attachment 9**). The staging areas will be used temporarily during construction and returned to pre-construction conditions, utilizing native seed mix to revegetate the disturbed areas.

Haul routes to the Project entrance would come from the north via North Calhan Highway to Washington, or from the south via State Highway 94 to Calhan Highway and Judge Orr Road (**Attachment 27: Haul Route Plan**). Haul routes are provided on the haul route plan that would be used to access a laydown area proposed on the parcel containing the existing Golden West substation and O&M building on Funk Road and transport supplies to the solar array via either McQueen or Currier Road (**Attachment 27**).

The Applicant retained Sustainable Traffic Solutions to assess traffic on the haul routes leading to the Project (**Attachment 28: Transportation Memorandum**). The study has assessed the main haul routes from US Highways 24 and 94 to Calhan Highway leading to the solar array. The traffic study determined that Project construction traffic would increase traffic in the area for the limited time of the delivery of Project components and transport of heavy equipment. After delivery of Project components, traffic would increase during construction in the vicinity of the Project as a result of contractor vehicles traveling to and from the Project. The construction traffic would be restricted to the established haul routes as described above.

Haul routes were designed for contractors and their drivers to avoid any potential traffic bottleneck issues during construction (**Attachment 27**). Project roads would be constructed first, to support solar component deliveries to different areas of the Project and would provide a means of travel throughout the site.

- Solar modules would be delivered to the site on either 40-foot flatbed trucks or in 40-foot containers with a maximum of 220 trucks are expected with a maximum of 9 trucks per day over a seven-week period.
- Racking material would be delivered in a maximum of 200 container trucks over a six-week period.
- Inverters will be brought to the Project site in up to 24 deliveries over a six-week period.
- One oversized crane will be delivered and then demobilized.
- The balance of solar array equipment will be delivered in approximately 30 loads over a six-week period; container size will be 40 feet or smaller.
- A combined total of approximately 474 loads is estimated for the materials listed above.

- The construction trailer/office would require two trucks for delivery and two trucks for demobilization.
- Peak construction traffic is expected between August and October 2019; approximately 150 employees are expected during this time, generating no more than 150 roundtrips per day to and from the Project site; employee parking will be onsite at the staging area.
- Water trucks used for construction and fugitive dust control will use a designated haul route from the likely source, located approximately 19 miles from the Project site located on Handle Road, with up to 6 trucks a day for 3 months and tapering off for the last 3 months of construction. Water trucks will not visit the site during Project operation.

During operation of the Project, the site will be visited routinely to perform maintenance and operation activities. Access for these activities would be via Washington Road (**Attachment 27**).

A haul route video survey was conducted on August 28, 2018 and November 5, 2018 to record the current road conditions of the haul routes leading to the solar array (**Attachment 29: Road Condition Survey Statement**). The haul route video survey was submitted via mail to the County Planning & Community Development Department as part of this WSE-O application. The video indicated generally good conditions of haul route roads with ruts starting to form on McQueen Road.

The Applicant requests a waiver for the Development Impact Mitigation Agreement since delivery of Project components and equipment will have minimal impacts on the roads along the haul route (**Attachment 30: Development Impact Mitigation Waiver Request**). The Applicant agrees to return roads to the condition as recorded in the haul route video survey. Construction traffic would enter the site via access off Washington Road.

No traffic detours are anticipated for construction. Temporary signage at the site entrance may be installed during the construction period.

Policy 9.3.1 Place a high priority on maintaining the environmental condition when planning or building roads.

Policy 9.3.4 Provide for noise attenuation and visual screening along major transportation corridors by incorporating techniques including setbacks, buffers, berms, and vegetation treatments.

The Project does not include public roads. Construction and operation and maintenance personnel will utilize a private Project access road constructed off Washington Road. Proposed haul routes include routes along North Calhan Highway, Calhan Highway, Judge Orr Road, Washington Road, and Funk Road to arrive and depart from the Project access along Washington Road, and laydown yards along Washington Road and Funk Road (**Attachment 27**).

Based on recommendations in the geotechnical report (**Attachment 31: Geotechnical Engineering Report**), the private Project access roads would consist of native compacted soil located between solar arrays to allow maintenance technicians access to individual arrays during routine maintenance. The entrance road will be graveled to accommodate higher volumes of traffic (**Attachment 9**).

CORE assessed visual impacts of the Project (**Attachment 25**). The photo simulation determined that there will be minimal visual impacts to the surrounding viewshed. The solar arrays will be visible from Washington Road, and minimally visible from Funk Road and Judge Orr Road. However, given the existing landscape of the wind turbines, the solar arrays will not significantly impact the viewshed in the surrounding area. Also, the solar panel arrays are setback approximately 900 feet from Washington

Road, making them less visible from the road and homes to the north of Washington Road. The solar panels do not produce glare to avoid impacts to vehicular traffic (**Attachment 25**).

One residence is located in the vicinity of the Project area 500 feet north of solar array, with a second residence located on the parcel immediately north of the solar array across Washington Road (over 1000 feet north of the solar array). The structure located on the parcel to the east of the solar array is an unoccupied storage shed and not a residence (**Attachment 9**). Solar panels will measure approximately 10-14 feet at full tilt; inverters and transformers will not exceed 10 feet in height (**Attachment 9**). The map containing the viewshed model identifies that the project can be seen by areas immediately adjacent to the solar array and from the north and east of the solar array (**Attachment 25**). Areas to the west and south over a half mile away cannot view the solar array due to the rolling topography. As depicted in the photo simulations, the solar arrays will be visible from Washington Road, and minimally visible from Funk Road and Judge Orr Road. Therefore, the solar arrays will not significantly impact the viewshed in the surrounding area.

The Applicant held a community meeting on September 18, 2018 and invited members of the County Planning & Community Development Department (**Attachment 21**). The Applicant will coordinate with landowners to mitigate any reasonable visual impact concerns identified during the community meeting.

The Project is not located close to a major transportation corridor. The closest major transportation corridor is Judge Orr Road, located approximately one mile south of the Project area. Construction noise would not reach traffic along Judge Orr Road.

CPP 10.0 Water and Wastewater Facilities

The Project will not have an adverse impact to water or sewer demands as the Project does not require water or wastewater facilities. Sanitary or other wastewater is not anticipated to be released into WOUS during construction, operation or maintenance of the Project. CORE received an approved JD from the USACE on November 2, 2018 (**Attachment 14**). The approved JD indicated that no jurisdictional water features are located on the Project.

Construction personnel would use portable sanitary units during construction and they would carry in drinking water. Approximately three-million gallons of water will be used for dust mitigation, purchased from a commercial supplier. Additionally, water may be required for washing of the panels during operation, however, it is not anticipated that panels will require washing. Normal precipitation events will substitute for manual washing of the panels.

Policy 10.2.2 Carefully consider the availability of water and wastewater services prior to approving new development.

The Project will not require long term water or wastewater services. Construction personnel will utilize portable sanitary units and will carry in drinking water. It is anticipated that approximately three-million gallons of water will be utilized during construction for dust mitigation, purchased from a commercial supplier.

CPP 11.0 Drainage and Flood Protection

The Project will protect the general drainage patterns on the site, allowing for continuation of the stormwater drainage into Horse Creek, with no changes to floodplains or groundwater hydrology. Groundwater recharge will continue on site, as rainwater flows off the panels onto the vegetated ground.

Currently there are man-made earthen berms installed in the 1900s across the site to detain stormwater and prevent erosion. It is anticipated that grading will be required to flatten the berms in some locations within the solar array for adequate structural support and aspect of the solar panels. Grading will not alter the overall drainage basins identified in the conceptual drainage plan, and stormwater flow will continue to drain into Horse Creek (**Attachment 12**). Existing stormwater drainages will remain, and the solar arrays will be setback from the drainages. A culvert may be installed at the drainage crossing, and BMPs will be implemented at appropriate locations. The entrance road will be graveled and will require detention facilities as shown in the conceptual drainage plan (**Attachment 12**).

The Project will not create runoff in excess of historical levels, change historic topography or adversely affect drainage (**Attachment 12**). The Applicant or its contractor will obtain a permit for storm water discharges associated with construction activities in compliance with the Colorado Water Quality Control Act and will provide, maintain, and operate temporary facilities to control erosion and sediment releases, and to protect Project facilities from flooding during construction in accordance with the permit. The Project or contractor will comply with the permit by implementing a SWMP that identifies possible pollutant sources that may contribute pollutants to stormwater and identify and implement BMPs that will reduce or eliminate potential water quality impacts. The final SWMP, GESC, and ESQCP application will be submitted to the County in conjunction with the construction permit(s) required for the Project.

There are not expected to be facilities or structures associated with Project construction that will impact flood elevations. Floodplain map revisions are not expected to be required for construction of the Project. The collection line corridor will cross a FEMA Zone-A floodplain located across Horse Creek north of the Project area. The contractor will either bore under or trench across the drainage and associated floodplain. The floodplain elevation will not be altered in either option. Boring would avoid impacts to Horse Creek and floodplain; trenching impacts would be temporary in nature and recontouring and reseeding would occur immediately following installation of the collection lines.

Policy 11.1.4 Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site

Policy 11.1.8 Promote planning approaches which allow for interim solutions for drainage problems in less developed basins

Policy 11.4.7 Limit new development in and modification of flood plains in accordance with regionally adopted flood-plain regulations

Based on recommendations in the geotechnical report (**Attachment 31**), the private Project access roads would consist of native compacted soil located between solar arrays to allow maintenance technicians access to individual arrays during routine maintenance. The entrance road will be graveled to accommodate higher volumes of traffic. The Project design will account for effects on drainage and will maintain the general pre-existing drainage patterns. Detention facilities will be installed to preserve historic flows that will result from stormwater runoff associated with the proposed gravel road locations (**Attachment 12**).

During construction, BMPs will minimize erosion and sedimentation due to grading of soils. No floodplains will be permanently impacted by the Project construction; temporary impacts may result from trenching across the floodplain of Horse Creek for the underground collection line if boring underneath the floodplain is not feasible. The trench will be backfilled immediately following installation of the collection lines and reseeded with a native seed mix. The original contours of the floodplain will not be altered.

CPP 12.0 Other Services and Utilities

Goal 12.4 Reduce the adverse impacts and maximize the efficiency of energy generation, transmission and distribution systems.

The Project will produce 35-MW of clean renewable energy to be provided to CSU in support of their Energy Vision renewable energy goals, which aims to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage. The Project will maximize efficiency of existing infrastructure and zoning overlays by interconnecting to the existing Golden West substation, which is a part of the existing Golden West WSE-O. Energy will be transferred via the existing Golden West transmission line to the Jackson-Fuller substation. Essentially, the proposed Project will utilize existing infrastructure to transfer energy produced by the solar arrays.

Policy 12.4.1: Ensure that electric, natural gas, petroleum and other facilities (generation, distribution, pipelines and storage) are located in a manner which is safe, environmentally sensitive and which does not unreasonably burden particular property owners with adverse impacts.

The Project is sited on private property in a rural area used for rangeland. The area surrounding the property includes Golden West situated within the Golden West WSE-O, and the Project will utilize the existing Golden West substation for interconnection. Visual impacts of the project are relatively low due to the low height of the panels. The underground collection line is designed to reduce impacts to adjacent property owners.

Any contractors working on the Project during construction will have a safety plan and Emergency Action Plan (**Attachment 22**). All construction activities occurring on the Project will meet the Applicant's corporate standards for environmental responsibility and stewardship.

Policy 12.4.3: Promote energy efficiency through careful siting, design and landscaping, especially the use of passive solar.

The Project will provide renewable energy and was sited in an area specifically identified for maximum efficiency in solar energy uptake. In addition, the Project will interconnect to existing energy transfer infrastructure located within the adjacent Golden West WSE-O, thereby minimizing its impact to the landscape. The Project does not include landscaping; disturbed areas would be reseeded with native seed mixes following construction.

Policy 12.4.7: Allow for the effective use of renewable energy resources especially where it minimizes the local impacts on neighboring properties and non-renewable energy use.

The Project is sited on private property in a rural area used for rangeland. The area surrounding the property includes Golden West situated within the Golden West WSE-O, and the Project will utilize the existing Golden West substation for interconnection. The Project will provide 35-MW of renewable energy to CSU to support their Energy Vision renewable energy goals, which aim to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost

advantage. In effect, the Project will reduce the local use of non-renewable energy sources since CSU provides electricity to residents of the Pikes Peak region.

Visual impacts of the project are relatively low due to the low height of the panels. The Project solar panels will not result in glare to any selected flight or ground observation points (**Attachment 25**). The Applicant prepared a Summary of Project Lighting Memo and Lighting Plan (**Attachment 32: Summary of Project Lighting Memo and Lighting Plan**) to ensure that construction light pollution does not exceed County standards nor impact nearby residents or nocturnal wildlife. There will be no permanently installed lighting located on the Project for operations and maintenance. The majority of construction and maintenance will occur during daylight hours. In the event that lighting is needed during evening hours, temporary lighting would be placed in a manner compliant with Chapter 6 of the El Paso County Land Development Code and regulations of the Occupational Health and Safety Administration and other applicable codes, standards, laws and regulations (**Attachment 32**).

CPP 13.0 Housing

The Project is not anticipated to impact housing availability. Adequate hotel/motel rooms exist approximately forty minutes west of the Project to accommodate the number of contractors for the duration of construction who may travel from outside of the County.

CPP 14.0 Public Finance Districts

The Project will not require a public finance district.

CPP 15.0 Land Development Regulations

The Project will follow existing County land development requirements and will not require a change to the land development regulations.

The WSE-O was specifically created by the County for the purpose of wind and/or solar projects. No other variances for the development of this land use will be required. Public meetings will be held in association with the requirements of the land use processes, including the WSE-O and 1041 hearings. A community meeting for affected adjacent land owners was held on September 18, 2018. Notifications were sent to all landowners within 1-mile of the project including information on the proposed project, permitting and comment opportunity, and community meeting (**Attachment 33: Adjacent Property Owner Notification Letter and List of Landowners**). All mineral rights owners have been notified of the Applicant's request for the Project WSE-O (**Attachment 34: Mineral Owner Notification Letters and Certifications**). Adjacent landowners and mineral rights owners will be notified again of the scheduled WSE-O and 1041 hearings, and their right to comment, at least 30-days prior.

4) Existing and proposed facilities, structures, roads, etc.

Existing Uses

At present, the proposed WSE-O boundary contains lands zoned A-35 and used for rangeland. One residential property is located within the parcel to be developed that will be contained within an approximately 46-acre area separate from the Project parcel. The proposed underground collection line traverses the existing Golden West WSE-O.

Proposed Uses

The proposed WSE-O allowed principal uses will include solar panels. The proposed WSE-O also includes an underground collection line leading to the existing Golden West substation along parcels within the existing Golden West WSE-O. Project accessory uses will include any other uses necessary to carry out the intent of the overlay zoning, including but not limited to DC to AC inverters, medium

voltage transformers, circuit breakers and disconnect switches, and a communications system that will interconnect at the Golden West substation. No roads will be constructed outside of the Project WSE-O boundary; private Project roads will consist of native compacted soil for access between solar arrays, with the main entrance road graveled to accommodate higher traffic levels. All Project access roads would be contained within the Project WSE-O (**Attachment 9**).

5) Deferral and waiver requests (if applicable) and justification

The Applicant requests that State permits from the Colorado Department of Health and Environment (CDPHE) be submitted prior to final Site Development Plan Approval.

The Applicant is in communication with the County attorney regarding access for the detention pond maintenance; the access agreement will be provided at the time of the Site Development Plan. The Applicant requests that the County accept an “access right” for detention pond maintenance in lieu of an easement. The County will be allowed access to the Project site in order to conduct stormwater management monitoring. Site access must be coordinated in advance with Project operations and maintenance personnel due to security concerns. In the event of a stormwater related emergency (i.e. a significant rainfall event that has the potential to impact downstream conditions), the County may gain access to the site through emergency first responders.

The Applicant requests easement crossing agreements be provided to the County prior to the ground disturbance of each crossing. Easements that may need to be crossed by the underground collection line include the Golden West collection line easement and the Washington Road ROW. This will be noted in the Site Development Plan. Since easement crossing agreements can require extensive and lengthy coordination with the easement holder, this condition will ensure that the necessary agreements are in place prior to each easement crossing without delaying the overall construction for the Project.

Below are the requested waivers of requirements that the zoning applicant submit a development impact mitigation agreement and associated fees. Letters of request are included as Optional Documents as part of the WSE-O application.

The Applicant requests as a condition of approval a waiver of the requirement that a zoning applicant provide a development impact mitigation agreement and associated fees at the time of an application for WSE-O rezoning by the Project as provided for in the El Paso County Land Development Ordinance, Section 4.3.5(D)(2). A haul route video survey was conducted to record the current road conditions of the proposed haul route for the Project. The video was recorded on August 28, 2018 and November 5, 2018. The Applicant anticipates that Project construction will result in minimal impact to the community and its infrastructure. In addition, all roads used during construction will be restored to their pre-construction condition. Given this, the Applicant is requesting a waiver of the development impact mitigation agreement and associated fees, as noted above.

The Applicant requests as a condition of approval a waiver of the requirement that an applicant provide a Decommissioning Plan at the time of an application for a WSE-O zone approval for Grazing Yak Solar, LLC (Grazing Yak) as provided for in the El Paso County Procedures Manual, Subject: WSE-O Rezoning Map (Amendment) issued April 12, 2011. In lieu of a Decommissioning Plan, the Applicant has submitted a Decommissioning Agreement that details the Project decommissioning scope and timing (**Attachment 18**). Grazing Yak will provide a Decommissioning and Site Restoration Plan to El Paso County at least six months prior to the initiation of decommissioning activities. In addition, Grazing Yak will provide financial assurances to El Paso County no later than the beginning of year 30 following the

date of achieving commercial operation, or five years prior to the date of termination of commercial operation.

6) The purpose and need for the change in zone classification

The Applicant is proposing to construct a solar array on land that is currently zoned A-35. The Applicant is requesting a WSE-O to allow a solar energy generation facility to be developed on this land. Approval of land use for a solar facility will satisfy multiple local, state, and federal statutes including Colorado's RES statute (Section 40-2-124, C.R.S.) which requires 30% of retail energy sales to be derived from renewable generation by 2020 from investor owned utilities and 20% for large municipal utilities. In addition, the Project will supply 35-MW of renewable energy to CSU, which will support their Energy Vision renewable energy goals, which aim to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage.

7) The total number of acres in the requested area

The total number of acres to be included in the requested WSE-O is 377.

8) The total number of residential units and densities for each dwelling unit type

The proposed Project does not include residential units.

9) The number of industrial or commercial sites proposed

The Applicant is proposing one solar energy generation facility including the principal and accessory uses proposed herein be located within the WSE-O (**Attachment 9**).

10) Approximate floor area ratio of industrial and/or commercial uses

The proposed Project does not include buildings with floor area.

11) The number of mobile home units and densities

The proposed Project does not include mobile home units.

12) Typical lot sizes: length and width

The proposed Project does not include lots.

13) Type of proposed recreational facilities

The proposed Project does not include recreational facilities.

14) If phased construction is proposed, how will it be phased

Construction is not phased, and construction of the facility will occur in one phase until complete.

15) Anticipated schedule of development

County permitting and preliminary design is underway. It is anticipated that construction will begin July 2019 and will be complete by December 2019.

16) How water and sewer will be provided

No new water or sewer utilities will be required to be established for the Project construction or operations. Water will be required for dust mitigation during construction, and occasionally for washing panels during operation. The Applicant has requested a water commitment letter from a commercial supplier to provide water during construction and do not need water during operation.

17) Proposed uses, relationship between uses and densities

The proposed WSE-O allowed principal uses include solar panels. Project accessory uses will include collection lines, maintenance facilities, and any other uses necessary to carry out the intent of the overlay zoning, including but not limited to DC to AC inverters, medium voltage transformers, circuit breakers and disconnect switches, and a communications system that will interconnect at the Golden West substation (**Attachment 9**). Dimensional standards in the WSE-O District will be as provided in Table I.

18) Areas of required landscaping

Landscaping is not proposed. Noxious weeds, if present, will be treated prior to construction (**Attachment 16**). Reseeding of native vegetation will occur where possible following construction. Revegetation methods will include broadcast seeding a mix of native grasses. The exact method of revegetation is dependent upon the time of year at which construction will start. As such, specific revegetation methods will be detailed during the Site Development Plan phase. Operations will require occasional mowing to prevent shading of the solar panels.

19) Proposed access locations

Access to the site will occur from Washington Road. Permanent driveway access and internal Project area access roads will be constructed in accordance with the County's Roadway and Vehicular Access Standards Section 4.3.5(B)(3) to provide emergency access to the site and movement through the site for regular scheduled maintenance. Internal Project access roads will be native compacted soils to a depth of 12-inches, with the main entrance road graveled.

20) Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads

No areas within the WSE-O will be set aside as open space.

Attachments:

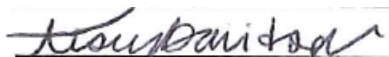
LOI Attachment	Number
WSE-O Application Form (Type D Application Form)	1
Project Lease Agreements	2
Proof of Liability Insurance	3
Power Purchase Agreement	4
Interconnection Agreement Status	5

LOI Attachment	Number
El Paso County Zoning Map	6
Preliminary Site Plan	7
Legal Descriptions	8
WSE-O Plan	9
WSE-O Affected Boundaries Map	10
Air Quality Management Plan	11
Conceptual Drainage Report	12
Sound Level Assessment Report	13
Wetlands, Waterbodies, and Threatened, Endangered and Species of Special Concern Report	14
Colorado Parks and Wildlife Correspondence	15
Noxious Weed Management Plan	16
Operations & Maintenance Plan	17
Decommissioning Agreement	18
Cultural Resources Letter from SHPO	19
Title Commitments	20
Community Meeting Attendance Sheet	21
Emergency Action Plan	22
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Geotechnical Engineering Report	31
Summary of Project Lighting Memo and Lighting Plan	32
Adjacent Property Owner Notification Letter and list of Landowners	33
Mineral Owner Notification Letters and Certifications	34

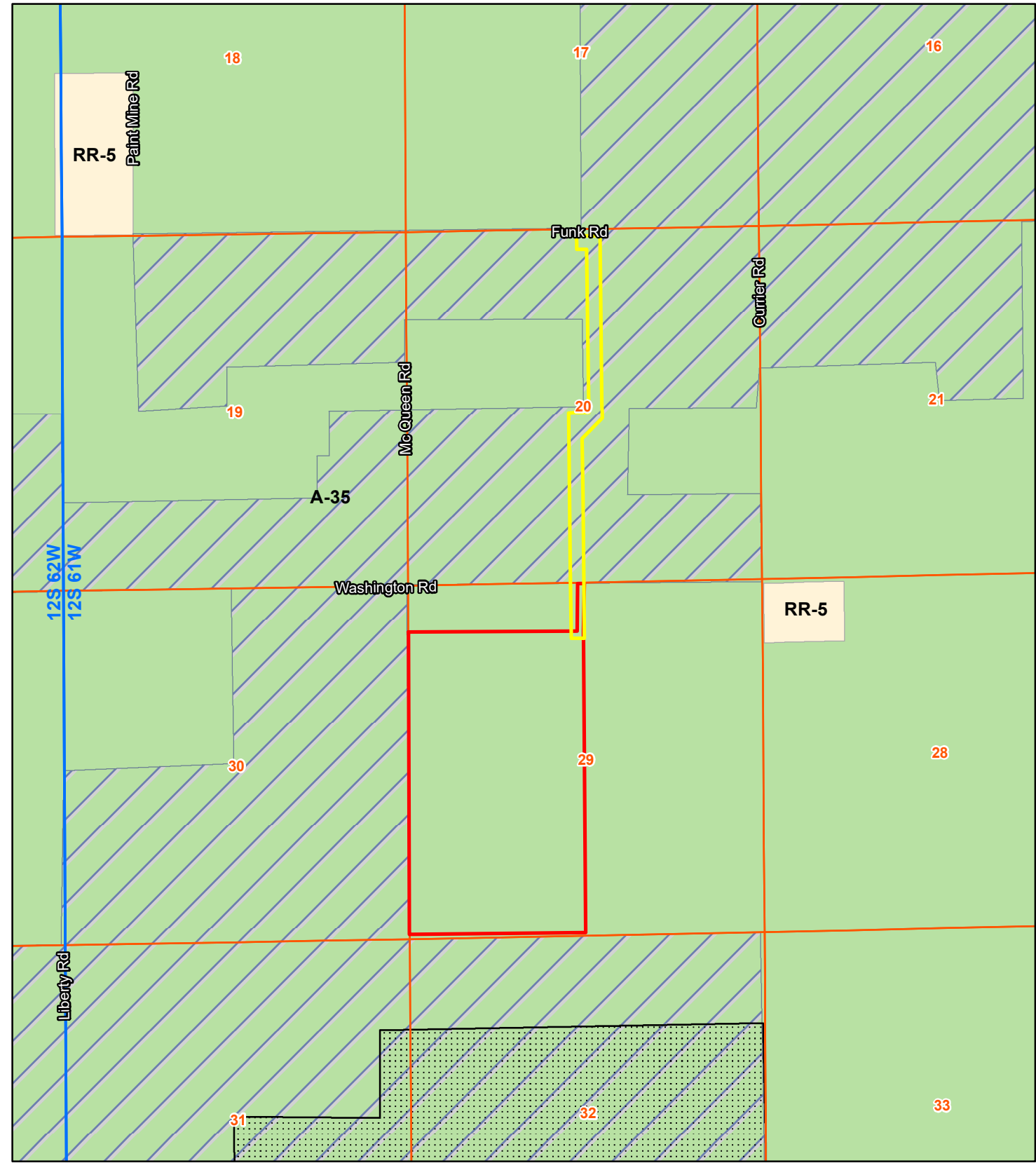
Additional exhibits not specified as attachments above included a statement addressing the Electromagnetic Interference Report and the Authority to Represent Letters from all owners of parcels in the WSE-O zone.

We appreciate your review of this WSE-O zone application information. Should you determine that additional items are required or have any questions during this review process, please contact Alsey Davidson at 561.814.7287 or at alsey.davidson@nexteraenergy.com.

Sincerely,



Alsey Davidson
 Grazing Yak Solar, LLC
 Project Developer

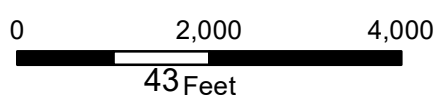


Grazing Yak Solar Project

El Paso County Zoning Map

El Paso County, Colorado

- Solar Array Boundary
- Golden West Wind WSE-O
- Underground Collection Line Corridor
- Special Uses
- A-35: Agricultural (35 acres)
- Township / Range
- RR-5: Residential Rural (5 acres)
- Section



Date: 10/22/2018
 CORE Project #: 18-082



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 Littleton, CO 80120

GRAZING YAK SOLAR PROJECT

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN EL PASO COUNTY, COLORADO

A PARCEL OF LAND LYING WITHIN SECTIONS 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO

GRAZING YAK WSE-O

GENERAL PROVISIONS:

THE PURPOSE OF THE GRAZING YAK SOLAR, LLC IN EL PASO COUNTY IS TO:

- REGULATE AND SITE THE GRAZING YAK SOLAR PROJECT WHERE IT IS MOST APPROPRIATE, CONSIDERING SOLAR ASPECT, IMPACTS TO THE ENVIRONMENT, VISUAL CORRIDORS, EXISTING INFRASTRUCTURE, AND THE ESTABLISHED DEVELOPMENT PATTERN.
- ENSURE THE PRESERVATION OF PUBLIC HEALTH, SAFETY AND WELFARE.
- IDENTIFY APPROPRIATE SITING ENVELOPES THAT COMPLY WITH SETBACKS, HEIGHT RESTRICTIONS, AND OTHER REQUIREMENTS OF SOLAR ENERGY GENERATION FACILITIES DEFINED IN CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (LDC).
- PROVIDE MITIGATING MEASURES FOR IMPACTS ASSOCIATED WITH GRAZING YAK SOLAR PROJECT.

AUTHORITY

THIS WSE-O IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

APPLICABILITY

THE PROVISIONS OF THE WSE-O SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS WSE-O PLAN, AS AMENDED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS WSE-O PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS WSE-O PLAN FOR GRAZING YAK SOLAR PROJECT IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS WSE-O PLAN COMPLIES WITH STATE STATUTE.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THE WSE-O PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF GRAZING YAK SOLAR PROJECT, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS WSE-O PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE WSE-O PLAN APPROVAL, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

RELATIONSHIP TO BASE ZONING DISTRICT

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY REDUCE OR ALTER THE REGULATIONS AND PROVISIONS OF THE UNDERLYING BASE ZONING DISTRICT(S). INSTEAD, THIS PLAN PROVIDES THE PROPERTY WITHIN THE SPECIFIC WSE-O ZONING DISTRICT WITH ADDITIONAL ALLOWED USES, REGULATED BY SPECIFIC DEVELOPMENT STANDARDS.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE WSE-O AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS WSE-O PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE WSE-O PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE ALLOWED USES AND STRUCTURE SITING ENVELOPES SHOWN ON THE WSE-O PLAN IS THE MAXIMUM DEVELOPMENT AUTHORIZED FOR CONSTRUCTION.

APPLICANT AND LEGAL AUTHORIZATION

KNOWN ALL BY THESE PRESENTS: GRAZING YAK SOLAR, LLC IS THE LEGALLY AUTHORIZED REPRESENTATIVE OF THE PROPERTY INCLUDED WITHIN THIS WSE-O PLAN, AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION LOCATED ON SHEET 3 FOR THE PURPOSES OF THIS OVERLAY REZONING APPLICATION.

IN WITNESS WHEREOF:

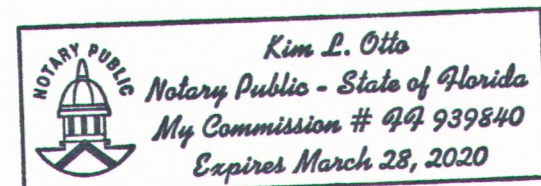
THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS 25 DAY OF February, 20 19.

Alsey Davidson
MS. ALSEY DAVIDSON, DEVELOPMENT MANAGER

STATE OF COLORADO }
S.S.
COUNTY OF EL PASO } Palm Beach

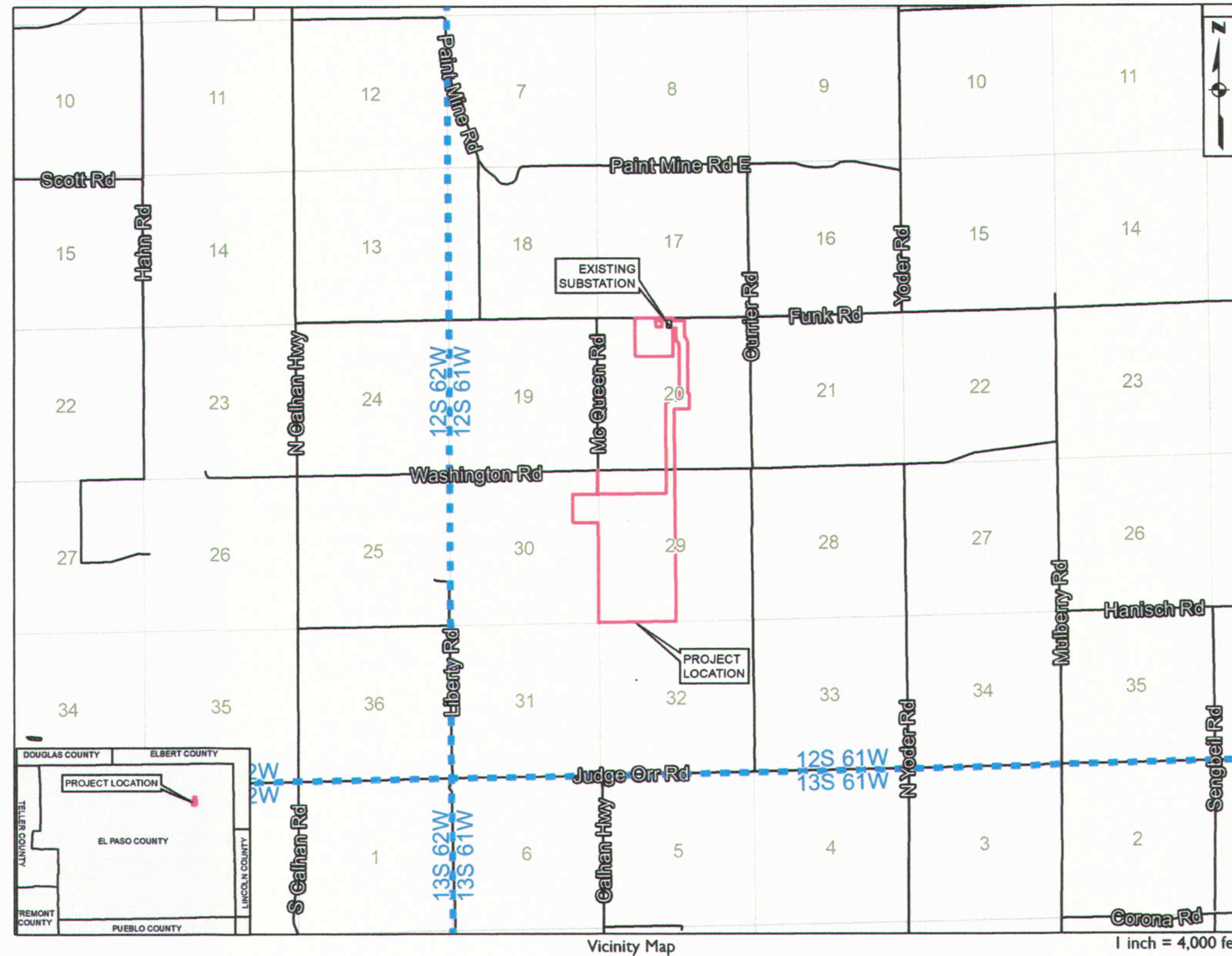
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF February, 20 19 BY Alsey Davidson.

WITNESS MY HAND AND OFFICIAL SEAL Kim L. Otto
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 3-28-2020

NOTARY I.D. NUMBER PP 939840



COUNTY CERTIFICATION

THIS OVERLAY REQUEST TO THE WSE-O HAS BEEN REVIEWED AND FOUND TO BE COMPLETE IN ACCORDANCE WITH BOARD OF COUNTY COMMISSIONER RESOLUTION NO. _____ DATED THE _____ DAY OF _____, 20____ APPROVING THIS WSE-O AND IN ACCORDANCE WITH ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

TITLE VERIFICATION

I, _____, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AS WITHIN THE WSE-O DISTRICT BOUNDARY AS DESCRIBED HEREON AND THAT TITLE TO SUCH LANDS IS OWNED IN FEE SIMPLE, AT THE TIME OF THE APPLICATION.

SURVEYOR

STATE OF COLORADO }
S.S.
COUNTY OF EL PASO }

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL _____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER _____

SHEET INDEX:

- COVER SHEET
- GENERAL NOTES
- LEGAL DESCRIPTION
- WSE-O BOUNDARY WITH ZONING OVERLAY
- PROPOSED SOLAR GENERATION MAP
- ADJACENT PARCEL OVERLAY MAP
- SITE LAYOUT
- SITE LAYOUT
- SITE DETAILS
- SITE DETAILS

SITE DATA:

APPLICANT:

GRAZING YAK SOLAR, LLC
C/O NEXTERA ENERGY RESOURCES
700 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408
CONTACT: ALSEY DAVIDSON

DEVELOPER:

GRAZING YAK SOLAR, LLC
C/O NEXTERA ENERGY RESOURCES
700 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408
CONTACT: ALSEY DAVIDSON

OWNER:

GRAZING YAK SOLAR, LLC
C/O NEXTERA ENERGY RESOURCES
700 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408
CONTACT: ALSEY DAVIDSON

TAX SCHEDULE

NUMBERS AND ZONING: 1200000040, 1200000388, 1200000387
1200000276, 1200000056, 12000000339

SITE ADDRESS:

31275 WASHINGTON ROAD
CALHAN, COLORADO 80808

TOTAL AREA OF WSE-O:

377 ACRES

PROPOSED USE:

PRINCIPAL USES - SOLAR PANELS. ACCESSORY USES - COLLECTION LINES AND OTHER USES NECESSARY TO CARRY OUT THE INTENT OF THE OVERLAY ZONING, INCLUDING BUT NOT LIMITED TO DC TO AC INVERTERS, MEDIUM VOLTAGE TRANSFORMERS, CIRCUIT BREAKERS AND DISCONNECT SWITCHES.

DEVELOPMENT SCHEDULE:

CONSTRUCTION ANTICIPATED TO BEGIN 2019

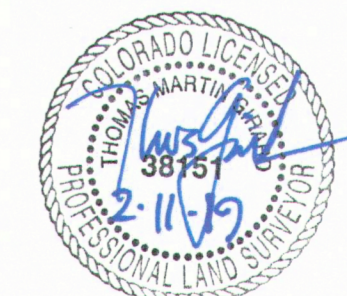
GENERATING CAPACITY:

35 MW AC

SURVEYOR'S CERTIFICATE

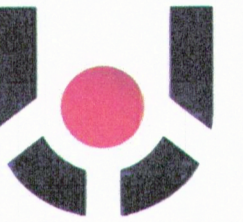
I, Thomas Girard, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL FOR GRAZING YAK SOLAR PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, BASED ON RECORD INFORMATION. THE DESCRIPTION DOES NOT REPRESENT A MONUMENTED FIELD SURVEY PERFORMED BY CORE CONSULTANTS.

Thomas Girard
THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC
1950 W. LITTLETON BLVD., SUITE 109
LITTLETON, CO 80120



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CORE
CONSULTANTS



CALL BEFORE YOU DIG. YOU MAY BE REQUIRED TO OBTAIN PERMITS FROM THE CITY OF DENVER, THE STATE OF COLORADO, AND/OR LOCAL AGENCIES. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE RESPONSIBILITY FOR THE LOCATION OF UTILITIES AND THE CORRECTNESS OF ANY CONSTRUCTION ACTIVITIES.



REVISION DESCRIPTION	DATE BY
1. 1ST SUBMITTAL	10/23/18 DB
2. 2ND SUBMITTAL	07/16/19 DB
3. 3RD SUBMITTAL	02/11/19 DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
COVER SHEET

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

JOB NO.
18-082

SHEET
1 OF 10

PCD FILE NUMBER WSEO-18-002

NOTES:

1. THE GRAZING YAK SOLAR PROJECT WILL HAVE A NAME PLATE RATING OF 35 MWAC THAT WILL BE INTERCONNECTED BY A 34 KV UNDERGROUND COLLECTION LINE THAT WILL TIE INTO THE EXISTING GOLDEN WEST WIND SUBSTATION.
2. THIS WSE-O PLAN DEPICTS SOLAR ENERGY SITED ON APPROXIMATELY 1,224 ACRES OF LAND. THE MAXIMUM ANTICIPATED GENERATION CAPACITY IS APPROXIMATELY 35 MWAC.
3. THE INFORMATION AND FEATURES IN THIS WSE-O PLAN WERE DEVELOPED BY RELYING ON EL PASO COUNTY GIS SPATIAL DATA; LAND SURVEY PLATS (PREPARED BY CORE CONSULTANTS, INC. DATED 09/07/2018), COLORADO SPRINGS AERIAL IMAGERY, AND FEMA FLOODPLAIN DATA.
4. THE WSE-O PLAN DEVELOPMENT STANDARDS WERE DEVELOPED IN ACCORDANCE WITH SECTION 4.3.5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, APPENDIX B AND PROCEDURES MANUAL SECTION S-PL-023-11.
5. FACILITIES CONSTRUCTED AS PART OF GRAZING YAK SOLAR PROJECT WILL BE CONSTRUCTED WITHIN HORIZONTAL AND VERTICAL SITING ENVELOPES AS DEFINED BY THIS WSE-O PLAN.
6. VERTICAL HEIGHTS OF FACILITIES CONSTRUCTED AS PART OF GRAZING YAK SOLAR PROJECT SHALL COMPLY WITH THE DENSITY AND DIMENSIONAL STANDARDS FOR GRAZING YAK SOLAR PROJECT .
7. SPECIFIC ALIGNMENT OF THE PROJECT ROADS AND THE ELECTRICAL SYSTEM WILL BE PROVIDED AT THE SITE DEVELOPMENT STAGE.
8. GRAZING YAK SOLAR PROJECT MAY POST SIGNS ON THE FOLLOWING FACILITIES, INCLUDING BUT NOT LIMITED, TO:
 - 8.1 PROJECT ROADS
 - 8.2 FENCES
 - 8.3 SIGNS WILL COMPLY WITH SECTION 6.2.10 OF THE EL PASO COUNTY LDC. DETAILS FOR ALL SIGNS WILL BE PROVIDED WITH THE RESPECTIVE SITE DEVELOPMENT PLANS AND MAY REQUIRE SEPARATE SIGN PERMITS.
9. ALL PROJECT ROADS AND FACILITIES WILL BE MAINTAINED BY SOLAR FACILITY OWNER.
10. SITE DEVELOPMENT PLANS WILL BE REQUIRED SHOWING THE DETAILED DESIGN OF ALL FACILITIES RELATED TO THE PROJECT PRIOR TO CONSTRUCTION.
12. BASED ON A PENDING JURISDICTIONAL DETERMINATION TO BE MADE BY THE U.S. ARMY CORPS OF ENGINEERS THERE ARE NO WATERS OF THE U.S. LOCATED WITHIN THE PROPOSED PROJECT. THERE WILL BE NO NATIONWIDE PERMITS REQUIRED FOR PROJECT ACTIVITIES. IF FUTURE PROJECTS ENCROACH ON ANY WATERS OF THE U.S., CONSTRUCTION MAY REQUIRE A NATIONWIDE PERMIT UNDER SECTION 404 OF THE CLEAN WATER ACT.
13. "BASIS OF BEARINGS": BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE SOUTH LINE OF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR S 89°05'21" W, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38222", TO THE SOUTHWEST CORNER OF SAID SECTION 29, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38222", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

Overlay District	Underlying Zoning District	Minimum Setbacks for structures ¹ (ft.) (Principal and Accessory Uses)	Maximum Height of Solar Panels (ft.)	Maximum Height of Inverter-Transformer Pairs (ft.)	Maximum Height of existing Substation Facilities ² (ft.)
		Perimeter			
Grazing Yak WSE-O	A-35	25	14	18	35

¹ Setbacks are not applicable to fences or walls seven feet in height or less, retaining walls less than four feet in height, poles, lines, cables, distribution and transmission lines. All setbacks shall be measured from the WSE-O District boundary.
² Transmission line poles are exempt from the maximum height restrictions for the substation.

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CALL 24 HOURS AHEAD IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL ALIGNMENT, OR DEPTHS. THE LOCATION OF ALL UTILITIES FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE USER TO OBTAIN THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/27/18	DB
2	2ND SUBMITTAL	07/06/19	DB
3	3RD SUBMITTAL	10/17/19	DB

GRAZING YAK SOLAR
 EL PASO COUNTY, COLORADO
 WIND/SOLAR ENERGY OVERLAY PLAN
 GENERAL NOTES

DESIGNED BY: DB
 DRAWN BY: DB
 CHECKED BY: DB

JOB NO.
 18-082
 SHEET
 2 OF 10

LEGAL DESCRIPTION:

PARCEL CONTAINING THE SOLAR ARRAY:

TAX ASSESSOR SCHEDULE NO. 1200000040

A PARCEL OF LAND BEING THE WEST HALF OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LESS AND EXCEPT ANY EXISTING RIGHTS OF WAY AND ALSO EXCLUDING THE FOLLOWING PARCEL OF LAND:

THE NORTH 820 FEET OF THE WEST 2450 FEET OF THE WEST HALF OF SAID SECTION 29.

CONTAINING 271.850 ACRES, MORE OR LESS

PARCELS CONTAINING UNDERGROUND COLLECTION LINE:

TAX ASSESSOR SCHEDULE NO. 1200000040, 1200000388, 1200000387, 1200000276, 1200000056

A PARCEL OF LAND LYING WITHIN SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LESS AND EXCEPT ANY EXISTING RIGHTS OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°29'26" W, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, TO THE CENTER QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20, THENCE S 00°30'49" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST, A DISTANCE OF 820.28 FEET;

THENCE S 89°27'20" W, A DISTANCE OF 300.00 FEET;

THENCE N 00°30'49" W, ALONG A LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 820.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE N 00°29'26" W, ALONG A LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,300.49 FEET;

THENCE N 67°10'11" E, A DISTANCE OF 324.12 FEET;

THENCE S 00°29'19" E, A DISTANCE OF 31.13 FEET;

THENCE N 89°34'13" E, A DISTANCE OF 225.00 FEET;

THENCE N 00°29'19" W, A DISTANCE OF 225.00 FEET;

THENCE S 89°34'13" W, A DISTANCE OF 40.41 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 07°34'33" AND AN ARC LENGTH OF 28.43 FEET, THE CHORD OF WHICH BEARS N 02°55'53"E, A DISTANCE OF 28.41 FEET;

THENCE N 00°51'23" W, A DISTANCE OF 1,640.33 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 54°24'57" AND AN ARC LENGTH OF 204.19 FEET;

THENCE N 00°41'08" W, A DISTANCE OF 429.86 FEET;

THENCE S 89°18'52" W, A DISTANCE OF 150.74 FEET;

THENCE N 00°21'17" W, A DISTANCE OF 246.93 FEET;

THENCE N 90°00'00" E, A DISTANCE OF 449.34 FEET;

THENCE S 00°41'08"E, A DISTANCE OF 546.38 FEET;

THENCE S 28°46'27"E, A DISTANCE OF 191.20 FEET;

THENCE S 00°51'23"E, A DISTANCE OF 1,770.37 FEET;

THENCE S 52°25'08"E, A DISTANCE OF 49.18 FEET;

THENCE S 00°29'19"E, A DISTANCE OF 525.31 FEET;

THENCE S 89°34'13"W, A DISTANCE OF 524.78 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE S 00°29'26"E, ALONG SAID EAST LINE, A DISTANCE OF 2,091.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,980,529 SQUARE FEET OR 45.467 ACRES, MORE OR LESS.

PARCEL CONTAINING LAYDOWN YARD 1:

TAX ASSESSOR SCHEDULE NO. 1200000339

A PARCEL OF LAND BEING APPROXIMATELY 40 ACRES LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

- GOLDEN WEST SUBSTATION

THE GOLDEN WEST SUBSTATION BEING 270.00 FEET BY 170.00 FEET, LOCATED 77 FEET SOUTH OF AND 50 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 20 (CONTAINING APPROXIMATELY 1.054 ACRES)

- OPERATIONS AND MAINTENANCE BUILDING

THE OPERATIONS AND MAINTENANCE BUILDING (O & M BUILDING) BEING 100.00 FEET BY 50.00 FEET, LOCATED 150 FEET SOUTH OF AND 506 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 20 (CONTAINING APPROXIMATELY 0.115 ACRES).

THE NET AREA OF LAYDOWN YARD 1 IS APPROXIMATELY 38.831 ACRES, MORE OR LESS.

PARCEL CONTAINING LAYDOWN YARD 2:

TAX ASSESSOR SCHEDULE NO. 1200000387

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING ASSUMED TO BEAR S 00°22'13" E, FROM THE NORTHEAST CORNER OF SAID SECTION 30 BEING MONUMENTED BY A NO. 6 REBAR WITH NO CAP, TO THE EAST QUARTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE S 00°22'13" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF WASHINGTON ROAD RIGHT OF WAY AND THE POINT OF BEGINNING;

THENCE S 00°22'13" E, ALONG SAID EAST LINE, A DISTANCE OF 1625.01 FEET;

THENCE S 89°37'47" W, A DISTANCE OF 1044.00 FEET;

THENCE N 00°22'13" W, ALONG A LINE BEING 1044.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 830.98 FEET;

THENCE N 89°37'47" E, A DISTANCE OF 1024.00 FEET;

THENCE N 00°22'13" W, ALONG A LINE BEING 20.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 794.17 FEET TO A POINT ON THE SOUTH LINE OF SAID WASHINGTON ROAD RIGHT OF WAY;

THENCE N 90°00'00" E, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 883,425 SQUARE FEET OR 20.281 ACRES, MORE OR LESS

PARCEL CONTAINING GOLDEN WEST SUBSTATION:

TAX ASSESSOR SCHEDULE NO. 1200000339

A PARCEL OF LAND BEING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, BEING ASSUMED TO BEAR S 00°53'03" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, TO THE CENTER QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE S 32°03'35" W TO THE NORTHEAST CORNER OF THE SUBSTATION AND THE POINT OF BEGINNING;

THENCE S 00°21'17" E, A DISTANCE OF 270.00 FEET;

THENCE S 89°38'43" W, A DISTANCE OF 170.00 FEET;

THENCE N 00°21'17" W, A DISTANCE OF 270.00 FEET;


THENCE N 89°38'43" E, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 45,900 SQUARE FEET OR 1.054 ACRES, MORE OR LESS.

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DEVELOPMENT CONSULTING
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1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, DEPTHS, OR VERTICAL ALIGNMENTS. MARKING FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/21/18	DB
2	2ND SUBMITTAL	07/06/19	DB
3	3RD SUBMITTAL	02/17/19	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
LEGAL DESCRIPTION

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB








JOB NO.
18-082
SHEET
3 OF 10

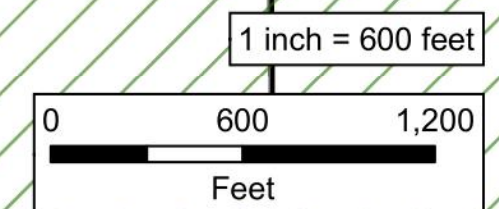
NOT A PART OF PLAN

NOT A PART OF PLAN


NOT A PART OF PLAN

A PARCEL OF LAND LYING WITHIN SECTIONS 20, 21, AND 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
LEGAL DESCRIPTION OF THIS WSE-O AREA IS PROVIDED ON SHEET 3

-  GRAZING YAK WSE-O BOUNDARY
-  GRAZING YAK WSE-O PARCEL
-  EXISTING PARCEL
-  ZONE A-35: AGRICULTURAL (35 acres)
-  ZONE RR-5: RESIDENTIAL RURAL (5 acres)
-  EXISTING GOLDEN WEST WIND WSE-O
-  EXISTING ROAD



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL, WITH EXCEPTING FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF ALL UTILITIES FROM THE LIABILITY COMPENSIBILITY OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/18	DB
2	2ND SUBMITTAL	01/16/19	DB
3	3RD SUBMITTAL	10/17/19	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
WSE-O BOUNDARY ZONING OVERLAY

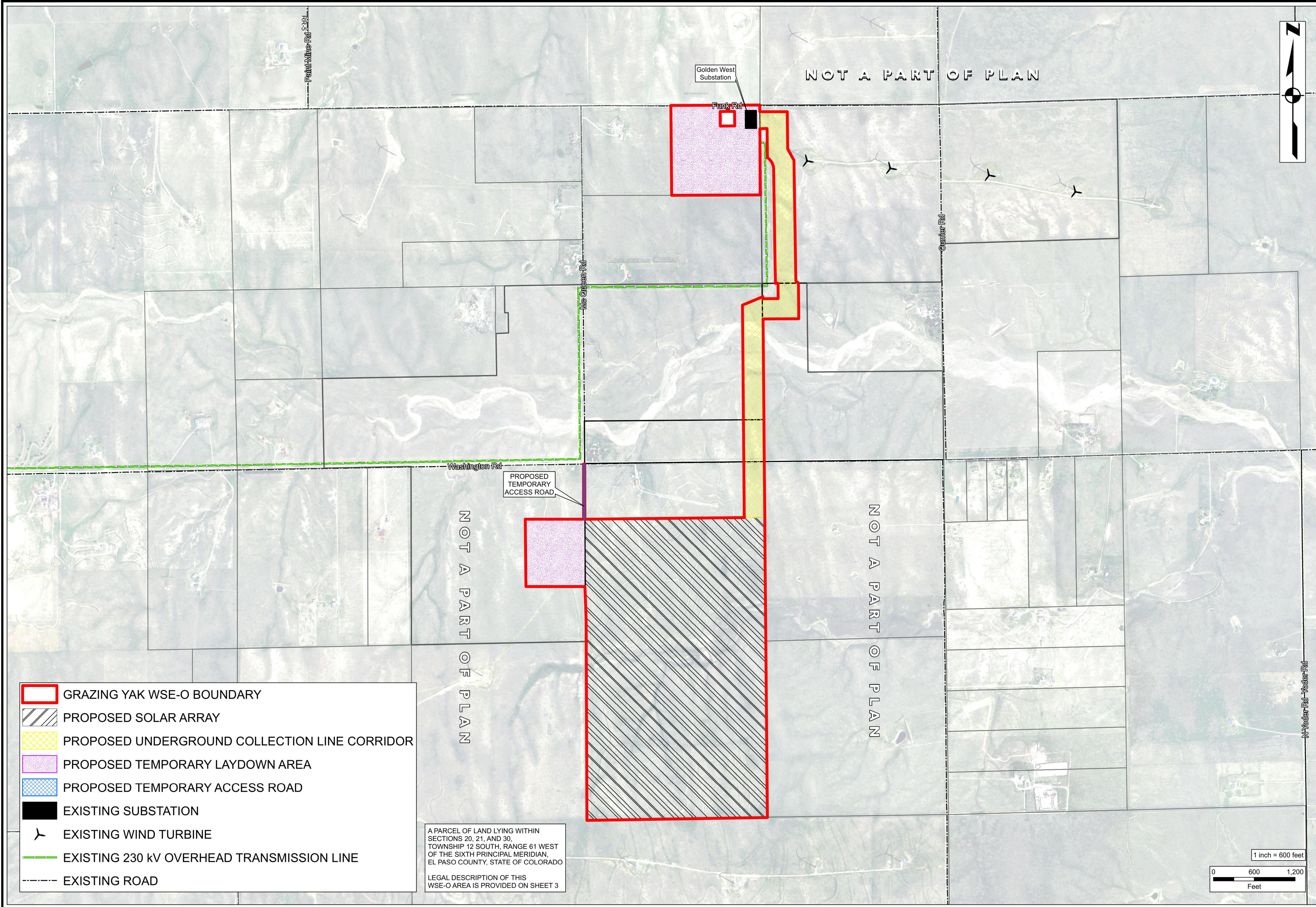
DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

JOB NO.
18-082
SHEET
4 OF 10

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Littleton, CO 80120

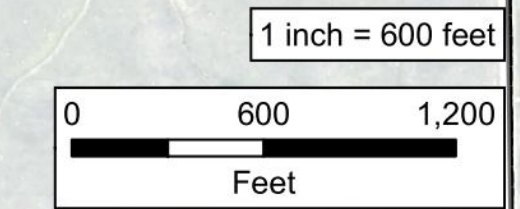


2/1/2018 9:51 AM: AUSTIN@CORE CONSULTANTS.COM: WSEO-18-002: LEGAL DESCRIPTION: WWS



- GRAZING YAK WSE-O BOUNDARY
- PROPOSED SOLAR ARRAY
- PROPOSED UNDERGROUND COLLECTION LINE CORRIDOR
- PROPOSED TEMPORARY LAYDOWN AREA
- PROPOSED TEMPORARY ACCESS ROAD
- EXISTING SUBSTATION
- EXISTING WIND TURBINE
- EXISTING 230 KV OVERHEAD TRANSMISSION LINE
- EXISTING ROAD

A PARCEL OF LAND LYING WITHIN SECTIONS 20, 21, AND 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
 LEGAL DESCRIPTION OF THIS WSE-O AREA IS PROVIDED ON SHEET 3



NOT A PART OF PLAN

NOT A PART OF PLAN

NOT A PART OF PLAN

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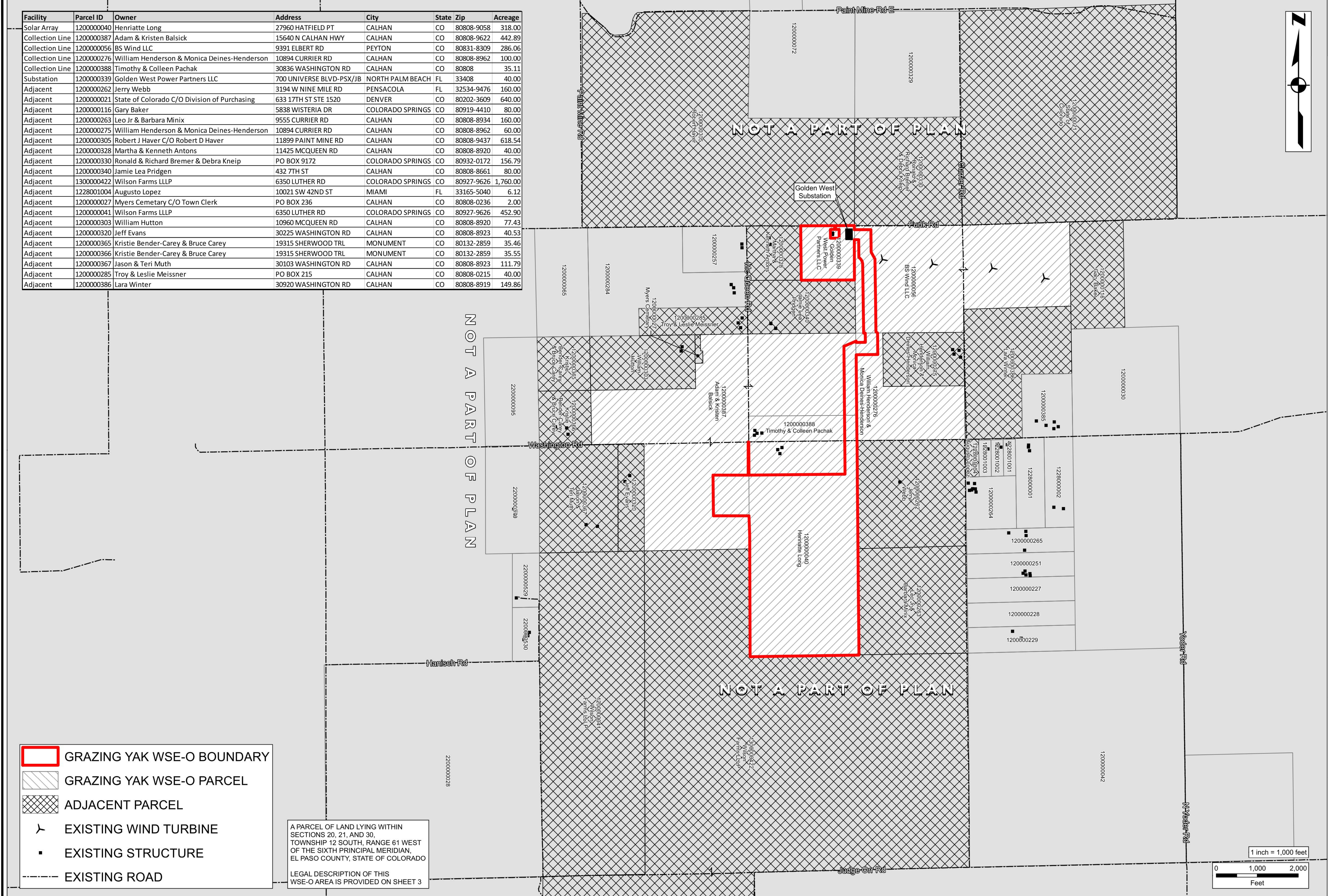
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/18	DB
2	2ND SUBMITTAL	01/16/19	DB
3	3RD SUBMITTAL	10/17/19	DB

GRAZING YAK SOLAR
 EL PASO COUNTY, COLORADO
 WIND/SOLAR ENERGY OVERLAY PLAN
 PROPOSED SOLAR GENERATION MAP

DESIGNED BY: DB
 DRAWN BY: DB
 CHECKED BY: DB

JOB NO.
 18-082
 SHEET
 5 OF 10

Facility	Parcel ID	Owner	Address	City	State	Zip	Acreage
Solar Array	1200000040	Henriette Long	27960 HATFIELD PT	CALHAN	CO	80808-9058	318.00
Collection Line	1200000387	Adam & Kristen Balsick	15640 N CALHAN HWY	CALHAN	CO	80808-9622	442.89
Collection Line	1200000056	BS Wind LLC	9391 ELBERT RD	PEYTON	CO	80831-8309	286.06
Collection Line	1200000276	William Henderson & Monica Deines-Henderson	10894 CURRIER RD	CALHAN	CO	80808-8962	100.00
Collection Line	1200000388	Timothy & Colleen Pachak	30836 WASHINGTON RD	CALHAN	CO	80808	35.11
Substation	1200000339	Golden West Power Partners LLC	700 UNIVERSE BLVD-PSX/JB	NORTH PALM BEACH	FL	33408	40.00
Adjacent	1200000262	Jerry Webb	3194 W NINE MILE RD	PENSACOLA	FL	32534-9476	160.00
Adjacent	1200000021	State of Colorado C/O Division of Purchasing	633 17TH ST STE 1520	DENVER	CO	80202-3609	640.00
Adjacent	1200000116	Gary Baker	5838 WISTERIA DR	COLORADO SPRINGS	CO	80919-4410	80.00
Adjacent	1200000263	Leo Jr & Barbara Minix	9555 CURRIER RD	CALHAN	CO	80808-8934	160.00
Adjacent	1200000275	William Henderson & Monica Deines-Henderson	10894 CURRIER RD	CALHAN	CO	80808-8962	60.00
Adjacent	1200000305	Robert J Haver C/O Robert D Haver	11899 PAINT MINE RD	CALHAN	CO	80808-9437	618.54
Adjacent	1200000328	Martha & Kenneth Antons	11425 MCQUEEN RD	CALHAN	CO	80808-8920	40.00
Adjacent	1200000330	Ronald & Richard Bremer & Debra Kneip	PO BOX 9172	COLORADO SPRINGS	CO	80932-0172	156.79
Adjacent	1200000340	Jamie Lea Pridgen	432 7TH ST	CALHAN	CO	80808-8661	80.00
Adjacent	1300000422	Wilson Farms LLLP	6350 LUTHER RD	COLORADO SPRINGS	CO	80927-9626	1,760.00
Adjacent	1228001004	Augusto Lopez	10021 SW 42ND ST	MIAMI	FL	33165-5040	6.12
Adjacent	1200000027	Myers Cemetary C/O Town Clerk	PO BOX 236	CALHAN	CO	80808-0236	2.00
Adjacent	1200000041	Wilson Farms LLLP	6350 LUTHER RD	COLORADO SPRINGS	CO	80927-9626	452.90
Adjacent	1200000303	William Hutton	10960 MCQUEEN RD	CALHAN	CO	80808-8920	77.43
Adjacent	1200000320	Jeff Evans	30225 WASHINGTON RD	CALHAN	CO	80808-8923	40.53
Adjacent	1200000365	Kristie Bender-Carey & Bruce Carey	19315 SHERWOOD TRL	MONUMENT	CO	80132-2859	35.46
Adjacent	1200000366	Kristie Bender-Carey & Bruce Carey	19315 SHERWOOD TRL	MONUMENT	CO	80132-2859	35.55
Adjacent	1200000367	Jason & Teri Muth	30103 WASHINGTON RD	CALHAN	CO	80808-8923	111.79
Adjacent	1200000285	Troy & Leslie Meissner	PO BOX 215	CALHAN	CO	80808-0215	40.00
Adjacent	1200000386	Lara Winter	30920 WASHINGTON RD	CALHAN	CO	80808-8919	149.86



GRAZING YAK WSE-O BOUNDARY

GRAZING YAK WSE-O PARCEL

ADJACENT PARCEL

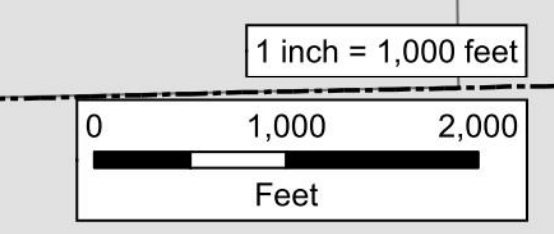
EXISTING WIND TURBINE

EXISTING STRUCTURE

EXISTING ROAD

A PARCEL OF LAND LYING WITHIN SECTIONS 20, 21, AND 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	8/22/10	DB
2	2ND SUBMITTAL	8/26/10	DB
3	3RD SUBMITTAL	10/17/10	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
ADJACENT PARCEL MAP

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

JOB NO.
18-082
SHEET
6 OF 10

(60' PUBLIC R.O.W.)

S89°46'01"W 2629.43'

N89°46'07"E 2629.55'

NORTH LINE, NORTHEAST QUARTER, SECTION 20

NORTH QUARTER CORNER, SECTION 20, T12S, R61W, 6TH P.M., FOUND REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 38222"

GOLDEN WEST WIND O&M BUILDING

GOLDEN WEST WIND SUBSTATION

PROPOSED COLLECTION LINE

N0°53'03"W 2618.12'

300'

NORTHEAST CORNER, SECTION 29, T12S, R61W, 6TH P.M., FOUND REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 38222"

N0°29'26"W 2617.72'

HORSE CREEK 100-YR FLOODPLAIN

ADAM & KRISTIN BALSICK REC. N/A

WILLIAM HENDERSON REC. 214016814

MATCHLINE SEE ABOVE RIGHT

MATCHLINE SEE BELOW LEFT

TIMOTHY & COLLEEN PACHAK REC. 218049418

WASHINGTON ROAD (60' PUBLIC R.O.W.)

10' UTILITY EASEMENT REC. 216005093

NORTHWEST CORNER, SECTION 29, T12S, R61W, 6TH P.M., FOUND #6 REBAR WITH NO CAP

NORTH LINE, NORTHWEST QUARTER, SECTION 29

NORTH QUARTER CORNER, SECTION 29, T12S, R61W, 6TH P.M., FOUND REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 38222"

HENRIATTE LONG REC. 215126277

PROPOSED FENCE (TYP.)

SOLAR MODULES ON TRACKERS (TYP.)

MIN. 25' SETBACK

PROPOSED GATE 1

JERRY WEBB REC. 206112465

MIN. 25' SETBACK

ADAM & KRISTIN BALSICK REC. N/A

12' DIRT ACCESS PATHS (TYP.)

N89°24'09"E 2450.02'

DC TO AC INVERTERS (TYP.)

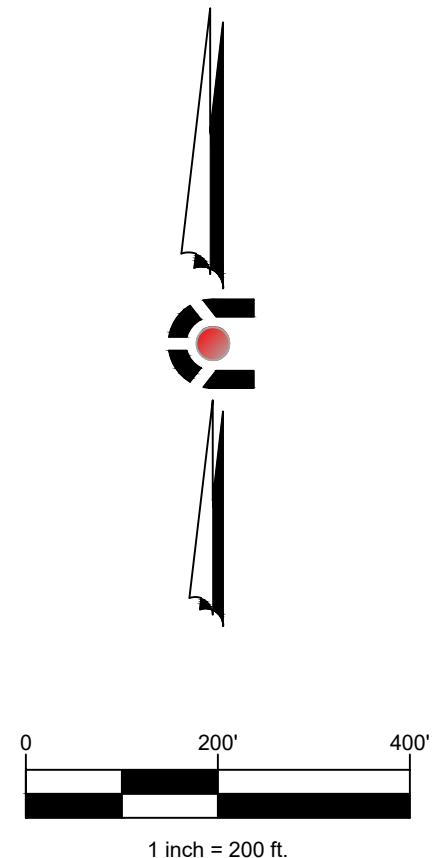
12' DIRT ACCESS PATHS (TYP.)

12' GRAVEL ACCESS PATHS (TYP.)

DIRT ACCESS PATH GRAVEL ACCESS PATH

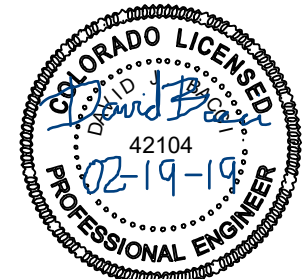
MATCHLINE SEE SHEET 8

202018 12 15 PM 15:15:42 GRADING VAK SOLAR ENGINEERING\CD\CD\WSEO-18-02 SITE PLAN.DWG



NOTE:
DIRT ACCESS PATHS SHALL BE CONSTRUCTED OF RECOMPACTED EARTH.

- LEGEND**
- x - EXISTING FENCE
 - x - PROPOSED FENCE
 - - - EXISTING MINOR CONTOUR
 - - - EXISTING MAJOR CONTOUR
 - - - SECTION LINE
 - - - GRAVEL ACCESS ROAD
 - - - DIRT ACCESS PATH
 - ◆ SECTION CORNER
 - INVERTER
 - ▬ TRACK ARRAY
 - - - 100 YR FLOODPLAIN
 - - - GOLDEN WEST WSE-O



GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
SITE LAYOUT

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

JOB NO.
18-082
SHEET
7 OF 10

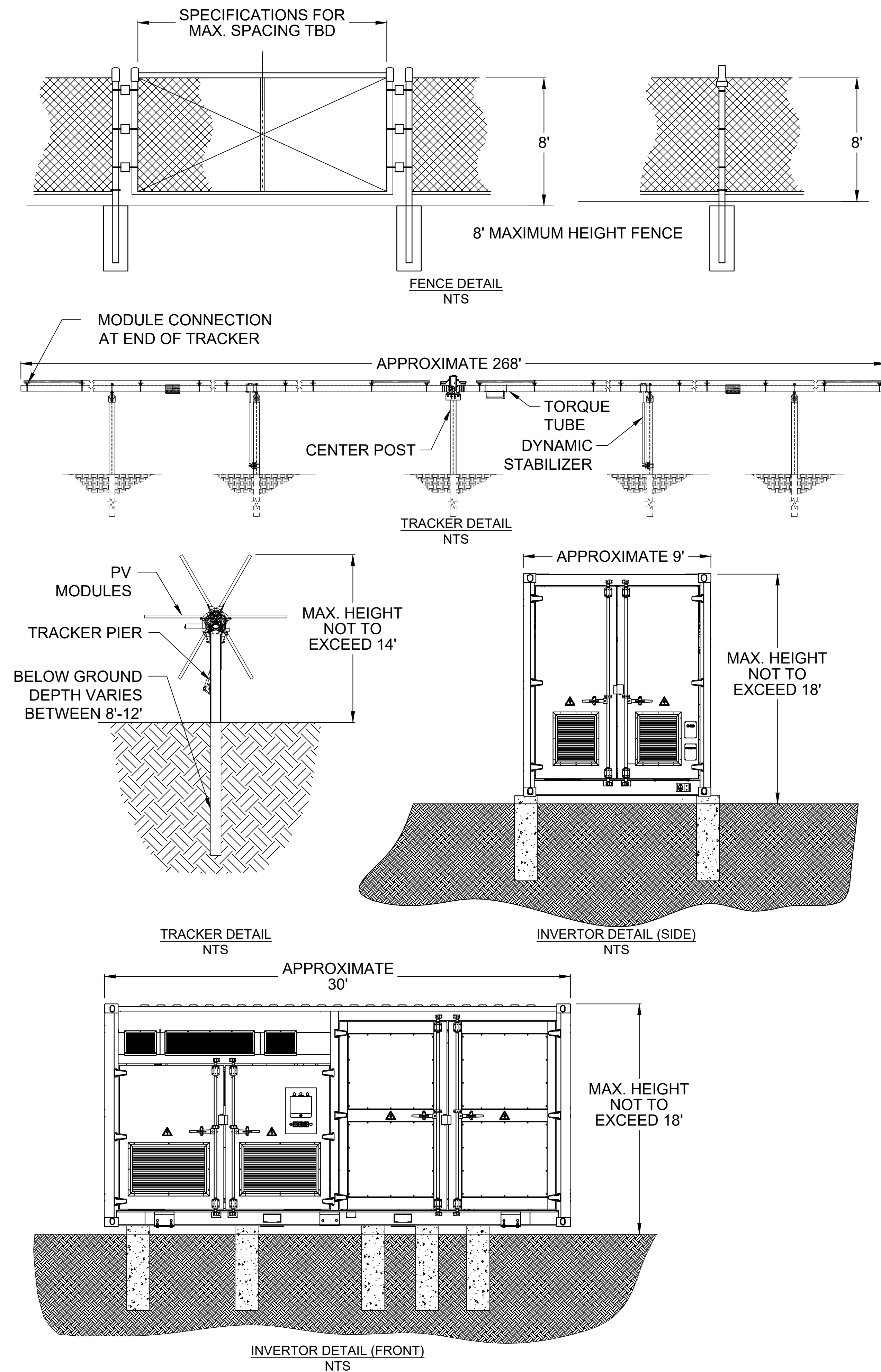
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2	2ND SUBMITTAL	01/16/19	DB
3	3RD SUBMITTAL	10/17/19	DB



www.jinkosolar.com

Jinko Solar
Building Your Trust in Solar

Eagle HC 72-V
385-405 Watt
MONO CRYSTALLINE MODULE
Positive power tolerance of 0~+3%

PERC

KEY FEATURES

- Innovative Solar Cells**
Five busbar mono PERC half cell technology
- High Efficiency**
Higher module conversion efficiency (up to 20.55%) due to lower resistance characteristics
- High Voltage**
UL and IEC 1500V certified; lowers BOS costs and yields better LCOE
- PID-Free**
World's 1st PID-Free module
- Low-Light Performance**
Advanced glass technology improves light absorption and retention
- Strength and Durability**
Certified for high snow (5400 Pa) and wind (2400 Pa) loads

Engineering Drawings

Electrical Performance & Temperature Dependence

Mechanical Characteristics

Cell Type	Mono-crystalline PERC 156x156mm (6 inch)
No. of Half-cells	144 (12x12)
Dimensions	1987x992x40mm (78.23x39.05x1.57 inch)
Weight	25.5 kg (56.4 lbs)
Front Glass	4.0mm, Anti-Reflection Coating, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP67 Rated
Output Cables	anode 290mm, cathode 145mm

Packaging Configuration

26pcs/pallet, 52pcs/stack, 572 pcs/40'HQ Container

SPECIFICATIONS

Module Type	JKM385M-72H-V		JKM390M-72H-V		JKM395M-72H-V		JKM400M-72H-V		JKM405M-72H-V	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	385Wp	291Wp	390Wp	294Wp	395Wp	297Wp	400Wp	300Wp	405Wp	303Wp
Maximum Power Voltage (Vmp)	40.45V	39.95V	40.55V	39.15V	40.67V	39.20V	40.75V	39.30V	40.81V	39.35V
Maximum Power Current (Imp)	9.48A	7.47A	9.54A	7.51A	9.71A	7.67A	9.82A	7.63A	9.92A	7.70A
Open-circuit Voltage (Voc)	49.35V	48.30V	49.55V	48.60V	49.67V	48.64V	49.73V	48.69V	49.80V	48.73V
Short-circuit Current (Isc)	9.83A	7.61A	9.83A	7.67A	10.03A	7.71A	10.13A	7.76A	10.23A	7.82A
Module Efficiency STC (%)	19.53%		19.79%		20.04%		20.29%		20.55%	
Operating Temperature (°C)									-40~+65°C	
Maximum system voltage	1500VDC(UL)/1500VDC(IEC)									
Maximum series fuse rating	20A									
Power tolerance	0~+3%									
Temperature coefficients of Pmax	-0.37%/°C									
Temperature coefficients of Voc	-0.29%/°C									
Temperature coefficients of Isc	0.048%/°C									
Nominal operating cell temperature (NOCT)	45±2°C									

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty + 25 Year Linear Power Warranty

Additional value from Jinko Solar's linear warranty

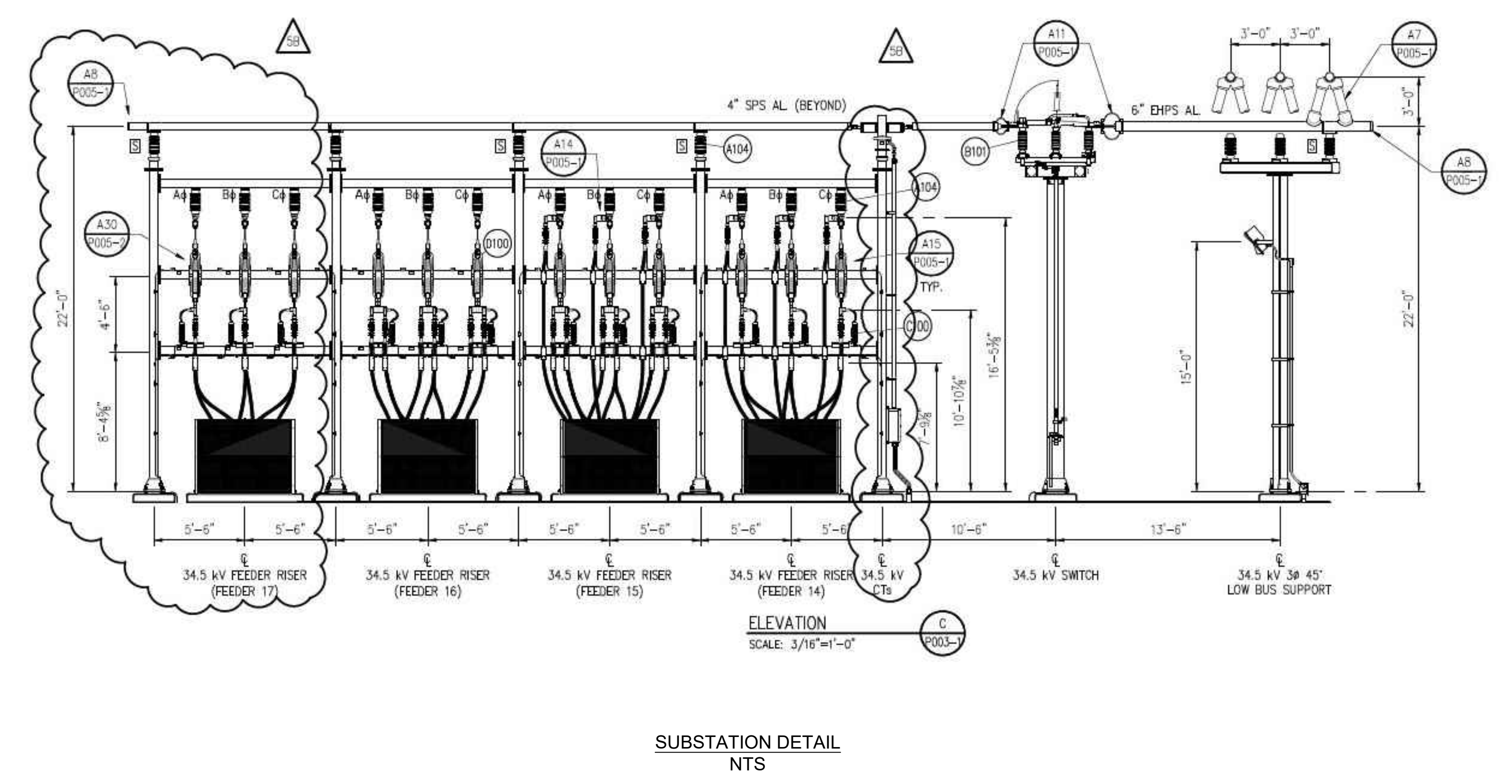
Downloaded Power Performance

STC: Irradiance 1000W/m², Cell Temperature 25°C, AM=1.5

NOCT: Irradiance 800W/m², Ambient Temperature 20°C, AM=1.5, Wind Speed 1m/s

* Power measurement tolerance: ± 3%

The company reserves the final right for explanation on any of the information presented hereby. EN-JKM-PERC-405M-72H-V_v1.0_rev2017



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DATE BY
10/27/18 DB
07/16/19 DB
02/17/19 DB

REVISION DESCRIPTION
1 1ST SUBMITTAL
2 2ND SUBMITTAL
3 3RD SUBMITTAL

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
SITE DETAILS

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

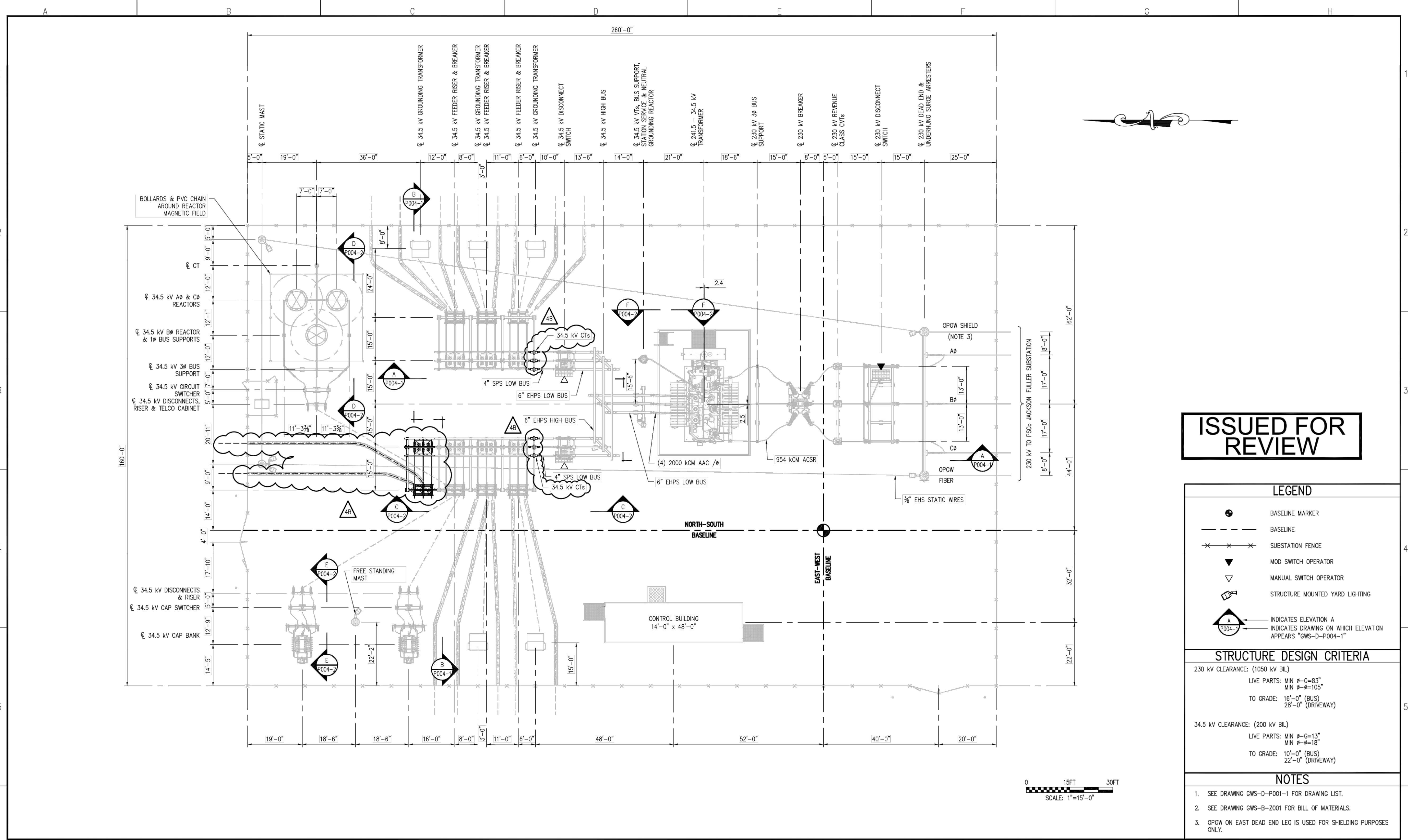
JOB NO.
18-082

SHEET
9 OF 10

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GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
SITE DETAILS

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB
JOB NO. 18-082
SHEET 10 OF 10



ISSUED FOR REVIEW

LEGEND	
	BASILINE MARKER
	BASILINE
	SUBSTATION FENCE
	MOD SWITCH OPERATOR
	MANUAL SWITCH OPERATOR
	STRUCTURE MOUNTED YARD LIGHTING
	INDICATES ELEVATION A
	INDICATES DRAWING ON WHICH ELEVATION APPEARS "GWS-D-P004-1"

STRUCTURE DESIGN CRITERIA	
230 kV CLEARANCE: (1050 kV BIL)	
LIVE PARTS: MIN θ -G=83°	
MIN θ - θ =105°	
TO GRADE: 16'-0" (BUS)	
28'-0" (DRIVEWAY)	
34.5 kV CLEARANCE: (200 kV BIL)	
LIVE PARTS: MIN θ -G=13°	
MIN θ - θ =18°	
TO GRADE: 10'-0" (BUS)	
22'-0" (DRIVEWAY)	

NOTES	
1. SEE DRAWING GWS-D-P001-1 FOR DRAWING LIST.	
2. SEE DRAWING GWS-B-Z001 FOR BILL OF MATERIALS.	
3. OPGW ON EAST DEAD END LEG IS USED FOR SHIELDING PURPOSES ONLY.	

FILE LOCATION: L:\NEXTERA\NEXT-140 GRAZING YAK SOLAR ADDITION\100 CADD\110 WORKING\111 PHYSICAL\GWS-D-P003-1.DWG LAST SAVED BY: smswanke 12/11/2018 9:51 AM PLOTTED BY: Steve M. Swanke 12/14/2018 3:52 PM Tab:GWS-D-P003-1

ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO.	REVISION	DATE	BY	APR
4B	SOLAR ADDITION - ISSUED FOR REVIEW	12/14/18	BSH	DLW
4A	CONCEPTUAL ADDITION	09/14/18	SMS	DLW
3	AS BUILT	11/09/15	RRR	RLM
2	GENERAL UPDATES	4/7/15	RRR	RLM
1	ADDED TELCO CABINET	3/9/15	RRR	RLM

NEXTERA ENERGY RESOURCES

ENGINEERING RECORD		DATE
DRAWN	SWANKE	7/24/14
DESIGNED	SHERWIN	7/24/14
CHECKED	RODACKER	2/13/15
APPROVED	McCOMISH	2/26/15

GOLDEN WEST POWER PARTNERS, LLC
230-34.5 kV SUBSTATION
GENERAL ARRANGEMENT PLAN
DWG. NAME: GWS-D-P003-1 REVISION NO.: 4B

SUBSTATION DETAIL
NTS