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Mr. Colin Brown
Senior Planner – Oil & Gas Division, City of Aurora
15151 East Alameda Parkway, Suite 5200
Aurora, Colorado 80012

RE: MUSTANG BOOSTER STATION – MINOR SITE PLAN AMENDMENT

Dear Mr. Brown,

Enclosed is the Minor Site Plan Amendment to the previously approved Site Plan (SP) submittal for the Mustang Booster Station within the Northeast Plans, I-70 Corridor. The proposed site is located approximately a quarter mile southeast of the intersection of Monaghan Road and East 26th Avenue, located in part of Section 34, Township 3 South, Range 65 West of the 6th Principal Meridian, City of Aurora, Adams County, Colorado.

This submittal is an amended SP set for a Minor Site Plan Amendment and this letter has been updated from the previous. After the original Mylar set dated December 16th, 2019, was submitted, Bronco Pipeline Company (Bronco) transferred ownership of the Mustang Booster Station over to Crestone Peak Resources Midstream (Crestone). Within this letter, the actions and dealings of Bronco are still mentioned although Crestone is the current sole owner of this facility, and all future actions will be in reference to Crestone. Since the approval of the latest Mylar amendment set dated April 28th, 2020, Crestone is proposing several small additions to the Site including three port o lets, two 8' by 40' Conex trailers, and a 40' maximum height communications tower all to be located on the Booster Station Pad.

Crestone Peak Resources Midstream (Crestone) is a well-respected natural gas gathering company with operating systems in the state of Colorado. Crestone is expanding their natural gas gathering system with the addition of the Mustang Booster Station to support the current and future development of natural gas production in the area. The location of this booster station is strategic in terms of its proximity to the existing oil and gas production facilities, existing gathering lines, and existing processing facilities. The geographic location is central to the existing oil and gas

production infrastructure and provides a critical link in combining and supporting the existing system and facilities.

Crestone plans to construct a natural gas booster station to facilitate gathering natural gas from existing and future oil and gas production facilities and boosting the gathering line pressure to send the natural gas on to processing facilities. The proposed facility will support natural gas production from temporary oil and gas facilities in the general vicinity. The facility will include compressors and coolers, natural gas liquids and drop-out water storage tanks (for temporary storage), pipeline headers, gas/liquids/water separators, dehydration units, an emissions stack, and metering devices. Please see Sheet 2 in the SP for layout details and an equipment list.

The utility needs of the unmanned facility will be minimal requiring no water or sewer connections. Due to the minimal impact of the facility, roadway improvements were limited to East 26th Avenue at the proposed driveway entrance and have been completed. Construction traffic during a brief construction period will represent the largest traffic impact. The facility will be automated and unmanned. Once the facility is constructed, traffic is expected to be a couple of inspection/maintenance pickup trucks per week as well as several water and condensate trucks per week (please reference the Traffic Letter for details).

The construction of the booster station is planned in several phases. Since the proposed 10-acre facility is well within the 114-acre parcel there should be no infringement on setback requirements. Bronco worked with the City to screen the facility from the I-70 view shed utilizing a berm that will be built during the construction activities. A privacy/security fence around the 10-acre facility is proposed with two entry points and a travel loop for service and emergency vehicles. The facility will be screened from view of the I-70 corridor and Monaghan Road utilizing an effective combination of earth-tone paints (Carlsbad Canyon tan) to match the surrounding area, an earthen berm (approximately 40 feet tall maximum), and landscaping. Please see the photometric sheets.

Noise modeling studies were conducted showing the impacts of running the facility with eight proposed compressors. The predicted noise levels will easily comply with the City's noise requirements for light industrial areas, being less than 70 dBA during daytime hours and 65 dBA during nighttime hours. The noise modeling report is included in the Environmental Report appendices. The majority of the noise mitigation will be achieved utilizing hospital-grade mufflers on the compressors. No additional mitigation is necessary to achieve the noise requirements, but the facility will be surrounded with a berm which will further mitigate the noise, bringing it well below the requirements.

Multiple wildlife surveys have been conducted during which two active burrowing owl nests were identified, located 238' and 1054' from the edge of any planned disturbance associated with this project. Bronco had voluntarily consulted with Colorado Parks and Wildlife regarding suggested methods of disturbance mitigation which would have been employed in the event construction of

the site began before the end of the stipulation window (October 31st). At no time will ground disturbance occur within the required 150' nest buffer.

The proposed SP complies with the City of Aurora Comprehensive Plan, as follows:

- The proposed development includes light industrial uses which will directly support the surrounding commercial, residential and industrial developments, and infrastructure improvements.
- The impact on existing City infrastructure and public improvements will be minimal, requiring no City water or sewer services to be run to the facility. Water for landscaping purposes will be purchased from the City and trucked to the site to be stored in an irrigation storage tank. The attached irrigation plan provides additional details.
- The proposed density is compliant with the light industrial zoning requirements.
- The proposed development will be on existing croplands therefore no wetlands or floodplains will be disturbed.
- Landscaping will conform to the agreed upon standards. Interim landscaping on the berms will be installed upon completion of site construction. Remaining landscaping on future Monaghan Road and 26th Avenue will be installed subject to the terms of the Deferral Agreement.
- The proposed design will provide for safe and convenient access for service and maintenance personnel as well as for emergency services.
- Any potential nuisance impacts will be controlled and/or mitigated including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering, storm drainage, and other factors.

The addition of the port o lets, Conex trailers, and the communications tower do not affect the site layout in any way that would change the use or safety of the site nor cause a redesign. A drainage compliance letter will be submitted to assure that the proposed changes do not affect the approved stormwater design for the site.

In order to complete this process, Crestone has compiled an experienced team consisting of:

Owner

Crestone Peak Resources Midstream
10188 East I-25 Frontage Road
Firestone, Colorado 80504

Engineering

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(303) 714-4840

The Crestone team looks forward to working with the City in efficiently processing this Minor Site Plan Amendment. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

Matt Bolling
Project Engineer

cc: Michael Fortney, Project Manager