



February 20, 2020

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

RE: Third Submission Review – Rush South (Phase 2) – Oil and Gas Permit  
Application Number: DA-2012-03  
Case Number: 2017-6005-04

Dear Mr. Rodriguez:

CVL Consultants of Colorado, Inc. 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.

Administrative Criteria Review and Approval:

All Oil and Gas Permits shall be reviewed by the Director of Planning and shall be approved, approved with conditions, or denied based on the following criteria:

1. The application meets the requirements of Section 10.3 (Required Application Contents) of the City Council- approved June 5, 2019 Operator Agreement; and
2. The application includes the Best Management Practices (BMPs) described in Exhibit C of the June 5, 2019 Operator Agreement.

The Rush South Oil and Gas Permit application has addressed and met the requirements of Section J0.3 (Required Application Contents) and BMPs in Exhibit C of the Operator Agreement, but must resolve any outstanding technical issues. Please submit revised Oil and Gas Permit plan set and letter of introduction PDFs through the portal.

State approval via a Colorado Oil and Gas Conservation Commission (COGCC) Form 2A is still required, and shall be submitted to the City, including the Local Government Designee, upon applicant receipt.

**Condition of Approval:**

I. Resolution of the following technical issues prior to recordation of the Oil and Gas Permit plan set mylars and issuance of the Notice to Proceed:

**A. Plan Set**

I. Add the following Roadway Maintenance Agreement note to Sheet No. 1: "An amendment to the Roadway Maintenance Agreement is currently under review. No work shall commence until the Amendment to the Roadway Maintenance Agreement is executed."

***RESPONSE: The amended RMA has been submitted.***

II. Technical details (extension of lane prior to redirect taper, striping on west side of intersection) will be resolved in Civil Plans and all required reports. As part of the Civil Plan process, pavement design is required (Pg. I and 15 of site plan set).

**RESPONSE: *Pavement design has been added to sheets 1 and 15. The amended SWMP reflecting auxiliary turn lanes and with pavement design has been submitted to Public Works.***

III. Extend the bypass lane through the intersection prior to starting redirect taper on the west side of the intersection. This is suitable to be fixed in the Civil Plans (Sheet 15 of the site plan set). **RESPONSE: *The bypass lane has been extended on sheet 15, and the amended SWMP reflecting auxiliary turn lanes has been submitted to Public Works.***

IV. The City requires the proposed additional pavement shown on the plan set for the Watkins Road and Jewell Avenue intersection, which includes the south-bound right turn auxiliary lane. **RESPONSE: *The additional pavement and south-bound right turn lane have been added to sheet 15.***

V. Pavement design is required in the Civil Plan process.

**RESPONSE: *The amended SWMP reflecting auxiliary turn lanes and with pavement design has been submitted to Public Works.***

VI. Please reference L.A. Reception# D9110147 for the access road on the site plan and show and label the I" steel plate over the City's waterline within the 23' licensed access road.

**RESPONSE: *No access road construction will occur for the Rush South Phase 2 location.***

VII. Label the 144' ROW as future Powhatan Road on all pertinent sheets.

**RESPONSE: *Labels have been added for all future Powhatan Road ROW.***

VIII. The air quality monitoring sites are located properly on Sheet No. I (per the site-specific Air Quality Plan) but not on subsequent sheets; please show the context map with monitoring sites on the other phase 2 sheets.

**RESPONSE: *The Air quality monitoring sites have been added to the Phase 2 context maps on all subsequent sheets.***

IX. Show and label all noise mitigation measures (berming, bales, sound walls) on all pertinent sheets.

**RESPONSE: *Noise mitigation berm labels have been added to all pertinent sheets.***

X. Show and label cattle guards on all pertinent sheets.

**RESPONSE: *There are no cattle guards involved with this location.***

XI. Show and label the groundwater sampling well on the Context Map on all sheets.

**RESPONSE: *The groundwater sampling well locations have been added to the context map on all sheets.***

XII. On the Phase 2 Production sheet, show and label the entire privacy fence location.

**RESPONSE: *The privacy fence is installed at the time of interim reclamation, so it does not exist during the production phase.***

XIII. Add the Drilling Equipment Representative Dimension Table (Sheet No. 8) and Production Equipment Representative Dimension Table (Sheet No. 9) to an Elevation Sheet.

**RESPONSE:** *The Drilling and Production Equipment tables have been added to the Elevation sheets.*

XIV. Add the well entry sign symbol and label to Sheet No. 5.

**RESPONSE:** *The well entry sign and label have been added to Sheet 5.*

XV. Remove "AND CONDITIONAL USE" from the title on Sheet No.'s 6, 7, 10, and 11.

**RESPONSE:** *"AND CONDITIONAL USE" has been removed from sheets 6, 7, 10, and 11.*

## **B. Letter of Introduction**

I. The pre- and post- pipeline haul routes are switched (pre-pipeline route should be the one to include Watkins Road). Please correct.

**RESPONSE:** *The LOI has been revised to reflect the correct pre and post oil pipeline haul route descriptions.*

II. CAD Data Submittal –

**RESPONSE:** *CVL has provided updated CAD files associated with the revised site plan being submitted to the city.*

III. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinurl.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](mailto:CADGIS@auroragov.org) for questions or more detailed instructions.

**RESPONSE:** *The CAD files have been approved by the city.*

## **C. Groundwater Quality Monitoring Plan**

I. 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.*

II. If applicable and as noted in the submittal, COPC will notify 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.*

III. If applicable and as noted in the submittal, COPC will notify the City immediately of any delays outside of COPC's control.

**RESPONSE:** *Acknowledged.*

## D. Air Quality Plan

I. Submit a complete site-specific Plan, including 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 which cannot be done until the pad is constructed.*

II. The site-specific Plan should also reference health-based criteria for exposure limits, as found in the NAAQS and ATSDR, and how the reports will include trend identification related to increases/ decreases/spikes in concentration or emissions.

**RESPONSE:** *The site -specific Plan has been amended to address the health-based criteria for exposure limits, as found in the NAAQS and ATSDR, an the report now includes information regarding trend identification related to increases/ decreases/spikes in concentration or emissions.*

If you have any additional questions, please do not hesitate to contact me directly at 720.249.3539.

Sincerely,  
CVL Consultants of Colorado, Inc.



Melinda Lundquist, PE  
Senior Vice President