



15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7010

March 27, 2024

Nancy Floyd
Crestone Peak Resources Midstream
1631 Manila Rd.
Bennett, CO 80102

RE: INITIAL SUBMISSION REVIEW

Application Name: Monaghan Gas Lift Line - Site Plan Amendment #19
Application Number: DA-2201-13
Case Numbers: 2019-6048-14

Dear Ms. Floyd:

Thank you for your initial submission, which we started to process on Monday, March 3, 2025. 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.

If there are items that you normally see in this letter that are no longer listed, it is because there are no further comments, and this requirement has been satisfied. Please revise your previous work and send us a new submission on or before Thursday, April 17, 2025. Your administrative decision (AD) date is tentatively set for Wednesday, May 28, 2025.

When you resubmit, include a cover letter specifically responding to each item. The Planning and Business Development 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 303-739-6824 or malvarez@auroragov.org.

Sincerely,

Maria Alvarez, MURP
Senior Oil and Gas Planner
Energy & Environment Division
City of Aurora

cc: Kacy Williams, Westwood Team 10333 E Dry Creek Rd Ste 240 Englewood CO 80112
Scott Campbell, Neighborhood Liaison
Lorianne Thennes, ODA
Filed: K:\\$DA\2201-13REV1.rtf



MONAGHAN GAS LIFT LINE - SITE PLAN AMENDMENT #19 OIL AND GAS PERMIT REVIEW

INITIAL SUBMITTAL REVIEW

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Respond to any additional redline comments.
- 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 for questions or more detailed instructions.

REVIEWERS

- Energy & Environment – Maria Alvarez / 303-739-6824 / malvarez@auroragov.org / Comments in dark teal
- PW Engineering – Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green
- Building/Life Safety – Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue
- Land Development Review – Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta
- Aurora Water – Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red

PLAN SET COMMENTS

1. PLAN SET

- 1A. Cover Page – Cover page received; however, the rest of the plan is missing. Please submit complete plan for this line with next submittal.
- 1B. Cover Page - Monaghan Gas Lift Line Amendment 19 not shown on list of amended changes. Please add to list and make notation on the vicinity map.
- 1C. Cover Page - Any road crossings that do not have a license agreement will need to be started.
- 1D. Cover Page – Road crossings will require a license agreement.
- 1E. Reviewer Comment - (KHanagami 3/20/25) Resubmit - Only cover sheet was received. Applicant to provide site plan, grading plan, necessary details. The applicant must demonstrate that proposed improvements will be outside of existing and future street widening and minimum depths.
- 1F. Reviewer Comment – (MApodaca 3/19/25) Resubmit - Site sheets missing, Missing site plan sheets, only cover sheet provided.
- 1G. Reviewer Comment - (DJKaiser) 2025-03-17 reviewed, no traffic related issues.

LETTER OF INTRODUCTION COMMENTS

2. PROJECT SUMMARY

- 2A. Page 2 - Please refer to the newly approved Security Operations Plan 09.2024.

3. NEIGHBORHOOD MEETING SCHEDULE & RESULTS / RESPONSE TO PUBLIC COMMENTS

- 3A. The Neighborhood Meeting requirement was waived since there are no impacted RBUs within 350' from the center of the pipeline, this has been waived during Library Time and mentioned in the letter sent by the Office of Development Assistance February 6, 2025.

- 3B. Additional Electronic Comments received by the City:

NAME:	Donna George
ORGANIZATION:	Xcel Energy/PSCo
ADDRESS:	123 West 3rd Ave, Denver, CO 80223
PHONE:	303-571-3306
EMAIL:	donna.l.george@xcelenergy.com
COMMENT:	Please see the attached letter.



LAND DEVELOPMENT REVIEW COMMENTS

4. LICENSE AGREEMENTS

4A. License Agreements must be submitted to Real Property. Please have agent contact to get the process started.

4B. Any road crossings that do not have a license agreement will need to be started

4C. Road crossings will require a license agreement

SITE SPECIFIC DOCUMENTS

5. PHA-HAZOP

5A. This requirement has been satisfied.

5B. The certification for Dawn Keeler will no longer be necessary as submission for your PHA-HAZOP. Please be advised that this has been added to your Security Operations Plan as Appendix J: PHA-HAZOP Training Certification. For future submission, only submit letter with Engineer of Record signature and stamp.

6. REDACTED EMERGENCY ACTION PLAN (EAP)

6A. Cover page - Please update address to reflect "Monaghan Rd from 26th Ave to 38th Ave" DA-2201-13 Case Number: 2019-6048-14

6B. Page 3 – Please add representative name, signature and date of signature.

6C. Page 4 – Please write out Personal Protective Equipment.

6D. Page 4 - Please write out Job Safety Analysis (JSA) as a reminder, although redacted, this is still a public facing document that supports your overall application.

6E. Page 4 - Please update address to reflect "Monaghan Rd from 26th Ave to 38th Ave"

6F. Page 10 – Please confirm, being that the majority of the proposed project is within Adams County, not Arapahoe County.

6G. Page 12 – Incident notification must take place, please include the Energy & Environment Division as mandated in the OGM Section 135-37.D.1.

7. WILDLIFE IMPACT MITIGATION PLAN

7A. Please update address to reflect "Monaghan Rd from 26th Ave to 38th Ave" DA-2201-13 Case Number: 2019-6048-14.

8. PRELIMINARY DRAINAGE

8A. The Preliminary Drainage Checklist was not included with submittal. Please do so at next submittal. If you have any questions, please reach out.

8B. There are 3 stream crossings that your pipeline will encounter along Monaghan Rd. the recommended depth must be at least 5 feet below the lowest point in the channel. HDD bore is recommended over trenching for this. Please contact Craig Perl for further information.

AURORA WATER COMMENTS

9. STORMWATER MANAGEMENT PLAN

9A. Site-Specific SWMP – A SWMP plan and report is required. Profile is required if crossing utility easements or right-of-way.

9B. Please contact Aurora Water to begin SWMP/Civils process for Stormwater Management Plan to address comment on Pre-App Letter, "A standalone SWMP will be submitted for review".