



December 17, 2019

Stephen Rodriquez, Planner Supervisor  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

**RE: Initial Submission Review – Grande South – Oil and Gas Well Permit**  
Application Number: **DA-2010-05**  
Case Number: **2019-6024-03**

Dear Mr. Rodriquez:

ConocoPhillips Company has considered comments from City of Aurora Planning Department and other City of Aurora Departments and Agencies for the referenced project. We have restated the comments below and addressed them per the italicized responses.

Thank you for providing these submission review comments to enhance our submittal. If you have any questions regarding our application, please do not hesitate to contact me at 720.249.3539.

#### **SITE PLAN COMMENTS**

##### **1. Site Plan Set (Multiple departments)**

1A. Sheet 1: Add a note stating that no work shall commence until the roadway maintenance agreement is amended to include additional roadways (Public Works).

***Response: Completed. The following language has been added to the note: NO WORK SHALL COMMENCE UNTIL THE ROADWAY MAINTENANCE AGREEMENT IS AMENDED TO INCLUDE ADDITIONAL ROADWAYS.***

1B. Reviewers are getting confused and commenting on Phase 1 sheets, particularly Grace Gray in Real Property. To clarify further, please change the title block on the Phase 1 sheets to read, "Phase 1." The disclaimer note should be on all the Phase 1 sheets (Planning).

***Response: In order to keep consistency throughout the plan set, we believe that the title block should be not be changed on individual sheets. However, to help clarify for reviewers and satisfy the comment, the existing conditions sheet has been updated to include the label PHASE 1 in large shaded text on the plan view. In addition, the underlined red text in the top left corner of the sheet includes the approved Phase 1 case number.***

1C. Reference the Operator Agreement BMP in note 11 for Tree Mitigation.

***Response: Completed. The following language has been added to the note: SEE OPERATOR AGREEMENT, EXHIBIT C, BMP NO. 10.***

1D. Upload note 5 under the site plan notes regarding the Amended Road Maintenance Agreement.

***Response: Completed. The following language has been added to the note: NO WORK SHALL COMMENCE UNTIL THE ROADWAY MAINTENANCE AGREEMENT IS AMENDED TO INCLUDE ADDITIONAL ROADWAYS.***

1E. Change the zoning to R-2 in the Data Block.

***Response: Completed. The zoning has been changed to R-2.***

1F. Show the proposed air quality monitoring locations on the applicable site plan sheets.

***Response: The air quality monitoring locations are far enough away that they do not fit within the plan view. The locations have been added to the context map on each sheet to satisfy this comment.***

1G. Show the mitigation measure referenced in Scenario 1 of the Modeled Mitigation Scenarios Table 4-3 of the Noise Management Plan.

***Response: The mitigation measures are shown on the plan view and the scenario table has been added to sheet 4.***

1H. Add the Road Maintenance Agreement note to the Haul Route Map sheet.

***Response: Completed the following note has been added to the Haul Route Map sheet: THE APPLICANT CONOCOPHILLIPS COMPANY, AND THE CITY OF AURORA HAVE EXECUTED A ROADWAY AGREEMENT EFFECTIVE JANUARY 3RD 2018 THAT ADDRESSES THE HAUL ROUTE AND ACCESS ROAD FOR THIS OIL & GAS LOCATION, A MAP OF THE HAUL ROUTE IS DEPICTED ON THE HAUL ROUTE SHEET OF THIS SITE PLAN. NO WORK SHALL COMMENCE UNTIL THE ROADWAY MAINTENANCE AGREEMENT IS AMENDED TO INCLUDE ADDITIONAL ROADWAYS.***

1I. Add a note stating that no work shall commence until the RMA is amended to include additional roadways (Public Works).

***Response: Completed. The following language has been added to Site Plan Note 5 on the cover: NO WORK SHALL COMMENCE UNTIL THE ROADWAY MAINTENANCE AGREEMENT IS AMENDED TO INCLUDE ADDITIONAL ROADWAYS.***

1J. Outlet structures will be required on all detention basins; please show on the plan set. An I&M plan is also required (Aurora Water).

***Response: Acknowledged. The outlet structure & I&M Plan are currently being discussed and will be reviewed with Public Works.***

1K. Review Autoturn exhibits for Access Road & Powhaton Rd and ensure that traveled path is within access road or widen access road in this area (Traffic Engineering, sheet 12).

***Response: Linework has been updated to show the east edge of the access road.***

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

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

***Response: Acknowledged.***

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

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

***Response: Acknowledged.***

## **4. Visual Mitigation Plan**

4A. N/A

***Response: Acknowledged.***

## **5. Landscape Plan**

5A. Please continue to incorporate into the overall Plan Set.

***Response: Acknowledged.***

5B. **Sheet 3** - This sheet may be left in the plan set, but the following two sheets 4 and 5 must be removed and submitted separately as a mylar change. See comment on the next page. Please reference in the note to the left the following Case Number: CN 2017-6024-00.

***Response: Acknowledged. The Phase 1 landscape sheets have been removed from the plan set and will be submitted separately as a mylar change. The case number has been added to the note.***

5C. **Sheet 4** - Sheets 4 and 5 must be removed and submitted separately as a mylar change. Because we have an approved plan set for Phase 1 or Grande #4-65 20-19 Oil and Gas Permit CN # 2017-6024-00, the landscaping for that would be considered an amendment to that plan set and not part of the Phase 2 Submission. Work with your Case Manager to submit a Mylar application (one page form) and a separate fee for this review.

***Response: Acknowledged. The Phase 1 landscape sheets have been removed from the plan set and will be submitted separately as a mylar change.***

5D. **Sheet 4** - Provide the required landscaping around the entire oil and gas production site as has been the case with previous ConocoPhillips Oil and Gas applications that are being phased.

***Response: Per discussions with city staff, this comment has been withdrawn.***

5E. **Sheet 4** - Whether Phase 1 landscaping is ever constructed, it needs to meet code requirements.

***Response: Acknowledged.***

5F. **Sheet 5** - Remove this sheet from the plan set and submit as part of the mylar application with Sheet 4

***Response: Acknowledged. The Phase 1 landscape sheets have been removed from the plan set and will be submitted separately as a mylar change.***

5G. **Sheet 9** - Include landscaping for the entire well pad site as has been the case with previous ConocoPhillips Oil and Gas applications that are being phased not just the frontage along the street.

***Response: Per discussions with city staff, this comment has been withdrawn.***

5H. **Sheet 9** - Darken the well heads.

***Response: Completed.***

5I. **Sheet 9** - Please include Powhatan Road.

***Response: Completed.***

## **6. Lighting Plan (Planning)**

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

***Response: Acknowledged.***

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

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

***Response: Acknowledged.***

## **LETTER OF INTRODUCTION COMMENTS**

The Plat Package section is not as robust as previous applications (Eastern Hills North and Rush North, as examples); please include more sheet details in the next submission.

***Response: Entire Plat Package has been provided with this submittal.***

### **8. Project Summary (Planning)**

8A. Update the zone district to R2 in the Project Location paragraph.

***Response: Completed***

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

***Response: Completed***

8C. Please add in language regarding the pre- and post- pipeline haul routes, as submitted in past applications.

***Response: Completed***

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

9A. Add in details from the final submission of Rush North for the following BMPs:

- Air Quality
- Emergency Response Plan
- Notifications to the City
- Reclamation
- Road Repairs
- Transportation and Circulation
- Water Supply

***Response: BMP Narrative list has been updated with most current version***

9B. **Electric Equipment**- The Project Development Schedule indicates 2021, so the electric infrastructure should be in place and available by then. Please update the language for this BMP accordingly.

***Response: Applicant is currently working with Xcel Energy to build out electric capacity and infrastructure to power drilling equipment starting June 1, 2020. Applicant will continue to work with Xcel in good faith to secure electric power six months prior to the projected spud date for New Wells. At this time Xcel Energy has not provided a schedule for the installation of the necessary improvements to their infrastructure.***

9C. **Reclamation**- Correct “cropland” to the non-cropland “rangeland” to match the Form 2A.

***Response: Completed, land designation changed.***

9D. **Water Quality Monitoring Plan/Groundwater Pollution Mitigation**- The sentence “As the well is constructed...” appears twice in the first paragraph, and the second paragraph is an entire repeat. Please correct.

***Response: BMP Narrative list has been updated with most current version and repeated language removed.***

### **10. Neighborhood Meeting Schedule /Results Comments**

10A. See the attached comment letter from Tri-County Health Department

***Response: Acknowledged***

10B. See the following comments from Urban Drainage and Flood Control District: It appears the E/W portion of their access road crosses an unnamed major drainageway tributary to Coal Creek and installs a culvert. The SMWP plans show this culvert best, but the crossing should be designed per criteria. There is an onsite sediment/WQ basin that seems to outfall towards the tributary, but doesn't have a direct connection, this is an erosion concern and should be addressed.

***Response: CVL and Morgan Lynch, the reviewer from Urban Drainage and Flood Control District (District), discussed this review comment on December 5, 2019. CVL clarified that the majority of the project site did not lie within the floodplain of the referenced unnamed, non-FEMA designated floodplain; only the private gravel access road crossed. CVL informed the District that the unnamed tributary does not have a culvert crossing at Powhatan Road and that during CVL's initial (2017) drainage planning for this project, CVL proposed a culvert at Powhatan Road, but the City of Aurora requested that it be removed. The City of Aurora approved drainage letter indicates as such. The District indicated that because oil and gas sites are temporary, drainage infrastructure would not be eligible for District maintenance and therefore the District comment regarding upsizing the roadway culvert would not be required by the District, it was simply an advisory comment.***

10C. No comments were received from neighbors.

***Response: Acknowledged***

**11. Response to Initial Review Comment Letter (Planning)**

11A. Please provide this with your resubmittal.

***Response: Acknowledged***

**OPERATIONS PLAN COMMENTS**

**12. Operations Plan (Planning)**

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

***Response: Acknowledged***

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

13A. Please show dates for the overall Completions Phase.

***Response: Clarity added to show beginning and end of all phases of development.***

13B. Define "Toe prep" and "PDO/Tbg."

***Response: Toe Prep: is an operation where we initiate the Toe Valve at the bottom-hole of the well to allow for Completions tools to be pumped downhole for Completions Operations. PDO/Tbg: Plug Drill Out and Tubing Installation***

13C. Clarify whether the reclamation Phase Start and End are the Final or Initial Reclamation (no dates provided, please clarify).

***Response: Clarity added to show beginning and end of all phases of development. Also, date added for interim reclamation. TBD added for final reclamation since this phase occurs after the well has become sub-economic and has been plugged which could be 20+ years from first production***

**14. Security Plan (Planning)**

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

*Response: Acknowledged*

**15. Decommissioning / Final Reclamation Plan**

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

*Response: Acknowledged*

**EMERGENCY RESPONSE PLAN COMMENTS**

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

16A. This information is required to verify that the listed local notifications are correct and up to date. Please provide the local notifications and LEPCs information.

*Response: This information can be found on Pg. 33 of the field-wide plan which has been previously accepted.*

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

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

*Response: Acknowledged*

17B. This requirement is acceptable as submitted.

*Response: Acknowledged*

**COMMENTS ON OTHER REQUIRED ITEMS**

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

18A. Previously approved. Thank you for including in your submission. No need to resubmit for this Well Pad site.

*Response: Acknowledged*

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

19A. A License Agreement may be required for the culvert or utility sleeve should it encroach City roads or easements.

*Response: No culvert or utility sleeve installed in this project will encroach on any City road or easement.*

19B. A license Agreement will be required for Outlet Structures if a Drainage Easement is required.

*Response: Pursuant to conversations with city staff, drainage easements are not required.*

19C. Any license agreements related to lay-flat lines will be required.

***Response: Acknowledged***

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

20A. This requirement is acceptable as submitted.

***Response: Acknowledged***

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

21A. This requirement is acceptable as submitted.

***Response: Acknowledged***

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

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

***Response: Acknowledged***

**Water Supply Plan**

22B. This requirement is acceptable as submitted.

***Response: Acknowledged***

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

23A. A variance requested included in this submittal was denied.

***Response: Acknowledged***

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” installation schedule.

***Response: Acknowledged***

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.

***Response: Acknowledged***

23D. If applicable and as noted in this submittal, COPC will notify the City immediately of any delays outside of COPC’s control.

***Response: Acknowledged***

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

24A. This is acceptable as submitted.

***Response: Acknowledged***

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

25A. The field-wide Fugitive Dust Suppression Plan has been previously accepted by the City.

***Response: Acknowledged***

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

26A. N/A

***Response: Acknowledged***

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

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

***Response: Acknowledged***

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

28A. This is acceptable as submitted.

***Response: Acknowledged***

**29. Stormwater Management Plan (Public Works)**

29A. 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.

***Response: Acknowledged***

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)*

***Response: Gathering lateral pipelines are owned and constructed by other companies. These crossings (if any) will be shown in their separate applications.***

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

***Response: Acknowledged***

**30. Preliminary Drainage Report / Letter (Public Works)**

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.

***Response: Acknowledged***

**31. Road Maintenance / Construction (Planning)**



31A. Please provide the revised, approved, and fully executed Road Maintenance Agreement as part of the second submission.

**Response:** *The Amendment is circulating for signatures. Applicant will provide upon full execution.*

### **32. Air Quality Plan (Planning) Field-Wide Plan**

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

**Response:** *Acknowledged*

#### **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.

**Response:** *The proposed monitoring locations can be found on the last page of the site specific Air Quality Plan included with this submittal. The 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 will all be provided upon completion of the baseline air quality testing.*

32C. Spell out what “NAAQS” and “ATSDR” stand for.

**Response:** *NAAQS- National Ambient Air Quality Standards, ATSDR-- Agency for Toxic Substances and Disease Registry. This has been added to the Site Specific Air Quality Plan included with this submittal*

32D. 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.

**Response:** *Report structure and content will be finalized after further consultation with City staff.*

32E. List the Monitoring Strategy dates in order.

**Response:** *Report revised*

32F. Pre-construction baseline air monitoring (under Monitoring Strategy) is missing language about prior notification to the City.

**Response:** *The Operator Agreement, specifically Exhibit C, #15.3 is silent to any requirement for notification to the City prior to pre-construction baseline air quality testing.*

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

33A. The document is acceptable as submitted.

**Response:** *Acknowledged*

### **34. Application Form (Planning) Checklist**

34A. License Agreements will be required; revise the “N/A” accordingly.

**Response:** *Pursuant to conversations with city staff, drainage easements are not required and therefore the city could not issue a license agreement for the requested easement.*

34B. There has been no field-wide Wildlife Impact mitigation Plan submitted or accepted by the City previously; please revise accordingly.

***Response: Acknowledged***

34C. Remove the check from Visual Mitigation Plan under Plan Set and Response to Pre-Application Notes/Review(s) under letter of Introduction as they are not applicable.

***Response: Acknowledged***

**35. 1-Mile Radius Abutters List (Planning)**

35A. Add the abutter list to the radius map.

***Response: Acknowledged, a revised map is included with this submittal.***

**36. COGCC Forms / 2A (Planning)**

36A. Please provide the final version at the next submission and ensure that the timeline matches the Project Development Schedule (or vice versa).

***Response: The 2A is still in draft form and will be provided once it has been submitted to the COGCC***

Sincerely,

**CVL Consultants of Colorado, Inc.**



Melinda Lundquist, PE  
*Senior Vice President*