



## Request for Comments

Case Name:	Microgrid Energy
Case Number:	PRC2018-00009

July 11, 2018

Adams County Planning Commission is requesting comments on the following request:

- 1) Rezoning from Agriculture-3 (A-3) to Agriculture-2 (A-2); 2) Major Subdivision to create one lot of approximately 23 acres 3) Conditional Use Permit to allow a solar garden facility (major energy facility) on the property.**

The Assessor's Parcel Numbers is **0181700000325**

Applicant Information **MICROGRID ENERGY (JON FITZPATRICK)**

**1536 WYNKOOP ST, Suite 400**

**DENVER, CO 80202**

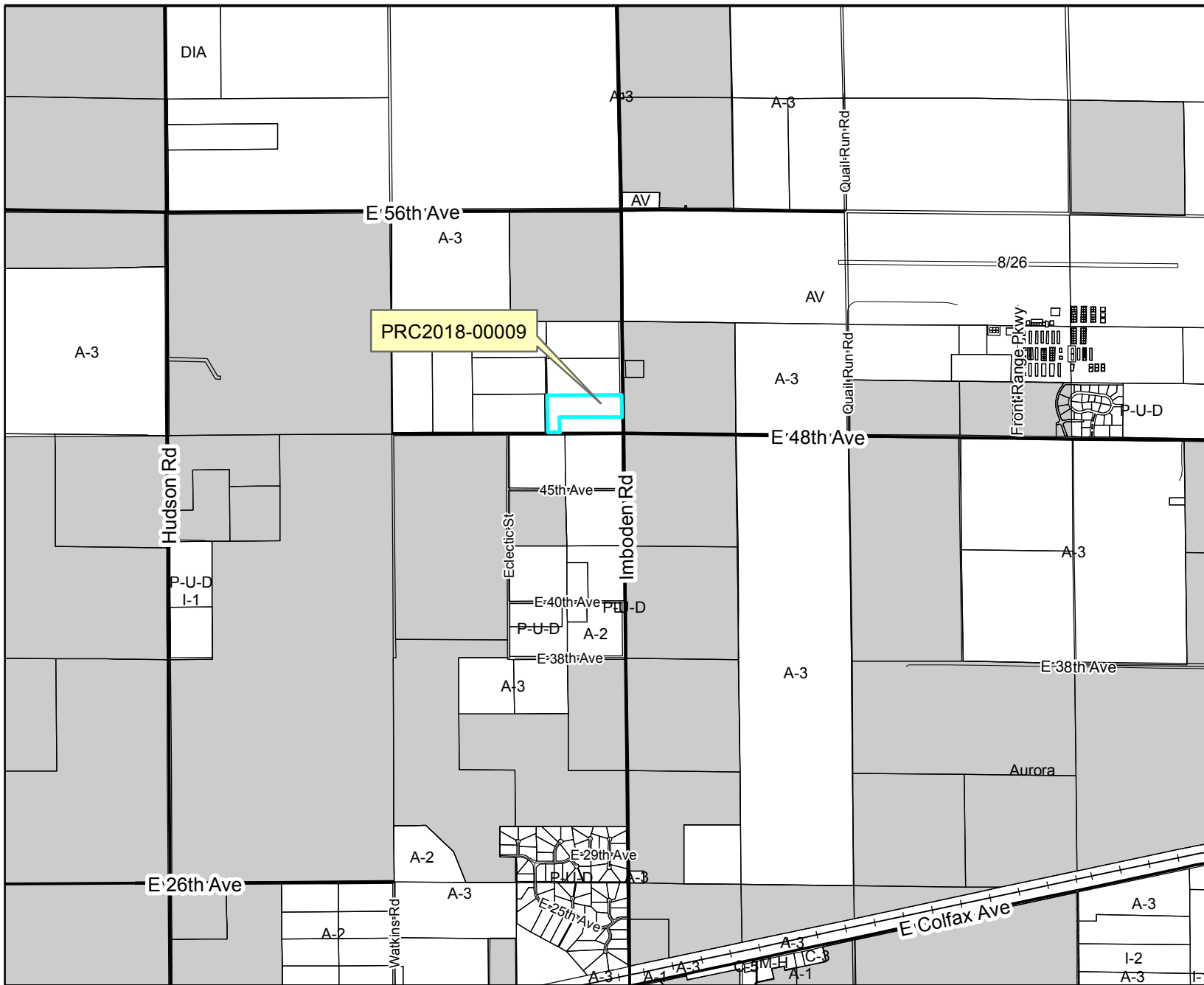
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **August 1, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [ECollins@adcogov.org](mailto:ECollins@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

*Emily Collins*

Emily Collins, AICP  
Case Manager



**Legend**

- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**PRC2018-00009**  
**Microgrid Energy**



For display purposes only.



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# Microgrid Energy

June 20, 2018

Adams County Community & Economic Development Department  
4430 S. Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, CO 80601-8204

RE: Request for Conditional Use Permit for Community Solar Garden (CO LI CSG 1 LLC)  
near 4900 Imboden Road.

## **Project Explanation:**

CO LI CSG 1 LLC, a wholly owned subsidiary of TCA Microgrid Energy LLC, hereby makes a request on behalf of the land owner (Kamerra LLC) for a Conditional Use Permit for the parcel of land currently known as Adams County parcel 0181-700-000-325 (aka Account: R0115201).

TCA Microgrid Energy was awarded several opportunities to build community solar gardens by Xcel Energy as part of a competitive procurement process used to meet the demands of the State of Colorado's Renewable Portfolio Standard. This project is one of several TCA Microgrid Energy is building across Colorado that will help to meet the needs of this growing segment of the industry.

Once completed, the 2 MW project would operate for at least 20 years. Approximately 6,200 solar panels would be supported by a single-axis tracking solar array very similar to the one currently operating immediately north of the subject property. The footprint required for this project would be about 11.5 acres, and the project would be situated as far east on the parcel as possible, taking into account existing easements and encumbrances along the parcel boundary. Applicant is requesting the Conditional Use Permit for 22 years, which would allow for final design, equipment procurement, and installation required prior to operation, as well as decommissioning and removal of the project after operations are complete. The project itself will operate for 20 years from the day the system achieves commercial operation.



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The following information outlines key points of our application:

1. The project is concurrently being considered for rezoning and subdivision to correct an illegal subdivision that occurred in the late 1990s. If approved, the new parcel would be zoned A-2. Per Adams County Development Standards and Regulations 3-09-04-05, a Major Energy Facility is a permitted Conditional Industrial Use within this zone district. The site is not in a floodplain, and there are no site restrictions for this type of development. The location is fit for this type of development due to minimal slopes, favorable soil conditions, and proximity to other, similar developments. The land is nearly vacant at this time.
2. Applicant will design and construct the project in accordance with applicable zoning regulations and building codes, and in compliance with the requirements and conditions of the CUP issued by Adams County.
3. Any applicable performance standards associated with the CUP will be followed by the applicant.
4. The solar garden will operate for 20 years as part of Xcel Energy's Solar\*Rewards Community program. All equipment used on the project will be industry standard bearing all applicable certifications required by the National Electric Code (NEC). All components will be designed to meet or exceed the anticipated lifespan of the facility. The polysilicone solar modules will be supported by single-axis tracking racks, which "follow" the path of the sun through the sky each day. The technology is clean, quiet, and doesn't generate any dust during operation.

If approved, applicant will begin construction as soon as possible in hopes of completing construction before the end of 2018. Construction will take approximately 12 weeks, and when complete will maximize the available area within the subject parcel. The maximum height of the equipment is not expected to exceed 8' above grade. In addition to the solar panels and racks, there will be electric inverters, disconnecting boxes and switches, weather monitoring components, energy meters, and a transformer.

To access the site, applicant plans to take access off of Imboden Road in a fashion similar to what is used immediately north of the subject parcel. Applicant will request an Access Permit from Adams County. Xcel Energy will bring their electrical lines into the site via this same general pathway.



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The project area is currently vacant and consists of open prairie lands. There is an existing cedar fence along the Imboden Road frontage which the applicant proposes to remain in place for the purpose of visual screening. No screening vegetation is planned due to the existing character of the site and lack of water necessary to keep vegetation alive.

The long-term operation and maintenance of the site is limited. Typically, 4 – 8 annual visits are needed to ensure the equipment is working properly, and to keep the on-site vegetation trimmed and clean. Because of the limited site visits, the overall impact to traffic in the area will be negligible. Because the racking will be driven directly into the ground and because the access road will be gravel, there is very little increase in the imperviousness of the site. The project does not require on-site personnel after construction, so there is no need for water, sewer, septic services, or storm water drainage on site.

Following the conclusion of the project, all equipment will be removed from the project site by applicant, and any impacts to the site will be remediated with the goal of returning the site as closely as possible to the condition it was in before the project began. Most of the project components will be recycled, including the steel, aluminum, and copper that make up much of the materials.

Due to the harmonious existence of other similar projects in the immediate area, this solar array is not anticipated to cause any impact to the operations of Denver International Airport to the northwest, or Front Range Airport to the northeast. At the time of this application, Applicant is currently awaiting a determination from the FAA on the project.

Applicant has reached out to the Bennett Fire and Protection District to discuss the project, and will integrate BFPD's requirements into the final design of the solar array.

5. Applicant does not anticipate any significant off-site impacts resulting from the project, with no pollution, noise, increased traffic, or other impacts expected during normal operations. Construction impacts will be limited to the construction window discussed above. During this window, there will be increased traffic during the



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- morning and afternoon as workers and materials arrive and depart from the site. Space for parking and equipment lay down within the site is sufficient, and applicant has designed the project with setbacks in mind.
6. The project site is a great fit for the solar array considering the nearby uses. To the north and northeast, existing solar arrays and utility infrastructure currently operate. To the south, west, and southeast, land is dryland farmed. When the project is decommissioned, the land will again be available for development and consideration of uses suited to the area at that time. There are no environmental concerns or constraints on the parcel at this time.
  7. The location of the project on the parcel is the most convenient and functional use of the parcel because it maximizes the solar array on the lot without wasting any space or taking away from other potential uses.
  8. As mentioned above, the proposed project does not require sewer, water, or septic systems, and because of the negligible increase in impervious area storm water drainage is not anticipated to be a concern. The road designed and outlined by Enertia Consulting Group is adequate to provide emergency access for emergency services, and the road will function to serve the needs of the conditional use as designed and proposed.

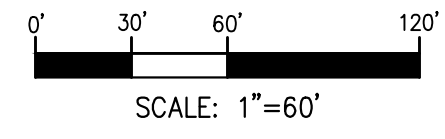
There is currently an oil and gas lease in place on the subject parcel, but the lease is a “non-surface occupancy” lease, meaning the mineral estate owner negotiated to protect 100% of the surface from oil and gas development. Therefore, there is no need for a surface use agreement for this project. The mineral estate owner and the mineral lessee have both received notice per the provisions of C.R.S. 24-65.5-103.

Please do not hesitate to contact me with additional questions regarding the project.

Sincerely,  
Jon Fitzpatrick  
Director of Project Development  
TCA Microgrid Energy  
1536 Wynkoop St, #400  
Denver, CO 80202

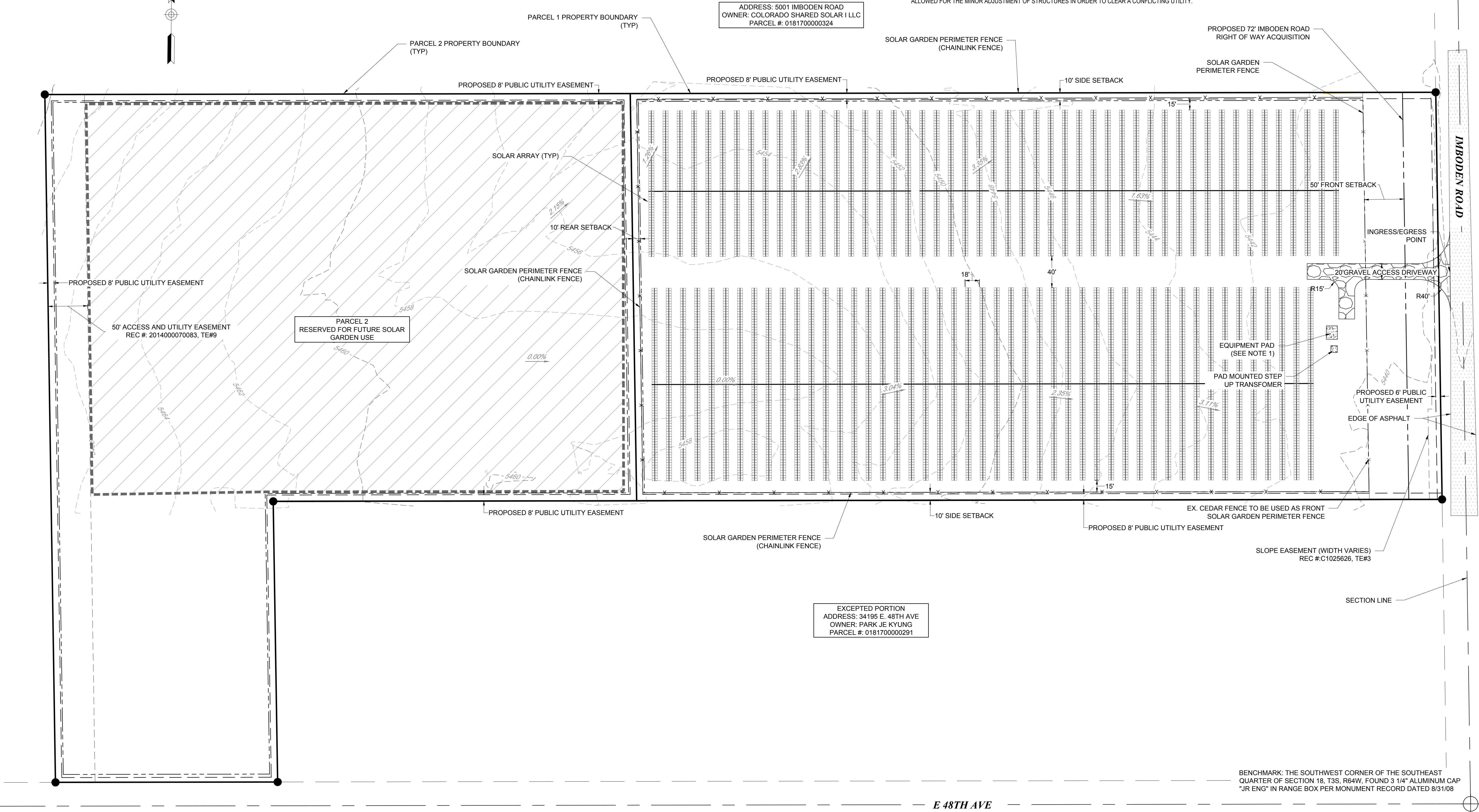
**LEGEND**

- PROPERTY BOUNDARY
  - - - - - LEASE AREA BOUNDARY
  - SETBACK
  - EXISTING EASEMENT
  - EDGE OF PAVEMENT (EOP)
  - x - x - SOLAR GARDEN PERIMETER FENCE (CHAINLINK)
  - x - x - EX FENCE (CEDAR)
  - SECTION LINE
- SOLAR PANELS
  - PROPOSED 20' GRAVEL ACCESS DRIVEWAY
  - PROPOSED CONCRETE
  - FUTURE SOLAR GARDEN
  - BENCHMARK



**NOTES**

- EQUIPMENT PAD TYPICALLY INCLUDES AC COMBINER PANEL, AC SWITCHGER, LOW VOLTAGE PANEL, ZIG ZAG TRANSFORMER, PRODUCTION METER, AC DISCONNECT, LOCKING BILLING METER, DAS, POCC.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.
- PROVIDING NOTIFICATION AND RECEIVING MARKINGS OF UNDERGROUND MEMBER UTILITIES IN NO WAY CONSTITUTES PERMISSION TO PERFORM CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND TO REPAIR OR REPLACE ANY STRUCTURES AND UTILITIES THAT MIGHT BE DAMAGED.
- LOCATIONS OF UTILITIES REPRESENT THE BEST KNOWN LOCATIONS AT THE TIME OF PREPARATION OF DRAWINGS. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES IN ADVANCE OF EXCAVATION. RELOCATION OF UTILITIES IS NOT ANTICIPATED FOR THIS PROJECT. IF REQUIRED, THE CONTRACTOR SHALL COOPERATE WITH COMPANIES TRYING TO COORDINATE THE RELOCATION EFFORT. LINES NOT RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THE MINOR ADJUSTMENT OF STRUCTURES IN ORDER TO CLEAR A CONFLICTING UTILITY.
- THERE ARE NO PROPOSED GRADING ACTIVITIES WITH KAMERRA SOLAR GARDEN PROJECT. IT IS ANTICIPATED THAT THE PV ARRAYS CAN BE SITED AT EXISTING GRADE.
- TREES AND SHRUBS ARE NOT OBSERVED WITHIN THE PV ARRAY AREAS. TREES AND SHRUBS ARE TO BE REMOVED AS NECESSARY TO ALLOW FOR THE INSTALLATION OF THE ARRAYS AND TO ELIMINATE SHADING.
- THIS PROJECT IS LOCATED WITHIN THE GATEWAY REGIONAL METRO DISTRICT. THIS DISTRICT MAY INCLUDE, BUT IS NOT LIMITED TO, STREETSCAPE AMENITIES SUCH AS TREES, TREE GATES, IRRIGATION, PEDESTRIAN LIGHTS, ELECTRIC POWER SUPPLY, SIDEWALK, PAVERS, PLANTERS, WALLS, BENCHES AND TRASH RECEPTACLES. ANY DAMAGE TO THE STREETSCAPE AMENITIES OF THIS DISTRICT, INCLUDING UTILITIES, AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT HIS COST.
- DISTRICT UTILITIES MAY EXIST IN THIS PROPERTY'S STREET FRONTAGE. THE UTILITY NOTIFICATION CENTER OF COLORADO OR PRIVATE UTILITY LOCATE COMPANIES MAY BE UNABLE TO IDENTIFY OR LOCATE DISTRICT UTILITIES. THESE UTILITIES ARE TYPICALLY IRRIGATION OR ELECTRIC LINES.



**NOT FOR CONSTRUCTION**

NO.	DATE	REVISION	BY
		CHK	
		DR	
		APVD	

PREPARED BY:  
  
 1529 MARKET STREET, SUITE 200  
 DENVER, COLORADO 80202

PREPARED FOR:  
  
 1536 WYNKOOP ST, SUITE 400  
 DENVER, COLORADO 80202

**KAMERRA SOLAR GARDEN**  
**CONDITIONAL USE PERMIT**  
 ADAMS COUNTY, COLORADO

**SITE PLAN**

DATE	06/18/2018
FILE	
DWG	
SHEET	4 OF 6

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ENERTIA CONSULTING GROUP AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENERTIA CONSULTING GROUP.

BENCHMARK: THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, T3S, R64W, FOUND 3 1/4" ALUMINUM CAP "JR ENG" IN RANGE BOX PER MONUMENT RECORD DATED 8/31/08

E 48TH AVE