

**Referral Agency****Referral Agency Comments****Applicant's Response**

BUCKLEY AFB / SPACE FORCE	Contact OSD Clearinghouse and have them review the application.	Noted.
DEN - DENVER INTERNATIONAL AIRPORT	No comments.	Noted.
OFFICE OF THE ASSISTANT SECRETARY OF DEFENSE	<p>As requested, the Military Aviation and Installation Assurance Siting Clearinghouse coordinated within the Department of Defense (DoD) an informal review of the Lowry Rezone/SunShare, LLC Solar Project. The results of our review indicated that the solar project, located in Arapahoe County, Colorado, as proposed, will have minimal impact on military operations conducted in the area.</p> <p>Please note that this informal review by the DoD Military Aviation and Installation Assurance Siting Clearinghouse does not constitute an action under 49 United States Code Section 44718 and that the DoD is not bound by the conclusion arrived at under this informal review. To expedite our review in the Obstruction Evaluation Airport Airspace Analysis (OE/AAA) process, please add the project number. We have assigned the tracking code 2024-07-S-SG-17 to this project. If you have any questions, please contact me at <a href="mailto:robbin.e.beard.civ@mail.mil">robbin.e.beard.civ@mail.mil</a>.</p>	Noted.
SOUTH METRO FIRE-REFERRALS	<p>No objection to the proposed rezoning.</p> <p>This agency had the following comments.</p> <ol style="list-style-type: none"><li>1. Provided documents for water supply and access are viewed as conceptual. FYI the waterline adjacent is a 48" distribution line, the water district is unlikely to allow tapping. Following rezoning, further discussion is required.</li></ol>	The available plans sets are preliminary for the purposes of the rezoning effort. Should the rezoning be approved by the County, SunShare will engage in further discussions to ensure access specs, turnaround radii, and water supply will meet the criteria of the South Metro Fire Rescue and all relevant stakeholders.

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AURORA PLANNING - REFERRALS	Provide adequate perimeter screening with a decorative block wall or similar.	SunShare encloses its facilities with an 8' foot game/security fence, and will commonly install slatted fencing for the purposes of a visual screen. As there are numerous local stakeholders, screening options will be addressed according to the inputs of all associated parties. For specific examples of previously used screening options please contact me directly at bscott@mysunshare.com.
ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)	No comments.	Noted.
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	No issues.	Noted.
CENTURYLINK NETWORK REAL ESTATE DEPARTMENT	<ol style="list-style-type: none"><li>1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).</li><li>2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.</li><li>3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining, or removing said Improvements, Landowner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities.</li><li>4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.</li><li>5. If you require existing facilities to be moved, relocated, or removed, please contact me to coordinate the issuance if required easements and/or release agreements to facilitate the request. The issuance of this letter does not constitute either acceptance or approval of moving, relocating or removing of facilities without first obtaining the needed agreements.</li></ol>	1. – 5. SunShare performs 811 locates at all Colorado project locations prior to any construction activities. SunShare intends to pursue all relevant crossing agreements are necessary to ingress the site. Following site locates and final ALTA surveys outreach will occur with CenturyLink should any easements, improvements or existing infrastructure be crossed. SunShare does not intend to disturb any existing facilities, should the need arise during the development process appropriate outreach will be conducted to obtain all necessary agreements.

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XCEL ENERGY	No objections contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.	SunShare is working as a partner with Xcel Energy to interconnect this project to the electrical grid. Any improvements will be addressed in conjunction with Xcel and follow all requirements governed by the interconnection agreement. SunShare performs 811 locates at all project locations prior to any construction activities
ECCV WATER & SANITATION DISTRICT-REFERRALS	ECCV has no concerns with the rezone. However, ECCV has a 48" steel water line along the east side of the property and would like to review the construction plans when available.	As construction plans and IFC sets are finalized, SunShare will forward to ECCV for review.
SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY	No objections.	Noted.
CDOT-DEPT. OF TRANSPORTATION/ STATE OF CO-REGION ONE	<ol style="list-style-type: none"> <li>1. Environmental Comments: There is a local agency project in the 2030-2039 plan to widen SH 30 in this area. Planning will defer to the local and program engineer on this project.</li> <li>2. No WQ comments.</li> <li>3. For ANY ground disturbance/work within CDOT ROW the following is required.  Arch/History/Paleo: Since this is a permit, a file search for Arch, Paleo, and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact: Cultural/History File Search: <a href="https://www.historycolorado.org/file-access">https://www.historycolorado.org/file-access</a> Email: <a href="mailto:hc_filesearch@state.co.us">hc_filesearch@state.co.us</a></li> </ol>	<ol style="list-style-type: none"> <li>1. <u>Noted.</u></li> <li>2. <u>Noted.</u></li> <li>3. <u>Arch/History/Paleo/Cultural/Historic:</u> No groundwork is intended in the CDOT ROW. We have also conducted a desktop constraints analysis that did not identify any publicly available data showing culturally significant areas within the project boundary.  <u>Hydraulics:</u> As this is a preliminary site plan for the purposes of rezoning, our outside engineers did not see the need to develop a full detention pond based off the findings in the Phase I drainage analysis. Should a detention pond be deemed necessary, they will be incorporated into the site plans for the purposes of our land use permit and a more completed design will be submitted for review.</li> <li>4. <u>Permits:</u> Access is shown per the historical access into the parcel. This plan set is preliminary for the purposes of the rezoning effort. SunShare will take all relevant Arapahoe County, State and fire district requirements</li> </ol>

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Paleo File Search: Colorado University Museum of Natural History -  
<https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) Email: [jacob.vanveldhuizen@colorado.edu](mailto:jacob.vanveldhuizen@colorado.edu) and from the Denver

Museum of Nature and Science – Email: [kristen.mackenzie@dmns.org](mailto:kristen.mackenzie@dmns.org)  
<https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

If there is NO ground disturbance within CDOT ROW, the applicant shall submit an email/memo to the R1 Environmental Permit Review Specialist stating this.

Hydraulics Comments:  
I have reviewed the attached drainage report, It is mentioned on Page 12 of the report "stormwater detention seems unnecessary at this time", we disagree with this statement and there is a need to detain the developed flows and release historical flows only, I strongly suggest a field visit to the site to take a closer look at the existing hydraulic features, this is a 60 acre site adjacent to our ROW, Samer 7-3-24

4. Permits Comments:  
6.18.24  
- CDOT has no objection to the land use.

into account for the most appropriate point of ingress. A full traffic impact study shall be conducted to similarly determine the access point of least impact.

5. Noted. Access from Gun Club Road.  
6. Noted.

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	<ul style="list-style-type: none"><li>- There is currently an existing access on Hampden Ave to this site and it appears to be outside of CDOT ROW. It may be in E-470 ROW. E-470 is not a State Highway.</li><li>- Please clearly show and label CDOT ROW.</li><li>- Where will access be taken? The plan set shows access from Hampden Ave and Gun Club Rd (SH 30). The Traffic Impact Study Waiver states that access will be taken from Hampden Ave and not the State Highway.</li><li>- This section of SH 30 is classified as NR-A. Per the State Highway Access Code - one access shall be grated per parcel if reasonable access cannot be obtained from the local street or road system. So, if access will be taken from the existing Hampden Ave access, access will not be allowed at Gun Club Rd. -- Aaron Eyl 6.18.24</li></ul> <p>5. Residential Engineer Comments: 6.20.2024 DJH</p> <p>1. I do not recommend access as shown off Hampton close to the signal system unless the drainage issue to the west is corrected. Recently another project tried to correct this issue but solutions aren't simple. Only right in right out will be allowed at accesses shown.</p> <p>2. Be sure all obstructions are outside the clear zone.</p> <p>6. Right Of Way Comments: Shannon Hart - 6/14/2024 - There are no A-lines along SH-30 here, so no issues from the ROW / Survey perspective.</p>	
XCEL ENERGY	Please be advised that Public Service Company has an existing high-pressure natural gas transmission line and	Acknowledged.

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	<p>overhead electric distribution facilities along east boundary of the area indicated in this proposed rezone.</p> <p>Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.</p> <p>The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via <a href="http://xcelenergy.com/InstallAndConnect">xcelenergy.com/InstallAndConnect</a>. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.</p> <p>Additional easements may need to be acquired by separate document for new facilities. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.</p>	
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Staff sent referrals to the following agencies and did not receive a response:

- BUCKLEY AFB/AFCEC/CZOM
- BUCKLEY AIR BASE/ SPACE FORCE
- FAA- FEDERAL AVIATION ADMINISTRATION-DIA
- ARAPAHOE COUNTY ASSESSOR-COMMERCIAL

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- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS
- ARAPAHOE COUNTY/PLANNING-OIL & GAS
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- LOWRY LANDFILL CITIZENS ADVISORY GROUP
- MILE HIGH FLOOD DISTRICT
- ARAPAHOE PARK & RECREATION DISTRICT
- ARAPAHOE COUNTY/SHERIFF/COMMUNITY RESOURCES
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- WEST ARAPAHOE CONSERVATION DISTRICT
- COLORADO PARKS & WILDLIFE - ENERGY REFERRALS
- COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT