



Request for Comments

Case Name:	BOARDWALK PIPELINE PROJECT - PHASE II
Case Number:	RCU2017-00008

March 7, 2017

Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

Requesting a Conditional Use Permit to construct an approximately 6 miles crude oil pipeline from the northeast corner of 120th Ave & Powhaton Road north to the County line.

This request is located at: 14850 POWHATON RD

The Assessor's Parcel Number are: 0156700000051, 0156700000062, 0156700000063, 0156700000066, 0156700000093, 0156700000249, 0156700000326, 0156700000344, 0156700000345, 0156705100002, 0156705400001, 0156708100002, 0156708100003, 0156708100004, 0156708400001, 0156716200001, 0156716200003, 0156716200004, 0156721100001, 0156728100001, 0156728200001

Applicant Information: Discovery DJ Services, LLC
CORY JORDAN
DALLAS, CO 75230

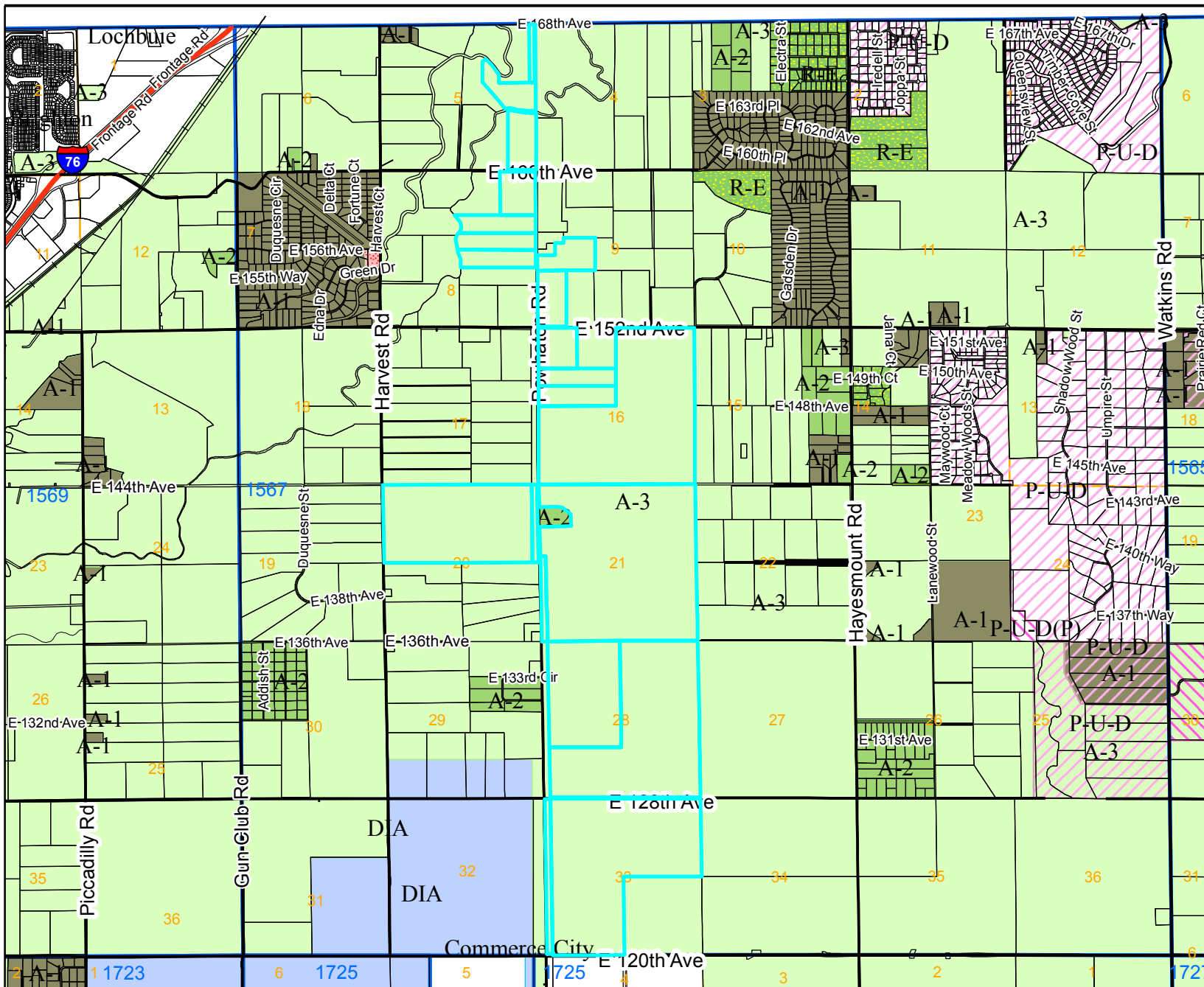
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 03/28/2017 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher C. LaRue
Senior Planner



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Boardwalk Pipeline Project-Phase II

RCU2017-00008



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

1.0 INTRODUCTION

Discovery DJ Services, LLC (“Discovery”), a joint venture between Discovery Midstream Partners, LLC and Ward Petroleum, is submitting this application for a Conditional Use Permit (“CUP”) to Adams County. The application is in accordance with the requirements outlined under Chapter 2 of the Adams County Development Standards and Regulations (“ACDSR”), the Conditional Use Permit Checklist, and additional requested submittal criteria for the Adams County Areas and Activities of State Interest (“AASI”) Checklist, as outlined during the conceptual review process and subsequent Adams County Conceptual Review Meeting Summary Letter dated January 30, 2017 and further discussed under Section 2.4 below.

This CUP application is organized in an order to address the requirements of: i) the CUP Checklist; ii) the specific additional applicable items from the AASI Checklist; and iii) additional information as outlined in the conceptual review summary letter and requested by the Adams County Planning Department (“ACPD”) staff.

1.1 PURPOSE & NEED

Advances in oil and gas extraction technologies have resulted in a substantial increase in oil and gas activities across Colorado, more specifically in the Denver-Julesburg Basin and Wattenberg Fields within Adams County. Crude oil and produced liquids (condensate, produced water) from these wells impede the natural gas production and require transportation to oil and gas facilities for processing, treatment, and either disposal or sale to regional markets. Currently, these liquids are transported by truck from the individual well pads resulting in an increasing number of trucks per day on the local city and county roads and state highways. Similarly, the existing natural gas infrastructure in and around these wells is at capacity or doesn’t exist within areas of new drilling. Centralized collection of these liquids and more efficient means of transportation are required to reduce the local truck traffic and facilitate transportation of the natural gas and produced liquids to locations where they can be processed and sold to meet market demands. The Project is a necessary component of the overall system to gather, process, transport and market the area’s natural resources in the Niobrara and Codell formations.

1.2 PROJECT OVERVIEW

The Boardwalk Pipeline Project included a 29.4-mile natural gas gathering trunkline to a new natural gas compression and processing facility located approximately 4.3-miles northwest of Lochbuie, Colorado in the SW of Section 11, Township 1N, Range 66W where the gas will be processed to recover natural gas liquids (“NGL”)’s for delivery to a nearby third party via a new 0.6-mile NGL sales pipeline. Conversely, pipeline quality natural gas off of the new compression and processing facility will be delivered to a new custody meter station for sales to a third-party transmission pipeline via a new 1.4-mile residue gas sales pipeline. Similarly, a new 12-mile crude oil pipeline was constructed concurrently with the proposed natural gas pipeline from the CDP site to the intersection of E. 120th Ave. and Powhaton Rd., where the crude oil pipeline was capped and inerted in place for future crude oil gathering.

Phase II of the Boardwalk Pipeline Project expands on the Boardwalk Pipeline Project (RCU2016-00016) approved December 13, 2016 by the Adams County Board of County Commissioners and will include, in this CUP, the construction expansion of the capped 8” buried crude oil pipeline system, originating at the northeast corner of the intersection of E. 120th Ave and Powhaton Rd. The 8” crude oil line will be installed parallel to, and in the same right-of-way as, the 12” natural gas line constructed for the Boardwalk Pipeline Project from E. 120th Ave. to E. 168th Ave/WCR 2 (Adams County/Weld County line). This segment is approximately 6 miles long.

Sections 1.2.1 below further describes the key infrastructure located within Adams County:

1.2.1 CRUDE OIL PIPELINE

The crude oil pipeline will be constructed of 8.625” O.D. x 219” W.T., X-52, API 5L, PSL2 or comparable line pipe coated with 12-14 mils of fusion bond epoxy for external corrosion protection. All state highway, railroad, city and county road, and other crossings will be crossed by bore or horizontal directional drill (“HDD”), thereby avoiding surface impacts in these areas, utilizing 8.625” O.D. x 0.322” W.T., X-52, API 5L, PSL2 or comparable crossing pipe coated with 12-14 mils of fusion bond epoxy plus an additional 24-30 mils of abrasive resistant overlay coating.

Although the crude oil pipeline does not fall under the jurisdiction of the Code of Federal Regulations (“CFR”), the pipeline will be designed and constructed to meet the requirements of CFR Part 195 “Transportation of Hazardous Liquids by Pipeline”. In general, under the CFR, Discovery is required to construct the pipeline at a depth of 36 inches below ground level. As an additional recognized safety precaution, Discovery will bury the pipeline a minimum of 48 inches below grade. At all county and / or public roads crossings, the pipeline will be buried a minimum of 60 inches below the bottom of the bar ditches (USDOT and Adams County Public Works Department requires a minimum of 36 inches). Discovery will comply all local irrigation ditch company requirements as well as the Nationwide Plan 12 permit for all waterway crossings, which allow waterways to be open cut or bored depending upon the condition of the waterway.

The crude oil pipeline will be designed to facilitate routine pigging operations as well as in-line inspection of the line as required in accordance with the CFR.

Table 1.2.3 below summarizes key information for the crude oil pipeline.

**Table 1.2.3
Boardwalk Pipeline Project – Phase II
Crude Oil Pipeline – AC East Extension**

Pipeline Diameter	8.625” O.D.
Pipeline Wall Thickness	0.219” W.T. (Line Pipe) / 0.322” W.T. (Crossing Pipe)
Yield Strength	52,000 psi (X-52 Grade)
Total Pipeline Length (Phase II, this CUP)	6.0 miles
Total Pipeline Length in Adams County (“ “)	6.0 miles
Total Parcel / Tract Count In Adams County	25

The ultimate capacity of the crude oil pipeline will be 71,000 barrels per day. Comparatively, a typical crude oil truck holds approximately 200 barrels of crude oil, thus the Boardwalk crude oil pipeline will be able to carry the same amount of crude oil as 355 trucks per day at the ultimate capacity.

1.3 DESCRIPTION OF PREFERRED PIPELINE ROUTE

The proposed route for the crude oil pipeline crosses unincorporated Adams County. As outlined in Figure 1.3 on the following page, the capped pipeline originates at the northeast corner of the intersection of Powhatan Rd. and E. 120th Ave., at which time the natural gas gathering trunkline turns north along Powhatan Rd. until it crosses into Weld County approximately 5,000 ft. east of the intersection of Harvest Rd. and E. 168th Ave. / County Road 2. The 8” crude oil line will be installed parallel to, and in the same right-of-way as, the 12” natural gas line constructed for the Boardwalk Pipeline Project from E. 120th Ave. to E. 168th Ave/WCR 2 (Adams County/Weld County line).