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Aurora, Colorado 80012
303.739.7010

AuroraGov.org

April 3, 2025

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

RE: INITIAL SUBMISSION REVIEW

Application Name: Bennett Station Lateral - Site Plan Amendment #18
Application Number: DA-2201-12
Case Numbers: 2019-6048-13

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.

This letter has been modified to reflect the newly updated Submittal Checklist. 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 24, 2025. Your administrative decision (AD) date is tentatively set for Wednesday, June 4, 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\2201-12REV1.rtf



BENNETT STATION LATERAL - SITE PLAN AMENDMENT #18 OIL AND GAS MIDSTREAM PERMIT REVIEW

INITIAL SUBMITTAL REVIEW

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Respond to **ALL** redline comments.
 - Site Plan – Page 1
 - Administrative – Page 2
 - Security Operations – Page 3
 - Surface, Air, Water Quality – Page 4
 - Aurora Water – Page 4
 - Public Works Engineering – Page 4
 - Land Development Review – Page 5
- 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
- Land Development Review – Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta

PLAN SET COMMENTS

1. PLAN SET

1A. Cover Page

1A.1 – 2025-03-21 (DJK) reviewed, no traffic issues with amendment.

1B. Vicinity Map

1B.1 – No further action is needed. Please continue to resubmit this with every review. This item will not be referenced in the next Review Letter.

1C. Existing Conditions

1C.1 – No further action is needed. Please continue to resubmit this with every review. This item will not be referenced in the next Review Letter.

1D. Appurtenance Site and FEMA Floodplain Map

1D.1 – No further action is needed. Please continue to resubmit this with every review. This item will not be referenced in the next Review Letter.

1E. Equipment Elevation Sheet

1E.1 – No further action is needed. Please continue to resubmit this with every review. This item will not be referenced in the next Review Letter.

2. ADMINISTRATIVE

2A. Application Form

2A.1 – Please continue to resubmit any updates with every review.

2B. Letter of Introduction

2B.1 – Please continue to resubmit this with every review.

2B.2 – Page 1 - Please replace with "eastward towards"

2B.3 – Page 1 - Is this all located inside the City Limits or does this also include Adams County?

2B.4 – Page 2 - Please refer to the newly approved SecOps Plan 09.2024



2C. Project Summary

2C.1 - Received – no further action is needed. This item will not be referenced in the next Review Letter.

2D. Applicable BMPs Addressed

2D.1 - Received – no further action is needed. This item will not be referenced in the next Review Letter.

2E. Neighborhood Meeting Results Report

2E.1 – Meeting waived, no RBUs within 350' from proposed project location. This item will not be referenced in the next Review Letter.

2F. Response to Pre-Application

2F.1 - Received – no further action is needed. This item will not be referenced in the next Review Letter.

2G. Certificate of Liability Insurance Form

2G.1 - Received – no further action is needed. This item will not be referenced in the next Review Letter.

2H. 350 Foot Radius Abutters List

2H.1 - Received – no further action is needed. This item will not be referenced in the next Review Letter.

2I. Project Development Schedule

2I.1. Received – no further action is needed. This item will not be referenced in the next Review Letter.

3. SECURITY OPERATIONS

3A. Operations Plan

3A.1 – This requirement is accepted. We have an approved Fieldwide SecOps Plan 09.2024. This item will not be referenced in the next Review Letter.

3B. Site Specific HAZOP

3B.1 – 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.

3B.2. – Please provide a site-specific HAZOP with next submission.

3C. Emergency Response Plan

3C.1 – Received – no further action is needed. This item will not be referenced in the next Review Letter.

3D. Fire Life Safety

3D.1 – Received – no further action is needed, no additional comments provided. This item will not be referenced in the next Review Letter.

3E. Security Plan

3E.1 - This requirement is accepted. We have an approved Fieldwide SecOps Plan 09.2024. This item will not be referenced in the next Review Letter.

3F. DOT/PHMSA Forms

3F.1 – This requirement has been waived for this project. There are no DOT/PHMSA required forms for this project.

3G. Decommissioning / Final Reclamation Plan

3G.1 – No further action is needed, no additional comments provided. This item will not be referenced in the next Review Letter.

4. ENVIRONMENTAL REVIEW

4A. Noise Management Plan

4A.1 – This requirement does not apply to facilities that do not have above ground appurtenances.

4B. Air Quality Plan

4B.1 – This requirement is accepted. We have an approved Fieldwide SAWQ Plan 09.2024. This item will not be referenced in the next Review Letter.



4C. Weed Control Plan

4C.1 – This requirement is accepted. We have an approved Fieldwide SAWQ Plan 09.2024. This item will not be referenced in the next Review Letter.

4D. Wildlife Impact Management Plan

4D.1 – Please include your Application Number: DA-2201-13, Case Numbers: 2019-6048-14.

4E. Fugitive Dust Suppression Plan

4E.1 – This requirement is accepted. We have an approved Fieldwide SAWQ Plan 09.2024. This item will not be referenced in the next Review Letter.

4F. Lighting Plan

4F.1 -This requirement is accepted as part of the approved Fieldwide SAWQ Plan 09.2024. This item will not be referenced in the next Review Letter.

4G. Landscape Plan

4G.1 – No landscape issues associated with this application. This item will not be referenced in the next Review Letter.

4H. Vicinity / Context Map Reference

4H.1 – It has been discussed that a Vicinity Map be included with the Letter of Introduction for reference. Please include with next submission.

4I. Interim Reclamation Plan

4I.1 -This requirement is accepted as part of the approved Fieldwide SAWQ Plan 09.2024. This item will not be referenced in the next Review Letter.

4J. Visual Mitigation Plan

4J.1 -This requirement is accepted as part of the approved Fieldwide SAWQ Plan 09.2024. This item will not be referenced in the next Review Letter.

5. AURORA WATER

5A. Water Use Plan (CDPHE Reg.84 – If Applicable)

5A.1 – This requirement does not apply to facilities that do not have above ground appurtenances.

5B. Preliminary Drainage Checklist

5B.1 – No further action is needed. Continue working with Aurora Water for any water related items.

5C. Preliminary Drainage Plan

5C.1 – No further action is needed. Continue working with Aurora Water for any water related items.

5D. Preliminary Drainage Letter

5D.1 – A Preliminary Drainage Letter shall be submitted with the site plan amendment. Based on the current site plan, Detention and Water Quality measures may not be required. Refer to Tables 10-1 and 11-1 in the SDDTC to verify.

5E. Floodplain Permit

5E.1 – No further action is needed. Continue working with Aurora Water for any water related items.

5F. Stormwater Management Plan (SWMP)

5F.1 – A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project.

5G. Groundwater Quality Monitoring Plan (GWQMP)

5G.1 – This requirement does not apply to facilities that do not have above ground appurtenances.

5H. Fluid Disposal Plan

5H.1 – This requirement does not apply to facilities that do not have above ground appurtenances.



6. PUBLIC WORKS

6A. Traffic Control

6A.1 – An RMA is in effect for this development. Must conform with the NEATS Plan.

6B. Traffic Letter

6B.1 – This requirement was waived during Library Time and mentioned in the letter sent by the Office of Development Assistance January 30, 2025.

6C. Traffic Plan

6C.1 – Show all adjacent and opposing access points on the Site Plan and label the access movements on the Site Plan.

6D. Road Maintenance Agreement / Construction

6D.1 – No further action is needed, no comments provided from the reviewer. This item will not be referenced in the next Review Letter.

7. LAND REVIEW SERVICES

7A. License Agreement or Master License Agreement

7A.1 – All road, including future roads or city easement crossings require a License Agreement. If a culvert in ROW is needed at the access road a license is required.

7B. Prospect Asset Purchase Agreement

7B.1 – For information about this requirement, please reach out to your Land Review Services reviewer.

7C. Surface Use / Landowner Authorization

7C.1 – This requirement is accepted; this was submitted as Landowner Authorization. This item will not be referenced in the next Review Letter.

7D. Previously Obtained Easement

7D.1 – No easements will be granted, there must be a license agreement for road crossings. Please include this with next submittal. For information about this requirement, please reach out to your Land Review Services reviewer.

7E. Layflat Agreements (Temporary)

7E.1 - This requirement does not apply to facilities that do not have above ground appurtenances.

8. EXTERNAL COMMENTS

8A. Neighborhood Meeting Schedule & Results / Response to Public Comments

8A.1. 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 January 30, 2025.

8B. 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.