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File 1982-0055
Date 7/22/02

Project Name: Transmission Line – 25 & f.5 Rd.-Special Use Permit

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p>
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P r e s e n t	S c a n n e d	<p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
		Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
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		*Mailing list to adjacent property owners
		Public notice cards
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		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Resolution OF Decision on Application of Public Service o for a Conditional Use -5/2/78
X	X	Review Sheet Summary	X		Photos
X		Review Sheets	X		Diagram of Right of Way Requirements
X		Development Application – 8/2/82	X	X	Plan, Location and Vicinity Map
X	X	Memo from Planning – Staff Review – 8/19/82			
X	X	Letter from R. Christensen, Mt. Bell to Planning re: review agency-concerns-9/23/82			
X		Newspaper Article from the Palisade Tribune-“PSCo to Ask New Line Route”-12/2/82			
X		Newspaper Article from the Daily Sentinel – “ 25 Road Residents charge up to fight PSC’s power line-10/7/82			
X	X	Letter from Dave Howard, Public Service Co. to Karl Metzner re: response to concerns expressed by the City and County Planning-8/18/82			
X	X	Impact Statement			
X		Criteria Sheet			
X		Evidence of Title			

IMPACT STATEMENT
INCLUDING DEVELOPMENT SCHEDULE
and RESPONSE TO CRITERIA SHEET

PROPOSED PROJECT

Public Service Company of Colorado must expand the electrical facilities in the City of Grand Junction and Mesa County to meet the increasing demands resulting from residential, commercial, and industrial developments. The expansion will include a 230,000 volt transmission line and the construction of Horizon Substation. (Refer to Plan, Location and Vicinity Map, sheet 1 of 2). The construction of the 230,000 volt transmission line requires a Special Use Permit in the City of Grand Junction (herein applied for), a Conditional Use Permit in Mesa County (separately applied for), and a Flood Plain Development Permit in Mesa County (separately applied for). A resolution approving a Conditional Use Permit for the construction of Horizon Substation was passed by the Mesa County Board of County Commissioners on May 2, 1978, (refer to C-3-78 and Exhibit A).

DESIGN AND DEVELOPMENT SCHEDULE

The proposed transmission line has been designed and will be constructed to transmit 230,000 volts; however, initial operation will be at 69,000 volts. This allows for economic conversion of the existing 69,000 volt electric system, mutual benefits with the Colorado Ute Electric Association's system and plans, and incorporation into the future Grand Junction/Mesa County electric system.

The proposed transmission line will be constructed on single pole wood structures along 25 Road, and on single pole steel structures on F $\frac{1}{2}$ Road. (Refer to Plan, Location and Vicinity Map, sheet 2 of 2). The selected alignment is along existing roads as required in the Conditional Use Permit for Horizon Substation. The proposed transmission line and substation facilities are needed in the immediate future to meet the electric consumer demands in the northern and western portions of the City of Grand Junction which includes the municipal airport. The development schedule for these facilities includes the following activities:

Survey specific alignment	July 15, 1982 - August 15, 1982
Complete engineering	August 1, 1982 - October 31, 1982
Land negotiations and acquisition	Sept. 1, 1982 - January 31, 1983
Construction	February 1, 1982 - May 31, 1983

LEGAL DESCRIPTION

The proposed 230,000 volt transmission line will tap the existing Cameo to Fruita Substation transmission line at a point on the North side of I Road near the Northwest section corner of Section 27, Township 1 North, Range 1 West of the Ute Meridian; thence South along the East side of 25 Road approximately 2 $\frac{1}{2}$ miles to a point on the South side of F $\frac{1}{2}$ Road near the East-West centerline of Section 3, Township 1 South, Range 1 West of the Ute Meridian; thence East approximately $\frac{1}{2}$ mile along the South side of F $\frac{1}{2}$ Road to the proposed

RESPONSE TO SPECIAL USE CRITERIA SHEET

1. Does the location of the use benefit existing facilities?

The proposed facilities have been located to meet the increasing electrical demands created by new developments in the northern and western portions of Grand Junction and unincorporated areas of Mesa County. The existing transmission and substation facilities are inadequate to meet the electric needs and demands of the community particularly when portions of the system are out of service due to scheduled maintenance or unscheduled repairs. The proposed facilities will provide increased capacity and reliability to meet the peak electric demands of our customers on an uninterrupted basis.

2. Are appropriate security measures proposed?

All Public Service Company facilities are designed, constructed, operated, and maintained to meet or exceed all applicable standards of design and performance set forth in the National Electric Safety Code. The right-of-way requirements are designed to provide sufficient distances to separate the proposed transmission line from abutting properties. Vertical clearances, established by the National Electric Safety Code, are maintained at all crossings of transportation facilities; i.e. railroads, interstate highways, state highways, county roads, city streets, and any other area where vehicular use may occur.

The substation sites are secured by an eight foot high chain link fence and three-strand barbed wire outrigger. The fences and equipment are grounded to a buried metal grid system which protects the entire fenced area from the effects of lightning and induced voltage. Public Service Company installs automatic and instantaneous breaker devices on both transmission lines and distribution feeders.

All Public Service Company facilities are patrolled periodically to detect wear or any damaged equipment. All company employees receive safety training for emergency situations.

3. Is the location of the use appropriate to the classification of the street or road on which it is located?

The selected alignment for the proposed transmission line is along existing roads as required in the Conditional Use Permit for Horizon Substation. The location is appropriate to the classification of the streets and roads as provided for in Article II, Section 1 of Ordinance No. 32 which grants a franchise to Public Service Company of Colorado to operate within the City of Grand Junction.

4. Does the proposed use make provision for regular periodic peak usages?

The proposed facilities have been designed to provide electric service to meet the peak demands as determined by 20 year forecasts.

5. Could there be adverse impacts on natural resource and wildlife habitat areas and can these impacts be mitigated?

There are no known natural resource or designated wildlife habitat areas along the proposed alignment.

6. Do safety considerations require special fencing and signage?

Refer to response to #2 above. In addition, "DANGER HIGH VOLTAGE" signs are placed on substation fences.

7. Is there a multiple use capacity and how might it be utilized?

Multiple use capacity of the proposed transmission line could possibly include use by the City of Grand Junction "...for the purpose of hanging traffic signals or signs, or installing wires or for any other reasonable City use..." as provided for in Article II, Section 5 of Ordinance No. 32 referenced above.

8. Will the proposed use cause unusual damage or congestion on streets and roads and how may this be mitigated?

The proposed facilities will not cause any damage to streets or roads. Congestion on streets and roads will be minimal during construction and infrequent during any future outages or maintenance operations.

9. Are prevailing wind factors such as to cause adverse impacts from the proposed location of the use.

All transmission structures are designed to meet or exceed the "Heavy Loading Conditions" of the National Electric Safety Code ($\frac{1}{2}$ " ice, 4 pounds wind, 0° Fahrenheit).

10. Are soil and geologic suitability adequate?

Soil and geologic conditions are investigated at structure locations so that the "Heavy Loading Conditions" of the National Electric Safety Code are met.

11. Is there a feasibility of recycling waste products?

Waste products will not be such that recycling is feasible.

12. Is proposed reclamation of the location and effects of the use adequate and what are the limitations of future uses on the reclaimed land?

The proposed transmission line will not involve the construction or upgrading of any road or road system. Disturbances will be limited to the actual structure locations and will be revegetated when construction is complete. Future use of the land included within the transmission right-of-way will be limited to those activities which do not pose safety problems in operating the line under the requirements of the National Electric Safety Code.

The following specifications will be implemented to reclaim all disturbed areas:

- A. Lightly scarify the disturbed area with a rake or a disc set straight, depending on the size of the disturbance, topography and access.

- B. Fertilizer shall be surface applied evenly at the rate of 100 pounds (bulk)/acre (33-0-0) and 100 pounds (bulk)/acre (18-46-0).
- C. The following seed mix shall be broadcast uniformly at the rate of 20 pounds pure live seed/acre and lightly raked into the soil.

Creasted Wheatgrass	20% proportion by weight
Intermediate Wheatgrass	35% proportion by weight
Russian Wild Rye	10% proportion by weight
Manchar Smooth Brome	35% proportion by weight

- D. Native hay mulch shall be evenly applied by a straw blower at the rate of 1000 pounds/acre and crimped into the soil with a shovel or by lightly discing with the disc set straight.
13. Are accumulations of unusable unrecyclable materials properly disposed of?

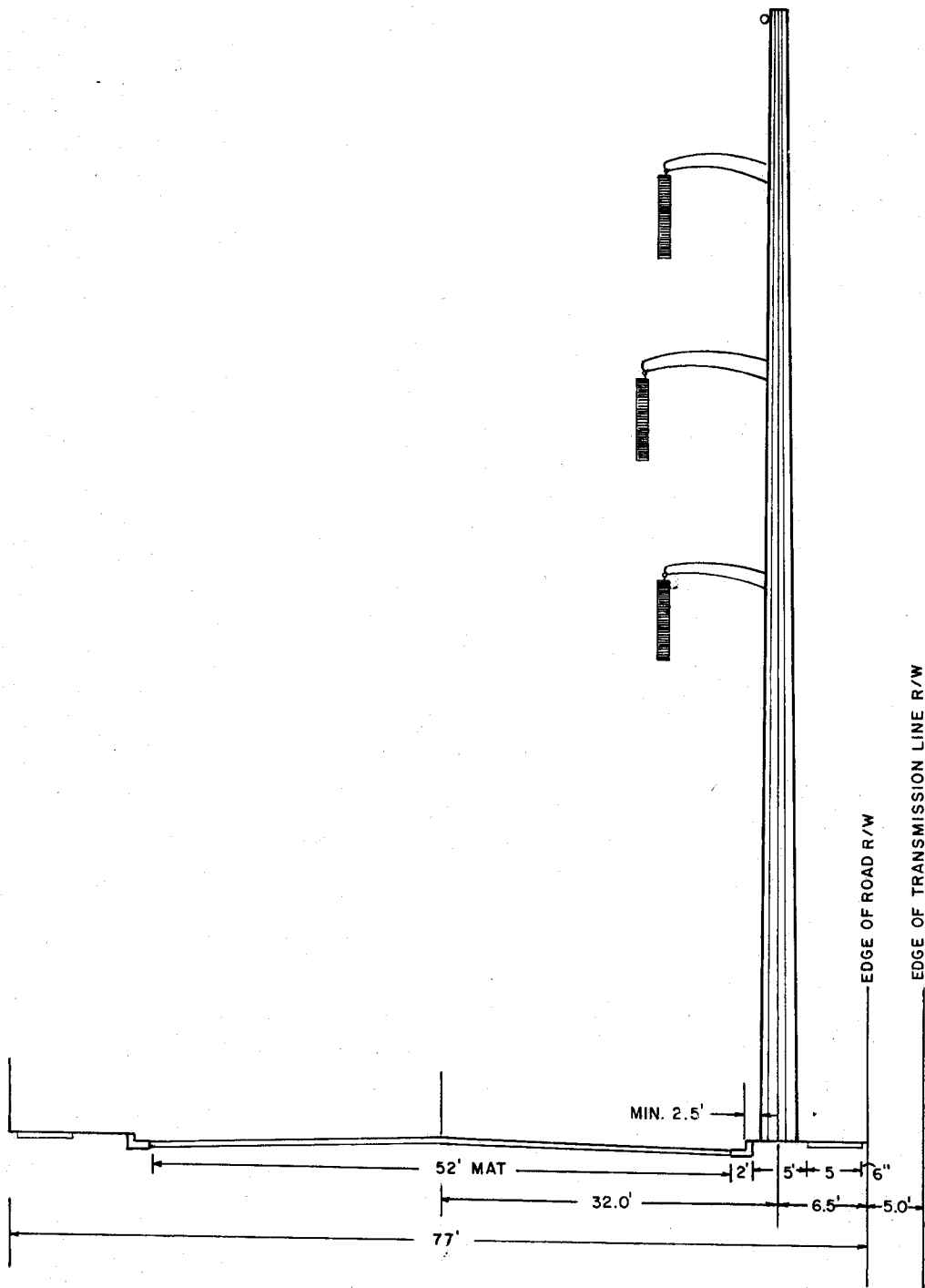
All crates, boxes, bands, reels, lagging, wrapping, wire pieces, and other material or equipment waste of every kind will be cleaned up and properly disposed of when the construction activities are complete. All light material which might be spread by the wind will be cleaned up and disposed of on a daily basis.

14. Is there a need for the facility on a community wide basis?

The existing electric system in the Grand Junction metropolitan area will not be able to meet the projected electric consumer demands due to increasing residential, commercial, and industrial developments. The proposed facilities will provide increased capacity and reliability to the existing system and benefit the entire community.

15. Have water retention areas and mosquito/pest control been adequately addressed?

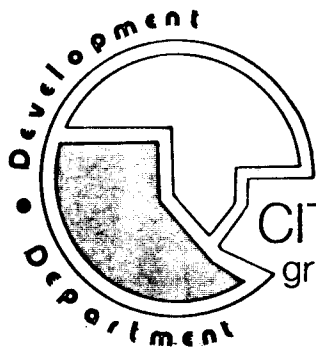
There are no water retention areas associated with this project.



ROAD 25

NOTE: INSTALL SIDEWALK ALONG
STRUCTURE EASEMENT
TO BE DEDICATED TO CITY.

HORIZON
NO SCALE
REV. 9-15-82



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

STAFF REVIEW

File No.: C99-82
Project: 230 KV Transmission Line
Activity: Conditional Use
MCPC Hearing Date: 8/19/82
MCC Hearing Date:

- a. Petitioner: Public Service Company
- b. Location: 25 Road & F 1/2 Road
- c. Surrounding Land Use: The northwest area is one of the faster growing industrial, commercial and high density residential areas in Mesa County. The proposed sub-station is in Foresight Park.
- d. Staff Comments: There is not sufficient data submitted for this proposal to adequately assess its needs, merits and/or disadvantages. The following information must be submitted before a proper assessment may be made.
 1. A power requirement and demand study. This study should cover the entire service area, but also give adequate data concerning the northern and western portions of Grand Junction and vicinity. Since application to the PUC will require documentation for the need of this line, the same consideration for review of need should be granted to Mesa County.
 2. A siting study and analysis, including alternative locations. Since this line will be crossing a projected growth area, Mesa County should be apprised of the alternatives that were considered and the rationale for the selection of this location.
 3. An estimate of the number, size and type of equipment that will be needed for the construction of this project. Many large and/or overweight vehicles could further impact an already deteriorating road surface.
 4. Long-term upgrading plans. Since this project appears to be only a portion of additional upgrading of transmission lines, Mesa County should be given the opportunity to see and understand how this project fits into overall upgrading (i.e. the Fruita - Cameo line).
- e. Staff Recommendation Summary: It is recommended that this proposal be delayed until a joint workshop be held with the Mesa County Planning Commission, staff, Public Service Company and Colorado-Ute Electric Association. Since Colorado-Ute intends to construct a 345 KV line in conjunction with their Southwest Plant which will cross the Grand Valley, this workshop could become a first step in coordination and planning to develop transmission corridors to consolidate rather than disperse various high power transmission lines.

REVIEW SHEET SUMMARY

FILE NO. 55-82 TITLE HEADING Special Use Permit Trans. Line DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____

PETITIONER ADDRESS _____

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/9/82	Comp. Planning	<p>Comprehensive Planning recommends denial of this Special Use Permit application on the basis of the criteria for evaluation in Sections 4-8-1 and 4-8-2 of the <u>Grand Junction Zoning and Development Code</u>.</p> <p>Section 4-8-1 G states that "The use shall conform to adopted plans, policies...". Section 3-3-2I (Goals Objectives and Policies) states "Encourage citizen participation in the planning process." Section 3-3-3B. says that "intergovernmental coordination and citizen participation will be encouraged..." Because of the nature and size of this transmission line and the visual impacts and possible hazards due to its proximity to high density residential development, local citizens should have a say in the decision-making process.</p> <p>Section 4-8-2 (Specific Criteria Matrix) questions if there is a need for the facility. The submittal material included in the application has not adequately addressed this question. To adequately assess the need for this transmission line, Public Service Company must submit a power requirement and demand study. This line capacity appears to be very large to service such a small area.</p> <p>In addition, a site survey and analysis should be submitted to adequately show why this particular location for the line has been selected.</p>
8/13/82	Transportation & Ralph Sterry Util. Supervisor	<p>F 1/2 Road is "classified" as collector (66' ROW). There appears to be no problem with the pole locations, however, 25 Road is classified as a minor arterial with 77' ROW, (up to I-70). With the standard cross-section, it appears that the poles will be located in the sidewalk. Thier locations should be changed.</p>
8/16/82	City Utilities	None
8/16/82	City Engineer	<p>Adopted city standards provide for 5 ft. space between curb and sidewalk and 6 inch space between sidewalk and right of way line. Because these proposed poles are so huge, I recommend they be located behind the proposed sidewalk, however insufficient space is available within the street right of way. Location of poles should fit the adopted street standards and it appears that more right of way (easement) may be advisable.</p>



Public Service Company ^{of} **Colorado**

P.O. BOX 840 · DENVER, COLORADO 80201

August 18, 1982

Karl Metzner, Acting Director
City and County Development Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Dear Mr. Metzner:

The following information is submitted in response to concerns expressed by the City and County Comprehensive Planning Department. We would like this information to be included as a supplement to our applications for a Special Use Permit from the City of Grand Junction, and a Conditional Use Permit from Mesa County for a 230,000 volt electric transmission line from the Company's Cameo-Fruita Transmission Line to Horizon Substation.

Comments regarding the Special Use Permit cite Sections 4-8-1 G, 4-8-2, 3-3-21, and 3-3-3B of the Grand Junction Zoning and Development Code as reasons for recommending denial. These sections discuss conformance to adopted plans and policies, intergovernmental coordination, and citizen participation. Public Service Company appeared before the Mesa County Planning Commission and the Mesa County Board of County Commissioners and received a Conditional Use Permit for Horizon Neighborhood Electric Substation on May 2, 1978. One of the provisions of this Conditional Use Permit is that "...transmission lines leading to the substation be within county road rights of way...". Based on the County Commissioners' Resolution, and the City of Grand Junction's subsequent annexation of property and approval of land uses, we can only surmise that the transmission line does conform to adopted plans and policies and that land uses approved in the area since 1978 are compatible. Alternate routes have not been considered.

In addition, section 5-3-1A of the Grand Junction Zoning and Development Code lists "...utility poles and lines..." as uses allowed in public rights of way. Also, Article II, Section 1 of City Ordinance No. 32, which grants a franchise to Public Service Company of Colorado to operate within the city of Grand Junction states, "The City does hereby grant to the Company the franchise right,

privilege, and authority to construct, purchase, service, locate, maintain, operate, and extend into, within and through said city, plants, works, systems, and facilities for the generation, production, manufacture, storage, purchase, exchange transmission and distribution of electrical energy....by means of pipes, mains, conduits, and across all streets and public ways in the city."

It is therefore the opinion of our legal counsel that the proposed transmission line conforms to adopted plans and policies, and that the public has participated in public hearings for the Conditional Use Permit and the franchise election.

Public Service Company has coordinated planning reports with the Colorado Ute Electric Association and the Western Area Power Administration to develop plans for the required transmission systems to serve Grand Junction and Mesa County. A document titled "Western Region, Grand Junction - Oil Shale Load Resource and Financial Analyses Report" addresses the power requirements in this area. We have extracted the load resource information pertaining to the City of Grand Junction and Mesa County and enclosed a copy for your review. The electric demands on the Grand Junction system have been growing at 9-10% per year and are projected to continue to grow at 6% per year. Presently, the capacity of the existing 69,000 volt line is 64 megawatts on any one segment. The actual load on this line has exceeded this capacity and service has been maintained only by distributing the load around the loop which presently serves the area. The growth in the north and northwestern part of the city is further burdening our distribution system and contributing to the voltage regulation problems which have been experienced for the past two years. Although these problems won't be completely solved until additional capacity is brought into this area and the total system is upgraded, Horizon Substation and the Horizon Tap Transmission Line must be in-service by the Spring of 1983. This is an emergency situation necessary in order to provide service to the recently annexed and proposed developments.

The 230,000 volt system has been selected as a result of the coordinated planning efforts with the other utilities, load flow studies, load forecasts based on historic and recent growth, and economic analyses. Transmission systems are designed to provide reliable electric service to large geographic areas, and smaller areas of large or

critical loads, when outages occur due to weather, accidents, or routine maintenance. In fact, transfers of power can occur throughout the State due to interconnections among the various utility companies. Presently, both the amount of electricity generated in the Grand Junction area and the capacity of the existing 69,000 volt electric transmission lines are inadequate. Joint projects with Colorado Ute, Western, and Public Service Company will provide for the transmission of bulk power into this area to serve the growing demands. The 230,000 volt electric transmission system proposed by Public Service Company will then provide the required transmission capacity, uninterrupted reliable service, and access for the required distribution system extensions through the year 2000. This system is the most cost effective solution to serve the growing electrical demands in Grand Junction and Mesa County. A master plan for the upgrading of the Western Division Transmission System was recently completed and a copy is enclosed for your review.

Typical line construction equipment will be utilized for the construction of this line. This will include approximately the following equipment:

- 6 pick-up trucks
- 1 hole digger mounted on a 6 x 6 truck
- 3 or 4 flatbed trucks
- 1 grove-type crane for setting poles
- 4 diesel-tractor-trailers for conductor stringing

This equipment will not impact the existing road system anymore than the vehicles presently utilizing the roads or the vehicles which will make deliveries and be used for the construction of the planned developments in this area. Contractors utilized by Public Service Company are required to obtain any special permits or pay any fees which are normally assessed if any vehicle does not meet local standards and limits.

I hope this information addresses the concerns of the City and County Comprehensive Planning, and others who are

interested in your local electrical demands. If you have further questions once you have reviewed the enclosed report don't hesitate to contact me.

Sincerely,



David K. Howard
Supervisor Land Use
Electric Engineering Land Department

DKH/ph

Enclosures

Copies to: Grand Junction Planning Commission
Grand Junction City Council
Mesa County Planning Commission
Mesa County Board of County Commissioners



Mountain Bell

Grand Junction, Colorado
September 23, 1982

Mesa County Planning Department
559 White Ave.
Room 60
Grand Junction, Colorado 81501

RE: File #C-99-82

Activity: 230KV Transmission Line

Location: 25 Rd. and F $\frac{1}{2}$ Rd.

Petitioner: Public Service Company of Colorado

RE: To review agency

Mountain Bell is an adjacent property owner to the proposed Public Service Operation Center and Substation. As such we would like to express our concerns over the application for a Conditional Use Permit from Mesa County for a transmission line on F $\frac{1}{2}$ Road.

We have plans to utilize our seven (7) acreage site to consolidate several functions. There will be an office with warehousing and employee parking on the Foresight Ave side of our acreage and a storage yard, vehicle maintenance garage, carports, truck ports, and pole storage on the F $\frac{1}{2}$ Road side.

Of major concern is the safety of our employees who work in this facility. Public Service has informed us that the average lowest point of the power line is 35 feet from the ground. Since we plan to service our trucks at this facility, we would have cherry pickers on site. In checking the hydraulic system on the bucket, it is conceivable that the bucket would be expended to its full capacity of 40' into the air. We also have a light pole in the center of our frontage on F $\frac{1}{2}$ Road which is 30' in height. Access for our trucks is through two (2) gates off of F $\frac{1}{2}$ Road which means that nearly all of our trucks will pass under the transmission lines. An adequate clearance in our estimation is a minimum of 45 feet at the lowest point from the ground.

September 23, 1982
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In addition, the original Resolution was approved with a proviso that the transmission line leading to the sub-station would be within County Road Right of Way. Public Service is proposing to locate their tower between curb and sidewalk within the County Road Right of Way. This location will take the wires further away from any potential danger of contact with our cherry pickers in addition to following the original Resolution.

Your consideration of our needs will be greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. H. Christensen". The signature is written in dark ink and is positioned above the typed name.

District Manager-Distribution Services CE

