Request for Comments

Case Name: Mustang Station Borrow Site
Case Number: RCU2020-00001

February 24, 2020

The Adams County Planning Commission is requesting comments on the following application: Conditional Use to excavate in the Agricultural-3 zone district. The excavation proposes approximately 300,000 cubic yards of soil relocated on an adjoining property for berms. This request is located approximately a half-mile north of 28901 Highway 36. The Assessor's Parcel Number is 018190000210.

Applicant Information: BRONCO PIPELINE COMPANY
34501 E QUINCY AVE
BLDG 1B
WATKINS, CO 80137

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 03/16/2020 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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.

Greg Barnes
Planner III
February 18, 2020

Adams County
Community & Economic Development Department
Attn: Greg Barnes
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

RE: Mustang Station Borrow Area
Written Explanation
PRE# 2020-0002
Adams County, Colorado

Dear Mr. Barnes:

On behalf of the applicant, BroncoPipeline Company (BPC), CVL Consultants of Colorado, Inc. presents this application for a Conditional Use Permit (CUP). The subject property is approximately twenty-five (25) acres and zoned Agricultural – 3 (A-3). It is currently used for planting crops. We understand that the CUP process requires approval by both the Planning Commission and the Board of County Commissioners. Construction is planned as soon as possible.

BPC is planning construction of a compressor station, Mustang Booster Station, to facilitate its oil and gas pipeline network in the area. Mustang Booster Station is located within the City of Aurora (City). Entitlements from the City have been obtained. A final plat, Contextual Site Plan, Stormwater Management Plan and Public Improvements Phasing Plan were approved by the City. Construction Plans and a Drainage Report are nearing approvals. As part of the City requirements, extensive berms must be constructed to screen the compressor station equipment from view. In order to create these tall landscape berms, soil must be imported to Mustang Booster Station, as adequate soil could not be generated onsite. BPC has purchased a nearby property for use as a borrow site. Approximately 300,000 cubic yards will be excavated. The borrow area will be graded to ensure positive drainage. After grading, this area may continue to be used to cultivate crops.

The borrow site is located within Adams County, southeast of the Monaghan Road and East 26th Avenue intersection, in Section 34, Township 3 South, Range 65 West of the 6th Principal Meridian, approximately a half mile east of the Mustang Booster Station site. A FEMA regulated floodplain traverses the property, north of the limits of the borrow area. This floodplain will be undisturbed. East 26th Avenue lies north of the aforementioned floodplain. This public roadway will not be utilized in the earthwork operations. Access to the subject property will be gained through Mustang Booster Station. Soil will be excavated and transported across private property owned by Fischahs LLC and ultimately to the Mustang Booster Station site. An access easement from Fischahs LLC has been secured by BPC.

The earthmoving operations will be subject to Adams County’s Grading Erosion and Sediment Control (GESC) requirements, as well as the Colorado Department of Public Health and Environment (CDPHE) regulations. Dust
will be controlled per periodic water sprinkling, as described in the GESC. In the event that wind speeds exceed twenty-five (25) miles per hour, earthmoving activities will cease.

No buildings will be constructed as part of this proposal. No sanitary sewer or domestic water services are required. Electric and gas service will not be required.

As part of the standard Adams County Conditional Use Permit checklist, a Certificate of Notice to Mineral Estate Owners/and Lessees and a Certificate of Surface Development are required. While these forms are included with this submittal, they are not precisely relevant to this application. Currently, there are no oil and gas operations or infrastructure on site. The proposed construction activity will not hinder the mineral owners’ ability to extract their resources from this property, therefore an access easement for future potential oil and gas activities is not necessary at this time. A public hearing has not been scheduled. For these conditions, the Applicant could not complete these standards forms in their original text. They’ve been modified accordingly.

If you have any questions regarding this application, please do not hesitate to call me directly at 720.249.3539 or email me at mlundquist@cvlinc.net.

Sincerely,

CVL Consultants of Colorado, Inc.

Melinda E. Lundquist, PE
Senior Vice President

cc: David Greer, BroncoPipeline Company