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September 7, 2021

Nancy Floyd  
Crestone Peak Resources Midstream  
34501 E Quincy Ave, Bldg #1  
Watkins, CO 80137

**Re: Initial Submission Review**– Mustang Booster Station Site Plan Amendment – Site Plan Amendment  
Application Number: **DA-2161-01**  
Case Numbers: **2018-6058-01**

Dear Ms. Floyd:

Thank you for your initial submission, which we started to process on Thursday, August 19, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, September 21, 2021. Your administrative decision date is tentatively set for Wednesday, October 6, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please contact me. I can be reached at [cmbrown@auroragov.org](mailto:cmbrown@auroragov.org) or 303-739-6824.

Sincerely,

Colin Brown, Senior Planner  
Oil and Gas Division - City of Aurora

cc: Laura Root, Samuel Engineering, 8450 E Crescent Pkwy Ste 200 Greenwood Village CO 80111  
Scott Campbell, Neighborhood Liaison  
Laura Rickhoff, ODA  
Filed: K:\SDA\2161-01rev1.rtf



# **CPRM MUSTANG BOOSTER STATION SITE PLAN** **AMENDMENT OIL AND GAS PERMIT REVIEW**

## *Initial Submittal Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- See comment redlines on the Plan Set (See Item 1).
- As a reminder, the City has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>. Email your Case Manager the appropriate Site Plan *and Pipeline Easement* file before submitting your final Site Plan mylars. Once received, the City's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the file meets or does not meet the City's CAD Data Submittal Standards. Please email [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org) for questions or more detailed instructions.
- Respond to additional redline comments

### **REVIEWERS**

- Planning – Colin Brown / 303-739-6824 / [cmbrown@auroragov.org](mailto:cmbrown@auroragov.org) / Comments in dark teal
- Planning/Landscape – Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal
- Public Works – Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green
- Building/Life Safety – Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue
- Traffic – Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange
- Real Property – Maurice Brooks / 303 739-7294 / [MBROOKS@auroragov.org](mailto:MBROOKS@auroragov.org) / Comments in magenta
- Water – Steve Dekoskie and Joshua Godwin / 303-739-7490 and 720-859-4307 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) and [jgodwin@auroragov.org](mailto:jgodwin@auroragov.org) / Comments in red
- Parks, Recreation, and Open Space (PROS) – Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple

### **PLAN SET COMMENTS**

#### **1. Plan Set**

- 1A. Remove the AutoCAD SHX comments and flatten the PDF for the second submission.
- 1B. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 1C. Communication towers typically require the following: Structural and electrical drawings to be submitted and reviewed, which would require a building division permit. The submitted plans would include details such as fastening, wind loads, etc. Please contact a Permit Technician for questions on the online submittal process for a new permit at 303.739.7420. (Life Safety)
- 1D. Sheet 2
- See comments and redlines from Real Property
- 1E. Sheet 3
- Include a grading plan showing the changes (Public Works)
  - Shrink the clouded outline to only be around the proposed additions. Currently, it appears as though everything within the outline is being proposed with the second amendment. (Planning)

#### **2. Vicinity / Context Map (Planning)**

- 2A. Continue to incorporate into the overall plan set.



**3. Interim Reclamation Plan (Planning)**

3A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**4. Visual Mitigation Plan (Planning)**

4A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**5. Landscape Plan (Planning/Landscape)**

5A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**6. Lighting Plan (Planning)**

6A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**7. Building and Structure Elevations (Planning)**

7A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**LETTER OF INTRODUCTION COMMENTS**

**8. Project Summary (Planning)**

8A. This requirement is acceptable as submitted.

**9. Applicable BMPs Addressed (Narrative List) (Planning)**

9A. This requirement is acceptable as submitted.

**10. Neighborhood Meeting Schedule & Results / Response to Public Comments (Planning)**

10A. The Neighborhood Meeting requirement was waived during the Pre-Application meeting on 7/14/2021.

10B. Additional Electronic Comments received by the City:

- Name: Annemarie Heinrich Fortune  
Organization: Tri-County Health Department, 6162 S. Willow Drive, Suite 100, Greenwood Village CO 80111  
([aheinrich@tchd.org](mailto:aheinrich@tchd.org))  
Comment: Please see the attached letter.
- Name: Charlie Pajares, P.E., CFM  
Organization: Mile High Flood District, 2480 W. 26<sup>th</sup> Avenue Suite 156-B, Denver, CO 80211  
([cpajares@mhfd.org](mailto:cpajares@mhfd.org))  
Comment: Please see the attached letter.
- Name: Donna George  
Organization: Public Service Company of Colorado, 1123 W. 3<sup>rd</sup> Ave, Denver CO 80223  
([donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))  
Comment: Please see the attached letter.

**11. Response to Pre-Application Comments (Planning)**

11A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**OPERATIONS PLAN COMMENTS**

**12. Operations Plan (Planning)**

**Integrity Management Plan**

12A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**Operations Plan**

12B. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**13. Project Development Schedule (Planning)**

13A. This requirement was waived during the Pre-Application meeting on 7/14/2021.



**14. Security Plan (Planning)**

14A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**15. Decommissioning / Final Reclamation Plan (Planning)**

15A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**EMERGENCY RESPONSE PLAN COMMENTS**

**16. Emergency Response Plan (Building/Life Safety)**

**Field-Wide Plan**

16A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**Site-Specific Plan**

16C. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**17. PHA-HAZOP Analysis (Building/Life Safety)**

**Field-Wide Plan**

17A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**Site-Specific Plan**

17B. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**COMMENTS ON OTHER REQUIRED ITEMS**

**18. Traffic Letter / Plan (Traffic)**

18A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**19. License Agreements (Real Property)**

19A. License Agreements will only be required when there are encroachments to future or existing City ROW's, easements or City owned property. Make sure all current and future road crossings are covered by a License Agreement. For clarification, easements will not be given by the City.

**20. Recorded Surface Use Agreement (Real Property)**

20A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**21. Property Owner Authorizations (Real Property)**

21A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**22. Water Delivery Method/Water Supply Plan (Water)**

**Water Delivery Agreement**

22A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**Water Supply Plan**

22B. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**23. Groundwater Quality Monitoring Plan (Water)**

23A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**24. Fugitive Dust Suppression Plan (Water)**

24A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**25. Fluid Disposal Plan (Water)**

25A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**26. Water Use Plan CDPHE Reg. 84**

26A. This requirement was waived during the Pre-Application meeting on 7/14/2021.



**27. Weed Control Plan (Water and PROS)**

27A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**28. Wildlife Impact Mitigation Plan (PROS)**

28A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**29. Stormwater Management Plan**

29A. These Civil documents will be reviewed and commented on by the standard SWMP Review team via upload through the separate Public Works portal; please contact Public Works at 303-739-7457 to set up a Pre-Submittal meeting.

29B. *FYI:* The City of Aurora Storm Drainage Design and Technical Criteria, and by reference the Mile High Flood District Urban Storm Drainage Criteria Manual, shall be used for designing required features of any extended detention basins including: trickle channel, forebay, micropool, maintenance access, pond volume, emergency overflow weir and outlet structure. It shall be noted that an approved Pond Certificate is required prior to returning Fiscal Security Deposit (as well as other conditions within the Stormwater Permit) and prior to commencement of business operations. (Public Works)

29C. *FYI:* Profiles for gathering lateral pipelines crossing any Aurora Water utilities, ROWs, and floodplains will be required as part of the SWMP plan. (Water)

29D. *FYI:* Outlet structures will be required on detention basins- detail required (Water)

29E. *FYI:* An I&M plan for maintenance of all sediment and detention basins, as well as all other private stormwater infrastructure, is required to be submitted with SWMP plans.

**30. Preliminary Drainage Report**

30A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

**31. Road Maintenance / Construction (Public Works)**

31A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**32. Air Quality Plan (Planning)**

32A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**33. Noise Management Plan (Planning)**

33A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**34. Application Form (Planning)**

**Checklist**

34A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**35. 350 Foot Radius Abutters List (Planning)**

35A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

**36. DOT/PHMSA Forms (Planning)**

36A. This requirement has been waived. There are no DOT/PHMSA required forms for this project.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

September 3, 2021

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Colin Brown

**Re: Mustang Booster Station Site Plan Amendment, Case # DA-2161-01**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the amended site plans for **Mustang Booster Station**. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Should the project require any new electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



August 26, 2021

Colin Brown  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Mustang Booster Station Site Plan Amendment, DA-2161-01  
TCHD Case No. 7189

Dear Mr. Brown,

Thank you for the opportunity to review and comment on Site Plan Amendment which entails three proposed portable toilets, two trailers, and a communications tower located on the unmanned Booster Station Pad located approximately a quarter mile southeast of the intersection of Monaghan Road and E 26<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**Sanitary and Solid Waste Disposal**

The application states that the site will be unmanned. TCHD assumes that the use of the three portable toilets is temporary for use during construction activities. TCHD has no objection to the use of portable toilets, provided they are properly maintained. Arrangements shall be made for the contractor to empty/replace these regularly. Hand washing units should be provided at each bank of portable toilets.

**Fugitive Dust – Recommendations for temporary uses**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Construction activities may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "AHF".

Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107737
Submittal ID:	10007020
MEP Phase:	Referral

**Date:** September 01, 2021  
**To:** Richard Horstmann, City of Aurora  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Mustang Booster Station FLG #01 (1566818)
<b>Location:</b>	South of Monaghan Road and East 26 <sup>th</sup> Avenue
<b>Drainageway:</b>	MHFD Code 1.8100.56.80.40.60 & MHFD Code 1.8100.56.80.40.30 Tributaries to Prairie Dog Draw

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Culvert inlet and outlet treatment at MHFD Code 1.8100.56.80.40.60 stream
- Culvert inlet and outlet treatment at MHFD Code 1.8100.56.80.40.30 stream

We have the following comments to offer:

- 1) We have no objections regarding the proposed additions to the site plan.
- 2) As noted with previous review comments, we're interested in reviewing the proposed drainage approach for the unnamed tributaries to Prairie Dog Draw referenced above. We would like to better understand the proposed access road culverts at design points 3, 4 and 5. It seems like intercepting surface flows reaching design points 3, 4 and 5 along the west side of the road using a drainage ditch and then routing runoff under the proposed access road through a single culvert discharging east to tributary 1.8100.56.80.40.30 could provide a more permanent solution for the site drainage, reduce maintenance needs and potential instability downstream. Has this approach been considered?
- 3) We'll continue to review the drainage improvements as the design progresses for the end treatments of the proposed culverts at design points 1-5. Please refer to our MEP guidelines (<https://mhfd.org/services/development-referrals/>) for additional submittal requirements.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Charlie A. Pajares, P.E., CFM  
Project Engineer  
Mile High Flood District

