



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

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June 28, 2018

Bob Haun  
Owens Brothers Concrete (aka Ready Mix)  
15302 E, 25<sup>th</sup> Drive  
Aurora, CO 80011

**Re: Initial Submission Review – GDP Amendment and Site Plan**  
Application Number: **DA-2141-00**  
Case Number: **2000-6025-04; 1991-2011-03**

Dear Mr. Haun:

Thank you for your initial submission, which we started to process on Monday, June 4, 2018. 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 before Thursday, July 19, 2018.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated Planning commission date is still set for Wednesday, September 12, 2018. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: Greg Proulx – Martin Martin  
Susan Barkman, Neighborhood Services  
Gary Mark Geyer, ODA  
Filed: K:\SDA\2141-00rev1.rtf



## *Initial Submission Review*

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

- Neighborhood comments and concerns
- Cross access
- Include a Landscape Plan in your resubmittal
- See the comment redlines from the City Forester and Parks
- See the comment redlines from Engineering regarding sight triangles, drainage and slopes
- See the comment redlines from Traffic Engineering regarding sight triangles and stop signs
- See the comment redlines from Life Safety regarding fire hydrant and bollards and cross access
- See the comment redlines from Real Property regarding easements dedications
- See the comment redlines from Aurora Water regarding water meters, hydrant, storm sewer lines and sanitary sewer interceptor
- See the comments from Xcel Energy and the attached letter from Tri-County Health

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions Comments and Concerns**

1A. Staff has received phone calls from The Norfolk Glen HOA, Morris Heights Neighborhood Association, Laredo Highline HOA expressing concerns regarding the project. The concerns relate primarily to dust, air pollution, and overall environmental impacts as well as potential mitigation for surrounding neighbors, residences and business. Please address these concerns directly in you resubmittal.

Based on the number of phone calls expressing concerns regarding the proposal, staff recommends that you conduct a neighborhood meeting to address the concerns. Please coordinate with city staff (Susan Barkman-Neighborhood Services) regarding the scheduling of this meeting.

#### **2. Zoning and Land Use Comments (Teal)**

2A. On the cover sheet in the site data table, please list the landscape area, parking count, building area and signage permitted for the site.

2B. On the cover sheet notes of the GDP, please bubble out any changes to the notes, specifically addressing the rock crushing note. It still appears to be in the document.

2C. Please address how a second point of access is obtained. Will there be a cross access agreement? Please clarify.

2D. In your operations plan, please address environmental impacts the proposal may have on surrounding properties. Include potential noise and air pollution impacts and any other relevant information.

#### **3. Landscape Design Issues**

3A. Your next submission should include a landscape plan. Landscape plans should be prepared in accordance with Article 14 Landscape Ordinance of the Zoning Code as well as the Landscape Reference Manual. Both of these documents are available on line. Landscape plans should address buffers, tree mitigation if planting on site to address mitigation rather than paying into the tree planting fund, detention pond landscaping as well as the special landscape buffer along the eastern boundary adjacent to Star K Ranch. Refer to the landscape plans for the Owens Bros. Concrete Application available from your Case Manager. The applicant is obligated to comply with this recorded plan. Several trees along this border adjacent to and in connection with the required buffer between Star K. Ranch and the Concrete plant are missing and should be installed.

#### **4. Environmental issues**

4A. Please update staff as to the status of securing an avigation easement for the property. When it is complete please provide a copy of the recorded easement to the City Clerk and the Planning department.

**5. Other Site Planning and Technical Issues (Addressing)**

5A. Cathryn Day, Planner II/GIS Addresser, [cday@auroragov.org](mailto:cday@auroragov.org) , 303-739-7357

The address for the cellular site is 2500 N Chambers Rd, Aurora, CO 80011.

Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****6. City Forester Becky Lamphear / 303.739**

6A. Please show and label all existing trees on a separate Tree Plan and indicate which existing trees will be preserved or removed. Forestry Division staff will conduct a tree assessment after the submittal, which includes species, size, condition, and location factors.

Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

**7. Civil Engineering (Kristin Tanabe /303.739.**

7A. See the comment redlines on the site plan regarding sight triangles, ROW width, labeling existing facilities, outlet pipe, pond maintenance, drainage, and slopes.

**8. Traffic Engineering (Brianna Medema / 303.739.**

8A. See the comment redlines on the site plan regarding stop signs and sight triangles.

**9. Life Safety (John Van Essen / 303.739.**

9A. Please see the comments on the site plan and GDP regarding cover sheet notes, fire hydrant and bollards and cross access.

**10. Parks Department****10A. STAR K RANCH / MORRISON NATURE CENTER**

The applicant is proposing the expansion of existing concrete plant operations to include a concrete crushing facility, stockpiling area, and a new office building. The existing plant sits immediately to the west of the City of Aurora's Star K Ranch and Morrison Nature Center and to the north of the Sand Creek Regional Greenway. The Parks, Recreation, and Open Space Department has concerns regarding the environmental impact of expanded concrete plant operations on Star K Ranch and its regular programming.

**STORM RUNOFF**

The concrete plant in its current form drains to a detention area along the northeast portion of the site. Initial staff field review indicated that low flow runoff as well as emergency overflow from the detention area may be releasing to sensitive conservation areas in Star K Ranch. The applicant shall verify all existing storm drainage operations are constructed and operating in accordance with approved civil plans on file with COA Public Works Department. Provide development submittal information confirming proposed outfall strategies and effects on adjacent properties.

**PERMIT**

The Environmental Permitting Division of Aurora Water has indicated that the applicant is responsible for securing and complying with the General Permit for Stormwater Discharges Associated with Non-Extractive Industrial Activity (COR900000) administered by Colorado Department of Public Health and Environment.

<https://www.colorado.gov/pacific/cdphe/clean-water-commerce-and-industry-permitting>

The applicant shall provide assurance that the existing operation and proposed operations are in compliance with all criteria of the above permit and shall provide verification that the correct permit is in place.

**DUST AND NOISE**

There is an expectation with the expansion of Ready Mix operations inclusive of crushing and stockpiling that noise and dust pollution will expand proportionately. The applicant must provide a detailed report on the management and mitigation of noise and dust and the possible impact on the surrounding natural resources and City open space facilities.

**MIGRATORY BIRD TREATY ACT / EXISTING RED TAILED HAWK NEST**

PROS Open Space and Natural Resources naturalist staff have documented the active use of a nest by a red tailed hawk nesting pair located on the Star K Ranch Open Space within the immediate vicinity of the eastern edge of the applicant property. Staff maintains concerns regarding the proposed expansion of operations at the Ready Mix plant to include rock crushing, stockpiling, and the potential increase in noise and dust due to expanded operations. Attendant effects on the nesting site and occupying hawk pair could produce deleterious results affecting the health and viability of the pair. Red tailed hawks and their activities are covered under the federal policies of the Migratory Bird Treaty Act. The applicant must manage operations at Ready Mix relative to the existing red tailed hawks in accordance with the provisions and remedies of the Migratory Bird Treaty Act.

**COORDINATION WITH PROS**

Following first round PROS comments regarding expanded operations at the Ready Mix site, staff recommends the applicant meet to review comments, operations, strategies, and potential effects on the established ecosystems of Star K Ranch and Sand Creek Greenway.

**11. Real Property** (Darren Akrie / 303.739. and Maurice Brooks / 303.739.)

11A. See red line comments on the site plan. There are several proposed easements that need to be dedicated by separate documents. Contact Andy Niquette (aniquett@auroragov.org) to start the process of these dedications.

**12. Aurora Water** (Steve Dekoskie / 303.739.)

12A. See the comments on the GDP regarding water meters, hydrant, storm sewer lines and sanitary sewer interceptor.

**13. Xcel Energy**

13A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Please be aware PSCo owns and operates existing electric distribution facilities within the northeast corner of the development that may be in conflict with the location of the proposed and approximate pond. Please show these and all existing natural gas and electric facilities on the plans.



The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Please contact me at [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) or 303-571-3306 if there are any questions with this referral response.

#### **14. Tri-County Health**

14A. See the attached letter from Tri-County Health regarding the proposal.



June 22, 2018

Stephen Rodriguez  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Minor GDP Amendment for Ready Mix Aurora/DA-2141-00  
TCHD Case No. 4992

Dear Mr. Rodriguez,

Thank you for the opportunity to review and comment on the Aurora Ready Mix Crushing Facility for the General Development Plan Amendment located southeast of Chambers Rd. and E 25<sup>th</sup> Ave. 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.

**Stormwater Impacts on Nearby Waterway**

Development of the subject parcel will potentially result in an increase of stormwater and snowmelt runoff that may contribute significant pollutant loadings to the Sand Creek Waterway. These pollutants include bacteria, nutrients, metals, and oxygen consuming contaminants.

Stormwater management is important for improving water quality and preventing flooding and erosion. A number of Best Management Practices (BMPs) can be utilized that can reduce pollutant loadings from development into Sand Creek. For post-construction runoff, the Urban Drainage and Flood Control District (UDFCD) Drainage Criteria Manual recommends methods that are called "minimizing directly connected impervious areas" that include reducing paved areas, using porous pavements and grass swales. These BMPs both improve water quality and limit the volume of water that must be retained/detained in ponds; and they can also reduce the potential for mosquito breeding conditions. We encourage the applicant to follow UDFCD's design hierarchy.

**Truck Washout Wastes**

Concrete washout wastes are caustic and they also contain fine particles of sand and cement that can degrade water quality if allowed to run off the site and enter surface or groundwater. The washout area should be located so as to prevent washout water from leaving the washout location, and to prevent runoff from rainstorms or rapid snowmelts from carrying wastes away from the washout location. Also, it is important to minimize the amount of water used to wash out trucks and hoppers both to prevent contaminated runoff and to conserve the scarce water supply. The applicant may be required to obtain

a Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division. For information about the State permitting process along with best management practice guidance, visit <https://www.colorado.gov/pacific/cdphe/wq-construction-permits>. We strongly encourage the operator to require employees to follow these procedures:

- At the washout location, scrape as much concrete as possible from the chutes or hopper after the pour before beginning the washout;
- Use as little water as possible to do the job;
- Stop washing out if you observe water is running off the designated washout area;
- Never add anything to the wash water, as additives such as solvents can make the washout a hazardous waste that must be managed as such.

#### **Mosquito Control - Stormwater Facilities**

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

#### **Vector Control – Building Demolition**

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

#### **Fugitive Dust**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust.

#### **Fugitive Dust – Permanent uses**

Control measures may be necessary to minimize the amount of fugitive emissions from site activities including haul roads, stockpiles, and erosion. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at



<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry> .

#### **Fugitive Dust – Building Demolition**

The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

#### **Historic Landfill**

According to TCHD's records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No. AD-121. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or [slynch@tchd.org](mailto:slynch@tchd.org).

Please feel free to contact me at (720)200-1537 or [mbettag@tchd.org](mailto:mbettag@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Minor GDP Amendment/TCHD#4992  
June 22, 2018  
Page 4 of 6

A handwritten signature in black ink, reading "Mallory R. Bettag". The signature is stylized, with a large, looped "M" and "B".

Mallory R. Bettag, MPH/MURP  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Steven Chevalier, TCHD

**Tri-County Health Department  
Guidance for Preparation of  
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:  
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:  
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:  
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.  
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at [mdeatrich@tchd.org](mailto:mdeatrich@tchd.org).