



July 17, 2015

Stephen Rodriguez
Senior Planner
City of Aurora Planning Department
15151 East Alameda Parkway
Aurora, CO 80012

RE: Cherry Creek Vista 4-65-28-1H Oil and Gas Well Permit – CSP
Application Number: DA-1957-00
Case Number: 2014-6031-00

Dear Mr. Rodriguez:

CVL Consultants of Colorado, Inc. has considered the August 4, 2015 Second Submission Review comments for the referenced project. We have restated the comments below and addressed them per the bold, italicized responses.

Planning Department Comments

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

1A. Comment: Comments were received from the MCGC Neighborhood Association and compiled in a comment letter to the city based on your resubmittal and comment response letter. They are attached with this letter. MCGC states that their comments and concerns were not addressed. Please address each comment issue by issue in your resubmittal for the comment response letter.

Response: As discussed with you, the MCGC comments were responded to with “Acknowledged”, due to the nature of the comments. Generally, they are not specific to the technical character of land use permit the applicant is seeking.

***2. Completeness and Clarity of the Application**

2B. Comment: Please update staff on the status of the Road Maintenance Agreement between Conoco Phillips Company and the City.

Response: ConocoPhillips is actively working with Rick Hunter in the Public Works Department to arrive at an executed agreement.

***3. Zoning and Land Use Comments**

3A. Comment: Staff remains concerned regarding visibility of the well pad and how this can be mitigated to lessen impacts to surrounding neighbors.

Response: As requested, the stockpile has been relocated to the west side of the pad, to provide further screening of the site.

Comment: Previously staff recommended that an earthen berm or hay be installed around the perimeter of the fence, where such features do not significantly disrupt drainage flows, and planted with appropriate non-irrigated ground cover material. Existing rural properties in the County will be impacted by the well pad. Based on the lack of site plan revisions, staff requests that the applicant add the earthen berm or hay on the west side of the site, to screen the well pad from the adjacent residences in the County.

Response: As requested, the stockpile has been relocated to the west side of the pad, to provide further screening of the site.

3B. Comment: Please see the comment redlines from Engineering regarding the access road, license agreement, and potentially moving the site west due to grade issues. Also, show the gate setback from the planned right-of-way for Monaghan Road.

Response: Redlines have been addressed. A license agreement will be pursued.

***4. Waivers Requested or Required**

4A. Comment: Please delete the section *Variances from City of Aurora Regulations*, from the supplemental regulations. Recent changes to Section 146-1207 eliminated waivers associated with this application.

Response: Completed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

***5. Civil Engineering** - (Rick Hunter 303-739-7307 rhunter@auroragov.org)

5A. Comment: Please see the comment redlines regarding the Roadway Agreement, license agreement, Monaghan Road improvements, access road driveway, gate setback, and additional Monaghan Road notes. Provide a draft roadway maintenance agreement for review and final APPROVAL. The roadway agreement must be approved prior to approval of the Site Plan.

Response: Redlines have been addressed. A license agreement will be pursued. The roadway maintenance agreement coordination is ongoing. The previously depicted access road has not been revised. Since Monaghan is not yet constructed, an asphalt apron is not needed at this time. Currently, it is difficult to predict the vertical alignment of the future Monaghan Road and as such realigning the access road now, from what is presently the preferred design, may be ineffective.

***6. Arapahoe County** - (Diane Kocis, Arapahoe County Oil and Gas Specialist (720) 874-6751 dkocis@arapahoegov.com)

6A. Comment: Arapahoe County's Public Works and Development Department has the following comments and concerns about the subject well, for which we received a referral packet:

Response:

- Comment: The proposed access route for the subject well will use Watkins Road, south from I-70, and then Jewell Avenue west. Truck traffic during construction, drilling and completion of the well will impact County roads.

Response: Acknowledged.

- Comment: Truck traffic during the life of the well, due to transport of liquids from the well and facility maintenance, will also impact these same roads. Truck traffic would be reduced if ConocoPhillips completes their gathering system to include the transport of crude oil and produced water; however, to our knowledge these segments of the gathering system have not been scheduled for construction.

Response: Acknowledged.

- Comment: Arapahoe County collects a \$7,500 voluntary road impact fee from ConocoPhillips for wells permitted in Arapahoe County. We believe an impact fee is applicable to this well because the proposed access route for this well is along Watkins Road and Jewell Avenue. The fee should be payable to Arapahoe County.

Response: The \$7500 check is forthcoming.

- Comment: The Arapahoe County Engineering Division must be contacted prior to the well pad construction phase to schedule a pre-construction inspection of the access route. Wayne Habenicht, Engineering Inspector, can be reached at 720-874-6542.
Response: Acknowledged.
- Comment: It may be beneficial for your department, ConocoPhillips and Arapahoe County Public Works and Development staff to meet to discuss our concerns.
Response: Acknowledged.

***7 Xcel Energy**

7A. Comment: Public Service Company of Colorado's PSCo Right of Way & Permits Department and acknowledges developer comments for the above captioned project.

If the property owner/developer/contractor has already contacted the **Builder's Call Line at 1-800-628-2121** to complete the application process for any new electric service, they must continue to work with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Response: Acknowledged.

If you have any additional questions, comments or concerns regarding our resubmittal, please do not hesitate to contact me at 720.249.3539.

Sincerely,
CVL Consultants of Colorado, Inc.

Melinda Lundquist, PE
Vice President