



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

January 17, 2020

Kathy Denzer
Conoco Phillips Company
34501 E. Quincy Ave, Bldg 1
Watkins, CO 80137

Re: Second Submission Review— Eastern Hills South – Oil and Gas Permit
Application Number: **DA-2155-01**
Case Numbers: **2019-6057-00**

Dear Ms. Denzer:

Thank you for your second submission, which we started to process on Friday, January 3, 2020. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or after Friday, January 24, 2020.

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 give me a call. I may be reached at 303-739-7209.
Sincerely,

Juliana Berry, Planner II
City of Aurora Planning Department

cc: Justin Garrett, Ascent Geomatics Solutions, 7535 Hilltop Circle, Denver, CO 80221
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\2155-01rev2.rtf



EASTERN HILLS SOUTH OIL AND GAS PERMIT REVIEW

Second Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Repeat Comments:

- Update and add plan set symbology, details, and labels (see Item 1)
- The Road Maintenance Agreement note and associated references should reflect the executed amendment; submit the revised and executed RMA in the second submission (see Items 1 and 31)
- Make necessary Landscape Plan revisions (see Item 5)
- Refine project descriptions and BMPs (see Items 8 and 9)
- Commence the process of required License Agreements (related to lay-flat lines, culvert encroachments, and drainage easements) with the City (see Items 19 and 34)
- Complete the site-specific Air Quality Plan with available details and missing language (see Item 32)
- Add required details to the noise modeling report (see Item 33)
- Provide the final version of the COGCC Form 2A at the third and final submission (see Item 36)

New Comments:

- Ensure that the well pad acreage, total disturbed area acreage, and size of the site after reclamation match (see Items 1, 8, and 36)
- Reflect physical drainage-related features, including noise mitigation berms and sediment basin dimensions, on the plan set (see Item 1)
- Submit a drainage conformance letter asserting that there have been no changes to the Site since any previously-approved Preliminary Drainage Letter and attach the previous approval; or, explain any changes in a conformance letter and attach the previous approval (see Item 30)
- Upload the correct Project Development Schedule at the third and final submission, and ensure that timelines match across all related documents (see Items 13 and 36)
- 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 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 for questions or more detailed instructions.
- Respond to additional redline comments

**REVIEWERS**

- Planning – Steve Rodriguez and Juliana Berry / 303-739-7186 and 303-739-7209 / srodrigu@auroragov.org and jberry@auroragov.org / Comments in dark teal
- Planning/Landscape – Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal
- Public Works – Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green
- Building/Life Safety – Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue
- Traffic – Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange
- Real Property – Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta
- Water – Steve Dekoskie and Joshua Godwin / 303-739-7490 and 720-859-4307 / sdekoski@auroragov.org and jgodwin@auroragov.org / Comments in red
- Parks, Recreation, and Open Space (PROS) – Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple

PLAN SET COMMENTS**1. Plan Set**

1A. Ensure that the well pad acreage, total disturbed area acreage, and size of the site after reclamation match across the Plan Set Sheet 1 Data Block, Letter of Introduction, and Form 2A (Planning)

1B. Sheet 1 (Planning)

- Fix or address the discrepancy in the Cultural Features Distances table regarding the Building Unit distance from the well- the Noise Management Plan indicates that there are >5 RBUs within 2,640', and yet this table shows 3,868'
- Revise the language of Site Plan Note #5 to reflect the now-executed Agreement

1C. Sheet 2 (Planning)

- The line for the Post-Oil Pipeline Haul Route is hard to distinguish- please use a more prominent symbology such as a thicker line

1D. Sheet 4 (Planning)

- Add dimensions to the Noise Mitigation Berm, including height

1E. Sheet 5 (Planning)

- Add dimensions to the Noise Mitigation Berm, including height

1F. Sheet 6 (Planning)

- The Context Map is still missing the 500 year floodplain limits

1G. Sheet 10 (Planning)

- Revise the language of Note #1 to reflect the now-executed Agreement

1H. Sheet 12 (Planning)

- The Context Map is still missing the 500 year floodplain limits as well as the proposed air and well monitoring sites
- Fix the Sheet Number to just "12"

1I. Sheet 13 (Planning)

- Fix the Sheet Number to just "13"

1J. Sheet 4 (Water)

- *FYI:* An I&M plan for maintenance of all sediment and detention basins, as well as other water quality appurtenances, is required to be submitted with SWMP plans.

1K. Please ensure that physical drainage-related features, including noise mitigation berms and sediment basin dimensions, are reflected on the plan set. (Public Works and Planning)

2. Vicinity / Context Map (Planning)

2A. Please continue to incorporate into the overall Plan Set.

3. Interim Reclamation Plan (Planning)

3A. Please continue to incorporate into the overall Plan Set.



4. Visual Mitigation Plan (Planning)

4A. N/A

5. Landscape Plan (Planning/Landscape)

5a. Sheet 7 Landscape Plan

- Label the proposed well heads.
- Adjust the location of the proposed privacy fence to correspond with the location shown on other sheets in the plan set. It should be on the outside or along the perimeter of the proposed swale/drainage channel.
- Adjust the locations of the proposed viewports on the sheet to be able to include the street.
- Show the edger as a dashed line type and add to the legend this sheet.

5B. Sheet 8 Plant Schedule and Details

- Update the Planting Note where indicated.
- Update the note at the bottom of the Landscape Buffer Requirement Table.

6. Lighting Plan (Planning)

6A. Please continue to incorporate into the overall Plan Set.

7. Building and Structure Elevations (Planning)

7A. Please continue to incorporate into the overall Plan Set.

LETTER OF INTRODUCTION COMMENTS

8. Project Summary (Planning)

8A. Ensure that the well pad acreage, total disturbed area acreage, and size of the site after reclamation match across the Letter of Introduction, Plan Set Sheet 1 Data Block, and Form 2A.

8B. Reference the proposed cattle guards in the paragraph including the wildlife fence under Purpose, Pad and Access Road as described in previous applications.

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

9A. **Reclamation**- Refine “cropland” to “cropland (dry land)” to match the Form 2A.

9B. **Transportation and Circulation**- List the haul routes, as per previous applications.

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

10A. This is acceptable as submitted.

10B. Additional Electronic Comments received by the City:

- Name: M. Jennifer Kim
Organization: 26252 E. Archer Avenue, Aurora CO 80018 (mjenniferkim@gmail.com)
Comment: “My name is Jennifer Kim and I recently moved in the Adonea community. I just received the memorandum regarding the project number 1405164.
Are they planning to drill for oil and gas in the 10 acres and how is that going to affect my house in my community. I am terribly concerned.
M. Jennifer Kim
303-739-7209.”
- Name: Jose Granda
Organization: Adonea subdivision, Aurora CO 80016 (grandaj@gmail.com)
Comment: “I do not want this project to be approved. I do not want an oil and gas wells to be done near my home. This project will cause risk and pollute the area near my home. Please take this into consideration as there are many new housing developments being constructed near the location of this project.
Thank you”



- Name: Terri Maulik
Organization: Arapahoe County Planning Division, 6924 South Lima Street, Centennial CO 80112 (referrals@arapahoegov.com)
Comment: "If the planned access route changes and Arapahoe County roads will be used for any phase, a road impact fee must be paid to Arapahoe County."
- Name: Lawna Cline
Organization: lilred66@ymail.com
Comment: "Please stop approving wells near our community and homes!! Our health and safety are way more important!! Remember 181 that the governor signed!! STOP APPROVING PERMITS FOR DRILLING!!"
- Name: Craig Moore
Organization: 26977 E. Otero Place, Aurora CO 80016 (craig.d.moore@comcast.net)
Comment: "I support this project."
- Name: Lauren Marroquin
Organization: 212 S. Jamestown Way, Aurora CO 80018 (laurenmarroquin@gmail.com)
Comment: "I do support the efforts to drill for oil. However, when you drill so close to homes and communities, that's when it becomes a concern. I know there are certain precautions taken to avoid any mishaps, but mistakes do happen. I would hate for that to be at the cost of families' health. Please reference this article: <https://pubs.acs.org/doi/10.1021/acs.est.7b05983#> and here are some more studies:<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/oil-and-gas/oil-and-gas-and-your-health>.
A list of other issues that can be caused:
 - De-value home by about \$3,000
 - Contamination of groundwater.
 - Methane pollution and its impact on climate change.
 - Air pollution impacts.
 - Exposure to toxic chemicals. Increase in rare cancer in humans.
 - Blowouts due to gas explosion.
 - Waste disposal.
 - Large volume water use in water-deficient regions.
 - Fracking-induced earthquakes.
 - Trucking TRAFFICMe and my family do not agree with you drilling at this proposed location or anywhere within such close proximity to our home. Please consider drilling further east where there are no homes.
Please feel free to contact me if you have any questions.
Thanks,
Lauren Marroquin
303.842.6834"

11. Response to First Review Letter Comments (Planning)

11A. This is acceptable as submitted.

OPERATIONS PLAN COMMENTS

12. Operations Plan (Planning)

12A. The field-wide Operations Plan has been previously accepted by the City.

13. Project Development Schedule (Planning)

13A. Upload the Project Development Schedule for Eastern Hills South at the next submission; the document uploaded at this second submission is for Lone Tree North.

14. Security Plan (Planning)

14A. The field-wide Operations Plan has been previously accepted by the City.



15. Decommissioning / Final Reclamation Plan (Planning)

15A. The field-wide Operations Plan has been previously accepted by the City.

EMERGENCY RESPONSE PLAN COMMENTS

16. Emergency Response Plan (Building/Life Safety)

Field-Wide Plan

16A. The field-wide Emergency Response Plan has been previously accepted by the City.

Site-Specific Plan

16B. This requirement was satisfied at initial submittal.

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

Field-Wide

17A. The field-wide PHA-HAZOP Analysis has been previously accepted by the City.

Site-Specific

17B. This requirement was satisfied at initial submittal.

COMMENTS ON OTHER REQUIRED ITEMS

18. Traffic Letter / Plan (Traffic)

18A. This requirement was satisfied at initial submittal.

19. License Agreements (Real Property)

19A. Work with Real Property to obtain License Agreements related to lay-flat lines.

19B. Should a proposed culvert encroach into City ROW's or easements, a License will be required.

19C. If a drainage easement is required for outlet structures, then a License Agreement will be required.

20. Recorded Surface Use Agreement (Real Property)

20A. This requirement was satisfied at initial submittal.

21. Property Owner Authorizations (Real Property)

21A. This requirement was satisfied at initial submittal.

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

Water Delivery Agreement

22A. The field-wide Water Delivery Agreement has been previously accepted by the City.

Water Supply Plan

22B. This requirement was satisfied at initial submittal.

23. Groundwater Quality Monitoring Plan (Water)

23A. As noted in the first review letter, the variance requested included in the initial submittal was denied.

23B. Until initial sampling, City staff and COPC environmental staff will have a standing call every other week to provide an update on the sampling and/or (if applicable) status update of the "requested well" or "easement well" installation schedule.

23C. If applicable and as noted in the field-wide submittal, COPC will notify, in writing, the City at least 40 weeks prior to drilling if the "requested well" is not possible and that parties (City and COPC) will have to pursue the "easement well" protocol in order to comply with the monitoring well requirement.

23D. If applicable and as noted in this second submittal, COPC will notify the City immediately of any delays outside of COPC's control in email specifically addressing the cause of the delays.

24. Fugitive Dust Suppression Plan (Water)

24A. The field-wide Fugitive Dust Suppression Plan has been previously accepted by the City.



25. Fluid Disposal Plan (Water)

25A. The field-wide Fluid Disposal / Waste Management Plan has been previously accepted by the City.

26. Water Use Plan CDPHE Reg. 84

26A. N/A

27. Weed Control Plan (Water and PROS)

27A. The field-wide Weed Control Plan has been previously accepted by the City.

28. Wildlife Impact Mitigation Plan (PROS)

28A. This requirement was satisfied at initial submittal.

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

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

30. Preliminary Drainage Report / Letter

30A. This document will be reviewed and commented on by the standard SWMP Review team via upload through the separate Public Works portal; please coordinate with Public Works to utilize that portal if you haven't already.

30B. If there was a previously-approved Preliminary Drainage Letter (PDL), and there have been no changes to the Site, please submit a drainage conformance letter asserting such and attach the previously-approved PDL to it. If there have been changes to the Site since the previously-approved PDL, explain those changes in a conformance letter and any impact on drainage patterns, flows, or drainage features and attached the previously-approved PDL to it.

31. Road Maintenance / Construction (Public Works)

31A. Please upload the revised executed Road Maintenance Agreement at the next submission.

32. Air Quality Plan (Planning)

Field-Wide Plan

32A. The field-wide Air Quality Plan has been previously accepted by the City.

Site-Specific Plan

32B. Submit a complete Plan, including confirmed monitoring locations, pre-construction baseline air monitoring results, established alert level thresholds, all pre-activity information, all location-specific considerations, any anticipated location modifications and timeline, and location data plan.

32C. The Plan should reference how the reports will include trend identification related to increases / decreases / spikes in concentration or emissions as related to the health-based criteria.

32D. Pre-construction baseline air monitoring (under Monitoring Strategy) is still missing language about prior notification to the City (please reference Rush North's final submission for the preferred language, as previously agreed-upon between the City and the applicant).

32E. #5 on page 3 is meant to be an asterisk instead- please amend.

33. Noise Management Plan (Planning)

33A. The Plan is still missing a Mitigated Noise Modeling Scenarios section, a Mitigated Noise Modeling Results section, and a corrected Conclusion section that notes exceedance of the C-weighted COGCC and OA noise limited during fracing operations at multiple modeled receiver locations.

33B. When adding in the Modeled Mitigation Scenario table, please expressly list the measures chosen.

33C. For the above two comments, please refer to Eastern Hills North Phase 2 final submission to compare.



34. Application Form (Planning)

Checklist

34A. License Agreements will be required for the lay-flat lines; delete the “N/A” accordingly.

34B. There has been no field-wide Wildlife Impact Mitigation Plan submitted or accepted by the City previously; delete reference to a field-wide acceptance accordingly.

34C. The final version of the COGCC Form 2A must be uploaded at the next submission.

35. 1-Mile Radius Abutters List (Planning)

35A. This requirement is acceptable as submitted.

36. COGCC Forms / 2A (Planning)

36A. Revise the Construction timeline dates to match the updated Project Development Schedule.

36B. Ensure that the total disturbed area acreage and size of the site after reclamation match across the Form 2A, Plan Set Sheet 1 Data Block, and Letter of Introduction.

36C. Upload the final version at the next submission.