



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

CASE NO.: RCU2017-00011

CASE NAME: Discovery Boardwalk Pipeline Project

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

October 17, 2017

CASE No.:	RCU2017-00011
CASE NAME:	Discovery Boardwalk Pipeline Project
Owner's Name:	Discovery DJ Services, LLC (Cory Jordan)
Applicant's Name:	Discovery DJ Services, LLC
Applicant's Address:	7859 Walnut Hill Lane, Suite 335, Dallas, TX 75230
Location of Request:	Multiple Parcels in Adams County (See Exhibit 2.1)
Nature of Request:	1) Conditional Use Permit (CUP) to construct a new natural gas, crude oil and produced liquids pipeline system and associated facilities; 2) Development Agreement that covers pre-construction requirements, construction and operational standards, and maintenance of the pipeline.
Zone Districts:	Agriculture-3 (A-3) & Residential Estate (RE)
Site Size:	Total length of the pipeline route is 3.85 miles in Adams County
Proposed Uses:	Oil & Gas Infrastructure
Existing Use:	Agriculture, E-470 right-of-way, & vacant land
Hearing Date(s):	PC: September 28, 2017 / 6:00 p.m.
	BOCC: October 17, 2016/ 9:30 a.m.
Report Date:	October 5, 2017
Case Manager:	Christopher C. La Rue <i>ccr</i>
Staff Recommendation:	APPROVAL with 33 Findings-of-Fact & 2 Conditions
PC Recommendation:	APPROVAL with 33 Findings-of-Fact & 2 Conditions

SUMMARY OF APPLICATION

Background

The applicant, Discovery DJ Services (a joint venture between Discovery Midstream Partners, LLC & Ward Petroleum Corporation), is requesting three conditional use permits to allow construction of new pipeline systems. Two of the pipelines (the yellow and pink pipelines-see exhibit 3.1) consist of three parallel pipelines (i.e. a 20-inch natural gas line, a 8.625-inch crude

oil line, and a 12.75-inch produced liquids line) and associated facilities to transport natural gas and products from oil and gas wells within the County to processing plants in Weld County. The third pipeline (the blue pipeline-see exhibit 3.1) consists of two parallel pipelines (i.e. a 20-inch natural gas and an 8.625-inch crude oil pipeline). According to the applicant, the request to allow construction of the pipelines to transport oil and gas from the County would reduce local truck traffic associated with transporting such minerals and products by vehicles.

The site plan provided with the application shows the pipelines will be interconnected and converge at a central point located north of E-470 and halfway between Colorado Boulevard and Holly Street. This central point is referenced as “the Brighton West Interconnect”. In addition, the pipelines will be connected through monitoring and regulatory valves that enable the operator to switch direction of the flow of products in the pipelines. There is also proposed equipment at the central converging point of the pipelines that will be used for inspection of the pipelines. This equipment is commonly referred to as “pig launcher”. A map of the pipeline routes represented by different color schemes is attached to this report as exhibit 2.1. For demonstration purposes, the lines are demarcated in pink, blue, and yellow and each line represent a stand alone conditional use permit: Specifically:

- RCU2017-00011 Blue
- RCU2017-00017 Yellow
- RCU2017-00019 Pink

Overall, the three proposed pipelines routes would gather mineral resources from multiple well pad sites that are mostly located between Washington Street and Riverdale Road. The County is currently reviewing two oil and gas well pad sites by Ward Petroleum. These oil and gas well pads are known as Ivey well and Riverdale Road well pad sites. The Ivey well pad is specifically located between East 152nd Avenue and E-470 and west of York Street. The Ward Riverdale well pad, which is an existing well site, is located northwest of Riverdale Road and E-470. All of the three proposed pipeline routes would be used to transport oil and gas products from the wells, as well as transporting other future gas wells products within the vicinity of the pipelines.

The blue pipeline route will traverse through two parcels located in unincorporated Adams County and will predominantly be within the E-470 Highway Multi-Use Easement (MUE). This MUE was created during the construction of the highway to allow for installation of utilities, such as the proposed oil and gas pipeline. The pipeline would commence at the Brighton West Interconnect site and traverse on the south side of the E-470 MUE and run east until terminating northwest of Riverdale Road and E-470. This pipeline would connect with various gathering lines and transport products from the wells to an existing Central Delivery Point Facility (CDP) located southwest of Highway 85 and East 136th Avenue. The oil and gas products are then sent through an existing pipeline to Weld County for further processing. Currently, the connection between the Riverdale well gathering lines and the CDP facility are not part of this request. Those lines and connection will be reviewed by Adams County through the Oil and Gas Drilling and Production Memorandum of Understanding process.

According to the applicant the blue pipeline will be constructed as bi-directional; thus oil and gas can flow in either direction within the pipeline. This is to allow flexibility for future improvements to the system. The end point of this pipeline, specifically northwest of the intersection of Riverdale Road and E-470, would contain an above ground structure on a land area of 60-foot-wide by 100-foot-long. This above ground structure would consist of a testing equipment (i.e. the pig launcher) that can be inserted to check and monitor integrity of the pipeline.

Development Standards and Regulations Requirements

Oil and gas development is overseen by federal, state, and local regulations. Section 4-10-02-03 of the County's Development Standards and Regulations outlines requirements for oil and gas well drilling and production activities in the County. The County's Development Standards also defines oil and gas facilities as any site with associated equipment used for production, treatment and storage of oil and gas waste products. This includes well pads and equipment used for production as well as temporary storage, staging of oil and gas or any other oil and gas operation, which may cause compatibility issues.

Section 4-10-02-03-06 of the County's Development Standards and Regulations further outlines the process for permitting new oil and gas development sites. Specifically, the regulations require one of the following two options: 1) obtain a Special Use Permit from the Board of Adjustment for each new site for oil and gas development; or 2) execute a Memorandum of Understanding (MOU) and submit an Administrative Use by Special Review Permit for each well pad. Well connects that are 10 inches or less in diameter and two miles or less in length, laid running from the custody transfer point or production facility for a new well to an existing gathering line connection point can be permitted through the MOU process. However, in cases where proposed pipelines exceed the scope of the size and length outline in the MOU process, then a conditional use permit is required. The subject request requires a conditional use permit as the proposed pipeline exceeds 10 inches in diameter and is longer than 2 miles in length.

The County's Development Standards and Regulations outlines requirements for a conditional use permit. Specifically, Section 2-02-08 of the County's Development Standards requires an applicant to demonstrate that the request for a conditional use permit is compatible with the surrounding area, not detrimental to the immediate area, all off-site impacts have been addressed, and that the site plan will provide the most convenient and functional use of the lots.

The subject request includes submittal information outlined in Section 6-07-02 of the County's Development Standards and Regulations pertaining to Areas and Activities of State Interest permits. This information is relevant for large scaled projects and address issues on environmental concerns, finance, and other relevant issues to address. Submittal items required and outlined in the Development Standards includes the following information:

- Detailed applicant information
- Extensive information regarding the project
- Information on property rights, permits, and other approvals
- Financial feasibility of the project

- Land use
- Local governmental services
- Financial burden on residents
- Local economy
- Environmental impact analysis: this includes analysis on water (surface and ground water), visual impacts, air quality, wetland and riparian areas, flora and fauna, soils, geologic conditions, and areas of paleontological, historic or archaeological importance.

Staff reviewed documentation submitted with the application and has determined that the information provided adequately conforms to the requirements for Areas and Activities of State Interest. The application documents included information about the company and their financial ability to fund the project. Routing analysis submitted with the application also justified selection of the preferred routes. The preferred alignment is the option that best minimize potential impacts on existing residential developments. In addition, the majority of the properties that the pipeline traverses through are predominately used for agriculture. The construction of the pipelines would not impede current or future uses of the surrounding properties. Staff reviewed environmental impact report included with the application and determined procedures and guidelines outlined in the report adequately demonstrate protection and preservation of water resources, visual impacts, air quality, wetland and riparian areas, flora and fauna, soils, geologic conditions, and areas of paleontological, historic or archaeological importance.

Per Section 6-07-02-03 of the County's Development Standards and Regulations, the applicant is required to submit a routing analysis with at least three alternative routes for each of the proposed pipelines. The applicant provided this information (see Exhibit 3.1). According to the applicant, the preferred routes were determined to have the least impacts on existing residential uses, as well as minimal impact on agriculturally utilized lands within unincorporated Adams County.

Development Agreement

As part of the conditional use permit application, the applicant has agreed to enter into a development agreement with the County for the proposed pipeline. The agreement covers multiple requirements such as pre-construction approvals (which include storm water, road crossing and traffic control permits), documentation of standard operating procedures and maintenance of the pipeline. In addition, the development agreements are required to address all comments from various review agencies. The development agreement conforms to the aforementioned requirements.

Through the agreement, the applicant has also agreed to build the pipelines in accordance with federal safety standards and national engineering design codes. Section 3.B of the development agreement requires the pipelines to be buried at a minimum of 48 inches below ground, except in locations where such depth is not achievable. In such an instance, the pipeline will be equipped with additional mechanical protection, such as increased pipe wall thickness. The development agreement also contain a variety of additional requirements including the provision of "as built" construction drawings to the Adams County Assessor's Office within 120 days of completing

construction. As well as obtaining and complying with an approved traffic control plan, manage onsite stormwater in accordance with local, state, and federal regulations.

The applicant will also be responsible to maintain all likely affected Adams County roadway infrastructures by cleaning the roads and repairing any damage. The agreement requires the pipeline route to be located out of future road right-of-ways. Any land disturbed by construction in the project area are also required to be restored. Finally, the agreement requires the developer to avoid areas where regional drainage improvements may occur. If avoiding such infrastructure are impossible, then the developer, at its own expense, will be required to relocate the pipeline whenever such drainage improvement occurs. The development agreement is attached to this report for review and consideration (see exhibit 6.7).

Future Land Use Designation/Goals of the Comprehensive Plan for the Area:

The construction of the blue pipeline will traverse near properties designated as Mixed Use Neighborhood, Parks and Open Space, and Agriculture. Analysis of each of the future land use designations and their intended purposes are discussed below.

Goals of the Mixed Use Neighborhood Future Land Use:

The Mixed Use Neighborhood future land use designations allow for a range of urban level residential uses, including single and multi-family housing combined with compatible and supporting uses and activities that serve the neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The pipeline will traverse through two properties designated as Mixed Use Neighborhood future land use. Currently, these properties are used as agriculture with some existing and proposed oil and gas wells. The construction of the pipeline in this area would not hinder development of the surrounding properties from achieving the goals of the Mixed Use Neighborhood designation.

Goals of the Parks and Open Space Future Land Use:

The Parks and Open Space areas are intended to provide for public parks, trails and open space. The proposed pipeline route lies adjacent to a property designated as Parks and Open Space. Specifically, the property is located on the south side of E-470 and west of Riverdale Road. This property is used as agriculture. Development of an oil and gas pipeline would not impede the goals of the Parks and Open Space future land use designation for the areas.

Goals of the Agriculture Future Land Use:

The Agriculture areas are not expected to develop, except for limited areas of low density residential at one dwelling per thirty-five acres. The Agriculture areas are intended for dryland or irrigated farming, pasturage or other related food production uses. The proposed pipeline will traverse through two properties designated as agricultural future land use. These properties are currently used as single-family home subdivisions. The segment of the pipeline in this area would be buried underground and the right-of-way restored to its original condition after construction of the pipeline. Except during initial construction of the pipelines, there are no other expected impacts to the current or future planned use of land in these areas.

Site Characteristics:

The blue pipeline will commence on a property located in unincorporated Adams County and zoned A-3, and terminate at a property zoned RE and also located in unincorporated Adams County. The pipeline will traverse though a County owned property that may be used for future drainage improvement. Both the applicant and County have agreed, through the development agreement, for the pipeline to be relocated whenever the County is ready to make such improvements. Currently, there are no planned improvements on the property. A majority of the remainder of the blue pipeline will be constructed in the E-470 Highway Multi-Use Easement (MUE).

A review of the submitted application shows impacts from the pipeline on affected properties would be minimal due to locating the pipeline close to property boundaries. The end point of the pipeline (the blue line) located at the northwestern corner of Riverdale Road and E-470, would contain an above ground structure on a 60-foot-wide by 100-foot-long land area. This above ground structure would consist of equipment (pig launcher) that can be inserted into the line to test the integrity of the overall pipeline system. This above ground equipment would be screened with a rock wall.

Surrounding Zoning Designations and Existing Use Activity for the blue pipeline

Northwest A-3 Agriculture	North City of Thornton Agriculture	Northeast PUD / A-1/ A-3 / RE Residential / Agriculture
West A-3 Agriculture	Subject Property A-3 E-470 right-of-way	East A-3 Water Storage / Agriculture
Southwest City of Thornton/ A-3 Agriculture/Residential	South City of Thornton/A-3 / PL / RE Agriculture/Residential/Open Space	Southeast A-3 Agriculture

Compatibility with the Surrounding Land Uses:

A majority of the surrounding area of the blue pipeline is comprised of agriculturally zoned and used properties, as well as single-family homes. Most of the proposed pipeline route is within the E-470 MUE, which was set aside to accommodate utilities and other uses such as pipelines. The pipeline will have very minimum impacts to the area. According to the applicant, the pipeline would be buried and strategically placed along the perimeter of properties outside of the County's road rights-of-way. This is to minimize potential impacts to surrounding properties.

The majority of properties surrounding the pipeline route are zoned A-3, A-1 R-E, and PUD and are developed with agriculture uses and single-family dwellings. In addition, some areas near the pipeline route are within the City of Thornton. The proposed pipeline would not negatively impact existing surrounding uses, as it would be buried and mostly located within the E-470 MUE. In addition, there are multi-well oil and gas developments existing or proposed in the immediate vicinity of the pipeline. The proposed pipeline would service the oil and gas wells in

the surrounding area and greatly reduce truck traffic associated with transportation of products from these gas wells.

Planning Commission Update

The Planning Commission considered this case on September 28, 2017, and recommended unanimous approval of the request. The applicant informed the PC that the pipeline has specific testing requirements such as pressure testing, x-ray, and hydro testing to ensure safety. Both the PC and applicant had no concerns with the staff report or the recommended conditions of approval. Beside the applicant, no one from the public spoke in favor or in opposition to the request.

Staff Recommendation:

Based upon the application, the criteria for conditional use permit approval, and a recent site visit, staff recommends approval of the conditional use permit (case # RCU2017-00011) with thirty-three findings-of-fact and two conditions.

Staff also recommends approval of all the associated development agreement.

Findings of fact:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plans for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.
9. Documentation that prior to site disturbance associated with the Proposed Project, the Applicant can and will obtain all necessary property rights, permits and approvals. The Board

may, at its discretion, defer making a final decision on the application until outstanding property rights, permits and approvals are obtained or the Board may grant a Permit with conditions and/or conditions precedent which will adequately address outstanding concerns.

10. The Proposed Project considers the relevant provisions of the regional water quality plans.
11. The Applicant has the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.
12. The Proposed Project is technically and financially feasible.
13. The Proposed Project is not subject to significant risk from Natural Hazards.
14. The Proposed Project is in general conformity with the applicable comprehensive plans.
15. The Proposed Project does not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.
16. The Proposed Project does not create an undue financial burden on existing or future residents of the County.
17. The Proposed Project does not significantly degrade any substantial sector of the local economy.
18. The Proposed Project does not unduly degrade the quality or quantity of recreational opportunities and experience.
19. The planning, design and operation of the Proposed Project reflects principals of resource conservation, energy efficiency and recycling or reuse.
20. The Proposed Project does not significantly degrade the environment. This includes the considerations that shall be used to determine whether there will be significant degradation of the environment. For purposes of this section, the term environment shall include:
 - Air quality,
 - Visual quality,
 - Surface water quality,
 - Groundwater quality,
 - Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas,
 - Terrestrial and aquatic animal life,
 - Terrestrial and aquatic plant life, and
 - Soils and geologic conditions.
21. The Proposed Project does not cause a nuisance and, if a nuisance has been determined to be created by the Proposed Project, the nuisance has been mitigated to the satisfaction of the County.

22. The Proposed Project does not significantly degrade areas of paleontological, historical, or archaeological importance.
23. The Proposed Project does not result in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:
 - Plans for compliance with Federal and State handling, storage, disposal and transportation requirements,
 - Use of waste minimization techniques, and
 - Adequacy of spill prevention and counter measures, and emergency response plans.
24. The benefits accruing to the County and its citizens from the proposed activity outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.
25. The Proposed Project is the best alternative available based on consideration of need, existing technology, cost, impact and these Regulations.
26. The Proposed Project shall not unduly degrade the quality or quantity of agricultural activities.
27. The proposed Project does not negatively affect transportation in the area.
28. All reasonable alternatives to the Proposed Project, including use of existing rights-of-way and joint use of rights-of-way wherever uses are compatible, have been adequately assessed and the Proposed Project is compatible with and represents the best interests of the people of the County and represents a fair and reasonable utilization of resources in the Impact Area.
29. The nature and location of the Proposed Project or expansion will not unduly interfere with existing easements, rights-of-way, other utilities, canals, mineral claims or roads.
30. Adequate electric, gas, telephone, water, sewage and other utilities exist or shall be developed to service the site.
31. The proposed project will not have a significantly adverse Net Effect on the capacities or functioning of streams, lakes and reservoirs in the impact area, nor on the permeability, volume, recharge capability and depth of aquifers in the impact area.
32. The purpose and need for the Proposed Project are to meet the needs of an increasing population within the County, the area and community development plans and population trends demonstrate clearly a need for such development.
33. The Proposed Project is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future

development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area.

Recommended Conditions of Approval:

Recommended Conditions:

1. The applicant shall execute the Development Agreement associated with the conditional use permit prior to the scheduled October 17, 2017 Board of County Commissioners hearing. The executed Development Agreement shall be submitted to staff no later than October 13, 2017.
2. The applicant shall comply with all the terms and conditions of the executed Development Agreement between Discovery DJ Services, LLC and Adams County.

RCU2017-00011 (BLUE PIPELINE) REFERRAL COMMENTS

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
180	1

Staff sent referral notices to all property owners within 1,000 feet of the blue pipeline route. As of writing this report, staff has received one response from the notifications expressing support for the project (see exhibit 5.1).

COUNTY AGENCY COMMENTS

Adams County Development Services Engineering reviewed the request and stated that the applicant shall be required to submit and obtain approval for all construction permits prior to construction of the pipelines. The applicant shall also be required to repair or replace any damaged County infrastructure during construction. In addition, the applicant shall also be required to comply with all federal, state, and local water quality requirements. Further, all regional drainage improvements areas shall be avoided, or the pipelines will be installed at a sufficient depth below the facility to avoid conflicts.

The Adams County Development Services right-of-way specialist reviewed the request and stated that the pipelines shall be located within permanent easements. All such easements shall be placed outside the County's future road rights-of-way, as delineated by the 2012 Adams County Transportation Plan.

REFERRAL AGENCY COMMENTS

Responding with Comments or Concerns:

Adams 12 Five Star Schools (see exhibit 4.2)

- The school district provided comments on the request for comments. Specifically, they requested the applicant to notify the school district of construction schedules for the pipeline and likely street closures. In addition, the district requested to be apprised of all emergency preparedness plans and safety measures. The applicant has committed to working with the County and the Adams 12 Five Star School District throughout the planning and permitting phase, as well as through construction and operation of the pipelines. The applicant has also stated they will provide the requested information to the school district in a timely manner. The development agreement also addresses the concerns of the school district.

CDOT (see exhibit 4.4)

- CDOT stated any work proposed in the State Highway will require a permit. The applicant has indicated this portion of the pipeline does not impact any CDOT infrastructure.

City of Thornton (see exhibit 4.5)

- The City of Thornton stated the applicant will need to coordinate with the City for permitting portions of the pipeline that are within the city limits. The applicant has indicated they are working with the City for any required approval process.

Colorado Division of Wildlife (see exhibit 4.7)

- The Colorado Division of Wildlife stated the applicant shall be required to conform to all of the State's procedures and specifications with respect to wildlife preservation. The development agreement requires the applicant to comply with all Division of Wildlife requirements.

Xcel Energy (see exhibit 4.10)

- Xcel Energy stated their company has electric transmission infrastructure that could be impacted by the proposed project. The development agreement requires the applicant to comply with Xcel Energy's requirements.

Responding without Concerns:

Brighton Fire District (see exhibit 4.3)

CDPHE (see exhibit 4.5)

E-470 Highway Authority (see exhibit 4.8)

North Metro Fire District (see exhibit 4.9)

Notified but not Responding / Considered a Favorable Response:

Brantner Ditch Company

Century Link

Colorado Historical Society

Comcast

Eagle Shadow Metro District

Hawk Ridge Subdivision

Metro Wastewater Reclamation District

Riverdale Peaks Metro District
RTD
School District 27J
Signal Ditch
Thornton Fire District
Urban Drainage and Flood Control District
Todd Creek Village HOA
United Power



To: Board of County Commissioners

From: Christopher C. La Rue, Senior Planner

Subject: Boardwalk Pipeline Project / Case #RCU2017-00011

Date: October 17, 2017

If the Board of County Commissioners does not concur with the staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

ALTERNATIVE RECOMMENDED FINDINGS

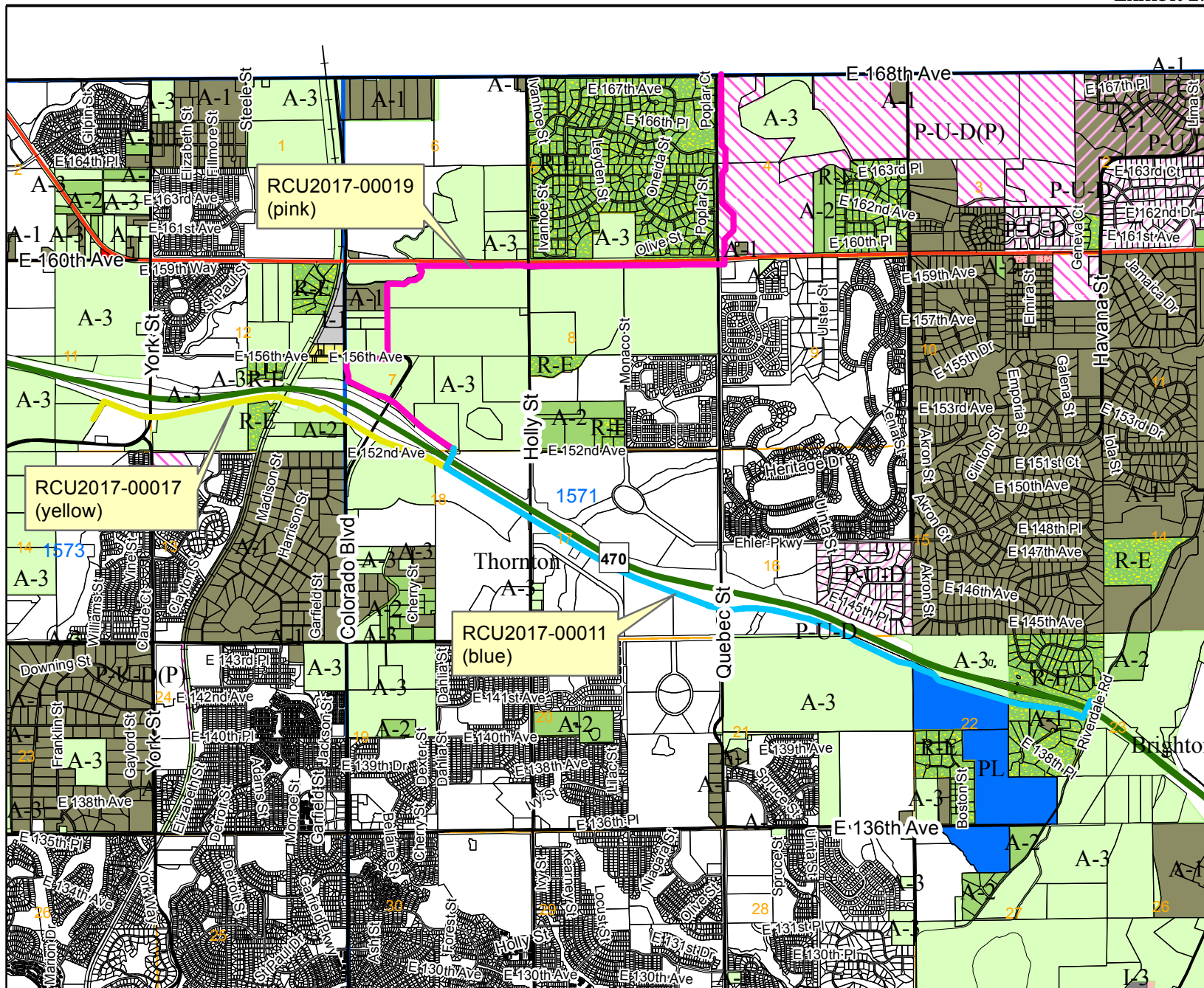
1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is not compatible with the surrounding area, harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and are not adequate to serve the needs of the conditional use as designed and proposed.
9. Documentation that prior to site disturbance associated with the Proposed Project, the Applicant cannot and will not obtain all necessary property rights, permits and approvals.

The Board may, at its discretion, defer making a final decision on the application until outstanding property rights, permits and approvals are obtained or the Board may grant a Permit with conditions and/or conditions precedent which will adequately address outstanding concerns.

10. The Proposed Project does not consider the relevant provisions of the regional water quality plans.
11. The Applicant does not have the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.
12. The Proposed Project is not technically and financially feasible.
13. The Proposed Project is subject to significant risk from Natural Hazards.
14. The Proposed Project is not in general conformity with the applicable comprehensive plans.
15. The Proposed Project has a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.
16. The Proposed Project creates an undue financial burden on existing or future residents of the County.
17. The Proposed Project significantly degrades any substantial sector of the local economy.
18. The Proposed Project unduly degrades the quality or quantity of recreational opportunities and experience.
19. The planning, design and operation of the Proposed Project does not reflect principals of resource conservation, energy efficiency and recycling or reuse.
20. The Proposed Project significantly degrades the environment. Appendix A includes the considerations that shall be used to determine whether there will be significant degradation of the environment. For purposes of this section, the term environment shall include:
 - Air quality,
 - Visual quality,
 - Surface water quality,
 - Groundwater quality,
 - Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas,
 - Terrestrial and aquatic animal life,
 - Terrestrial and aquatic plant life, and
 - Soils and geologic conditions.

21. The Proposed Project causes a nuisance and, if a nuisance has been determined to be created by the Proposed Project, the nuisance has been mitigated to the satisfaction of the County.
22. The Proposed Project significantly degrades areas of paleontological, historical, or archaeological importance.
23. The Proposed Project results in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:
 - Plans for compliance with Federal and State handling, storage, disposal and transportation requirements,
 - Use of waste minimization techniques, and
 - Adequacy of spill prevention and counter measures, and emergency response plans.
24. The benefits accruing to the County and its citizens from the proposed activity do not outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.
25. The Proposed Project is not the best alternative available based on consideration of need, existing technology, cost, impact and these Regulations.
26. 18. The Proposed Project unduly degrades the quality or quantity of agricultural activities.
27. The proposed Project negatively affects transportation in the area.
28. All reasonable alternatives to the Proposed Project, including use of existing rights-of-way and joint use of rights-of-way wherever uses are compatible, have not been adequately assessed and the Proposed Project is not compatible with and does not represent the best interests of the people of the County and does not represent a fair and reasonable utilization of resources in the Impact Area.
29. The nature and location of the Proposed Project or expansion will unduly interfere with existing easements, rights-of-way, other utilities, canals, mineral claims or roads.
30. Adequate electric, gas, telephone, water, sewage and other utilities do not exist or shall not be developed to service the site.
31. The proposed project will have a significantly adverse Net Effect on the capacities or functioning of streams, lakes and reservoirs in the impact area, or on the permeability, volume, recharge capability and depth of aquifers in the impact area.

32. The purpose and need for the Proposed Project are not to meet the needs of an increasing population within the County, the area and community development plans and population trends do not demonstrate clearly a need for such development.
33. The Proposed Project is not compatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area.



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



ADAMS COUNTY
COLORADO

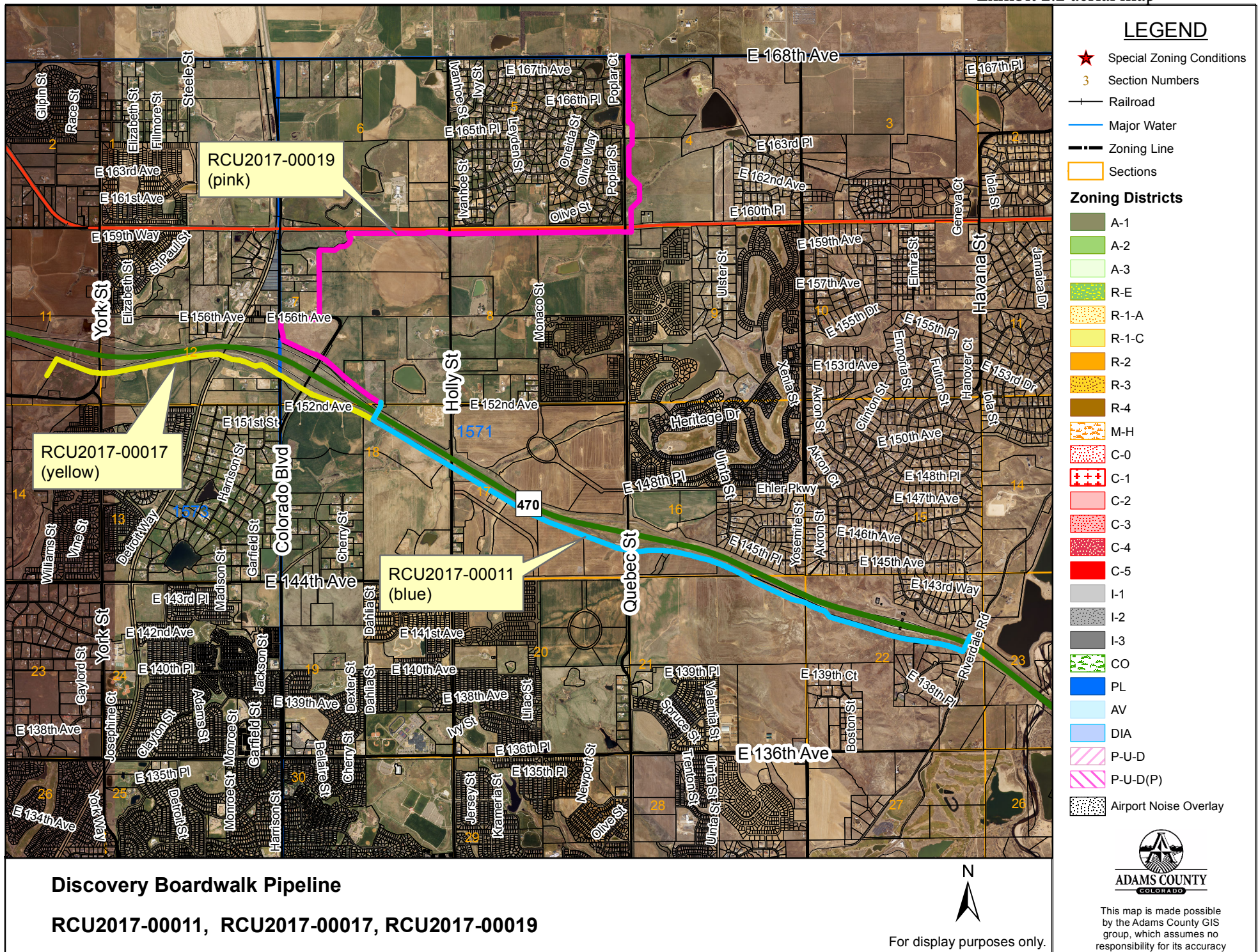
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

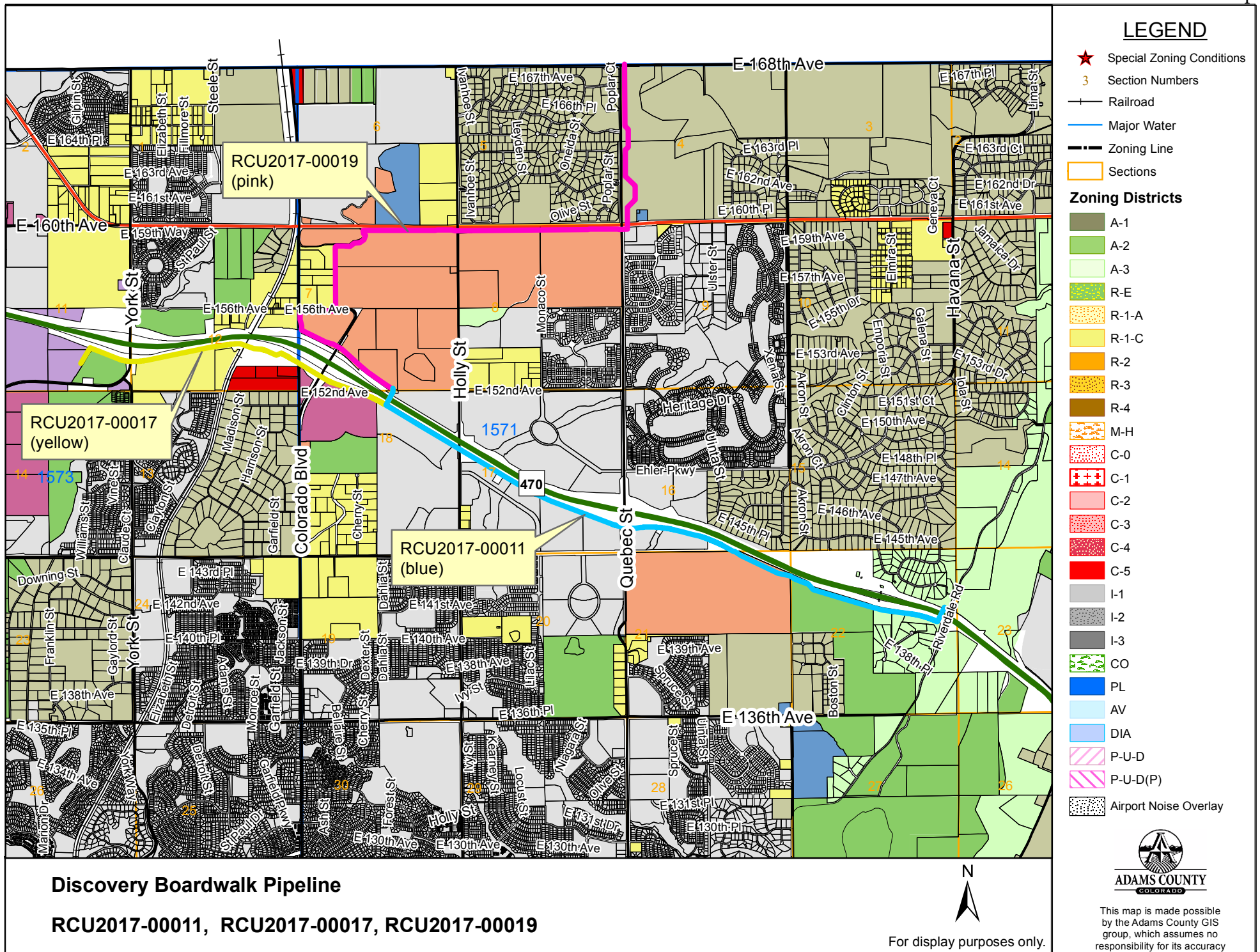
Discovery Boardwalk Pipeline

RCU2017-00011, RCU2017-00017, RCU2017-00019



For display purposes only.





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, along with increased dust, noise and emissions. 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, approved on December 13, 2016 by the Adams County Board of County Commissioners (RCU2016-000016) incorporates a 29.4-mile natural gas gathering trunkline originating at a Central Delivery Point (“CDP”) Facility located in the SW of Section 24, Township 1S, Range 67W to Discovery’s Ft. Lupton Gas Plant located approximately 4.3-miles northwest of Lochbuie, Colorado in the SW of Section 11, Township 1N, Range 66W where the gas is processed to recover natural gas liquids (“NGL”)’s for delivery to a nearby third party via a 0.6-mile NGL sales pipeline. Conversely, pipeline quality natural gas off of the Ft. Lupton Gas Plant is delivered to a custody meter station for sales to a third party transmission pipeline via a 1.4-mile residue gas sales pipeline. Similarly, the project and associated Conditional Use Permit incorporated a 12-mile crude oil pipeline from the CDP Facility to the intersection of E. 120th Ave. and Powhatan 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 the original system west of the CDP facility with a new 20-inch or smaller natural gas pipeline, 8-inch crude oil pipeline, and 12-inch or smaller water pipeline from Ward Petroleum’s Ivey West Well Pad located in the SWSE of Section 11, Township 1S, Range 68W traveling east approximately 2-miles along the E-470 multi-use easement before crossing E-470 to the north, to a new pipeline pigging facility (Brighton West Interconnect Facility) located approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street on the north side of E-470. From the new Brighton West Interconnect Facility, the Phase II pipelines will continue north approximately 4.5 miles before crossing into Weld County near the intersection of E. 168th Ave. / County Road 2 and Quebec Street and continuing north by north east approximately 14.7 miles to the Discovery Ft. Lupton Gas Plant. Similarly, the Phase II pipelines will extend back south across E-470 and east along the E-470 multi-use easement approximately 3.9 miles where they will cross E-470 just west of Riverdale Road and tie-in with the Ward Petroleum Riverdale gathering laterals delivering natural gas, crude oil, and produced water to the Central Delivery Point Facility.

~~Phase II of the Boardwalk Pipeline Project expands the original system west of the CDP facility with a new 20-inch or smaller natural gas pipeline, 8-inch crude oil pipeline, and 12-inch or smaller water pipeline from Ward Petroleum’s Ivey West Well Pad located in the SESW of Section 11, Township 1S, Range 68W traveling east to a new pipeline pigging facility located approximately 1,500 feet east from the intersection of Colorado Blvd. and E. 152nd Avenue. From the new Brighton West Interconnect Pigging Facility, the Phase II pipelines will~~

~~continue north across E-470 approximately 4.3 miles before crossing into Weld County near the intersection of E. 168th Ave. / County Road 2 and Quebec Street and continuing north by north east approximately 14.7 miles to the Discovery Ft. Lupton Gas Plant. Similarly, the Phase II pipelines will extend east from the new Brighton West Interconnect Pigging Facility approximately 3.9 miles where they will cross E-470 just west of Riverdale Road and tie in with the Ward Petroleum Riverdale gathering laterals delivering natural gas, crude oil, and produced water to the Central Delivery Point Facility.~~

This Conditional Use Permit application incorporates the portion of the Phase II Boardwalk Pipeline Project proposed 20-inch natural gas pipeline, 8-inch crude oil pipeline, and 12-inch or smaller water pipeline from the Brighton West Interconnect Pigging Facility to the Riverdale Tie-In located just north of E-470 off Riverdale Road.

Separate Conditional Use Permit applications (PRE2017-0001) have been submitted to Adams County for the portions of the Phase II Boardwalk Pipeline Project between Ward Petroleum's Ivey West Well Pad and the new Brighton West Interconnect Pigging Facility, the Brighton West Interconnect Pigging Facility across E-470 to the Adams County Line and from the Brighton West Interconnect Pigging Facility to the Riverdale Tie-In.

Sections 1.2.1 through 1.2.4 below further describe the key infrastructure located within Adams County and associated with this Conditional Use Permit application:

1.2.1 NATURAL GAS GATHERING TRUNKLINE

The natural gas gathering trunkline will be constructed of 20.0" O.D. x 0.406" W.T., X-65, 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 either bore or horizontal directional drill ("HDD"), thereby avoiding surface impacts in these areas, utilizing 20.0" O.D. x 0.500" W.T., X-65, 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 natural gas gathering trunkline does not fall under the jurisdiction of the Code of Federal Regulations ("CFR"), the trunkline will be designed and constructed to meet the requirements of CFR Part 192 "Transportation of Natural and Other Gas by Pipeline". In general, under the CFR, Discovery is required to design and construct the trunkline for a Class 1 area classification utilizing a 0.72 design safety factor at a depth of 36 inches below ground level. As an additional recognized safety precaution, Discovery will design the pipeline for the more stringent Class 2 area classification utilizing a 0.60 design safety factor and all state highway, railroad, city and county road, and other crossing locations to a Class 3 area classification utilizing a 0.50 design safety factor. In addition, Discovery will bury the trunkline a minimum of 48 inches below grade. At all county and / or public roads crossings, the trunkline 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 with all requirements for construction in the E-470 corridor 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 natural gas trunkline will be designed to facilitate routine pigging operations to remove liquids that drop out in the pipeline as well as in-line inspection of the line as required in accordance with the CFR.

Table 1.2.1 below summarizes key information for the natural gas trunkline.

Table 1.2.1
Boardwalk Pipeline Project – Phase II
Brighton West Interconnect to Riverdale Tie-In
Natural Gas Gathering Trunkline

Pipeline Diameter	20.0" O.D.
Pipeline Wall Thickness	0.406" W.T. (Line Pipe) / 0.500" W.T. (Crossing Pipe)
Yield Strength	65,000 psi (X-52 Grade)
Total Pipeline Length	3. 92 <u>85</u> miles

Total Pipeline Length in Adams County	3. 92 <u>85</u> miles
Total Parcel / Tract Count In Adams County	<u>Eleven</u> (11)

1.2.2 CRUDE OIL PIPELINE

The crude oil pipeline will be constructed of 8.625" O.D. x 0.219" 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 either 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 with all requirements for construction in the E-470 corridor 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 1.2.2 below summarizes key information for the crude oil pipeline.

**Table 1.2.2
Boardwalk Pipeline Project – Phase II
Brighton West Interconnect to Riverdale Tie-In
Crude Oil Pipeline**

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	3. 92 <u>85</u> miles
Total Pipeline Length in Adams County	3. 92 <u>85</u> miles
Total Parcel / Tract Count In Adams County	<u>Eleven</u> (11)

1.2.3 WATER PIPELINE

The water pipeline will be constructed of 12-Inch or smaller, DR11, PE4710, ASTM F2619 / API 5LE or comparable high density polyethylene pipe. All state highway, railroad, city and county road and other crossings will be crossed either by bore or horizontal directional drill ("HDD"), thereby avoiding surface impacts in these areas, utilizing 16.0" O.D. x 0.375" W.T., X-52, API 5L, PSL2 or comparable casing pipe.

The water pipeline will be buried a minimum for 48 inches below grade, with all county and / or public roads crossings, 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 with all requirements for construction in the E-470 corridor 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.

Table 1.2.3 at below summarizes key information for the water pipeline.

Table 1.2.3
Boardwalk Pipeline Project – Phase II
Brighton West Interconnect to Riverdale Tie-In
Water Pipeline

Pipeline Diameter	12.75" O.D. or Smaller
DR Rating	DR-11
Total Pipeline Length	3. 92 <u>85</u> miles
Total Pipeline Length in Adams County	3. 92 <u>85</u> miles
Total Parcel / Tract Count In Adams County	<u>Eleven</u> (11)

1.2.4 RIVERDALE TIE-IN FACILITY

The Riverdale Tie-In Facility will incorporate the following:

- ❖ One (1) 20-Inch or Smaller, Bi-Directional ANSI 600 Natural Gas Pig Launcher / Receiver;
- ❖ One (1) 8-Inch, ANSI 600 Crude Oil Pig Receiver

Figure 1.2.4 below provide a picture of a typical pig launcher / pig receiver.



Figure 1.2.4 – Typical Pipeline Pig Receiver / Pig Launcher

The overall site will be approximately 60 ft. wide x 100 ft. long, or approximately 0.14-acres and will be enclosed with a 6-foot tall chain link fence plus 2-foot outrigger and 3-strands of barbed wire. Ingress / egress to the site will require a permit for a new access road off of Riverdale Road.

1.3 DESCRIPTION OF PREFERRED PIPELINE ROUTE

The proposed route for the natural gas gathering trunkline, crude oil pipeline, and water pipeline crosses unincorporated Adams County, the City of Thornton, and within the E-470 multi-use easement. As outlined in Figure 1.3 on the following page, the pipelines originate at Discovery's proposed Brighton West Interconnect Facility (under separate CUP application) located approximately 2,100 feet west from the intersection of E.

BOARDWALK PIPELINE PROJECT – PHASE II
BRIGHTON WEST INTERCONNECT TO RIVERDALE INT.

DISCOVERY DJ SERVICES, LLC
APPLICATION FOR CONDITIONAL USE PERMIT

152nd Avenue and Holly Street on the north side of the E-470 tollway, crosses E-470 to the south approximately 1,500 ft. east of the intersection of Colorado Blvd. and E. 152nd Avenue and travels approximately 3.92-85 miles in a general southeast direction along the E-470 corridor before turning north and crossing the E-470 tollway to the Riverdale Tie-In site.



Figure 1.3 – Preferred Pipeline Route, Adams County

A total of four-five (54) crossings, including irrigation canals, city and county roads, and the E-470 tollway are required. Table 1.3a below summarizes the Adams County road crossings required along the preferred route, while Table 1.3b below outlines a list of other featured crossings along the preferred route.

Table 1.3a Boardwalk Pipeline Project – Phase II Brighton West Interconnect to Riverdale Tie-In Adams County Road Crossings			
No.	Road Crossed	Nearest Intersection	Distance to Intersection (Approximate)
1	Holly Street	E. 152 nd Ave. & Colorado Blvd.	5,075 ft. SW
2	Quebec Street	E-470 & Quebec Street	150 ft.

Table 1.3b Boardwalk Pipeline Project Brighton West Interconnect to Riverdale Tie-In Adams County Non-County Road & Other Feature Crossings			
No.	Type of Feature	Name / Description	Approximate Crossing Location
<u>1</u>	<u>Toll Road</u>	<u>E-470 Tollway</u>	<u>39°58'15.96"N, 104°55'47.97"W</u>
<u>24</u>	Ditch / Canal	Signal Ditch	39°58'11.31"N, 104°55'42.60"W

<u>32</u>	Toll Road	E-470 Tollway	39°57'7.18"N, 104°52'1.05"W
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1.4 CONSTRUCTION SCHEDULE

Construction activities in Adams County will commence upon approval of the CUP and completion of all conditions of approval. A final schedule for construction of the project has not yet been developed, however it is anticipated that pipeline construction within the County will take approximately 3-4 months, all weather permitting.

Following completion of all design activities and selection of the applicable construction contractor, Discovery will provide the ACDP a detailed schedule prior to starting construction.

3.2.2.1 ALTERNATIVE ROUTE #1

Alternative #1 is routed to the north side of the E-470 corridor and is approximately ~~the same length as~~ 0.44 miles shorter than the preferred route with the same originating point, approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street on the north side of E-470, approximately 1,500 ft. east of the intersection of Colorado Blvd. and E 152nd Avenue and crosses the E-470 tollway to the north before turning traveling southeast and in general following the E-470 tollway along the southern edge of the Todd Creek Farms sub-division to the Riverdale Tie-In site located off Riverdale Road along the north side of E-470. This Alternative would incorporate a comparable area of disturbance of approximately ~~3.883.66~~ miles long and 75 ft. wide, or approximately ~~3533.3~~ acres, with a permanent easement ~~3.88-66~~ miles long and 30 feet wide, or approximately ~~14.1-13.3~~ acres, and would follow the E-470 multi-use easement along the northern side of the E-470 corridor for a majority of the alignment. While approximately the same length and area of disturbance would be anticipated for this Alternative as the preferred route, this Alternative would traverse closer to the Todd Creek Farms subdivision, incorporating a greater impact through noise, dust, and general inconvenience to the neighborhood. This proximity to the neighborhood would also require the same, if not longer, construction duration due to the complexities of working between the E-470 tollway and the subdivision.

3.2.2.2 ALTERNATIVE ROUTE #2

Alternative #2 is routed south of the E-470 corridor and is approximately ~~4.42-10~~ miles in total length with the same originating point, approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street on the north side of E-470. From the originating location, this Alternative crosses the E-470 tollway to the south and travels in a general southeasterly direction crossing unincorporated Adams County and the City of Thornton before crossing approximately 1,500 ft. east of the intersection of Colorado Blvd. and E 152nd Avenue and crosses the E-470 tollway a second time just west of Riverdale Road. This Alternative would incorporate an area of disturbance of approximately ~~4.42-10~~ miles long and 75 feet wide, or approximately ~~37.5-3~~ acres, with a permanent easement of ~~4.42-10~~ miles long and 30 feet wide, or approximately ~~15.0-14.9~~ acres. While this Alternative would avoid construction within the E-470 multi-use easement, providing a higher degree of safety for construction of the pipelines; it would have a greater impact on the landowners, in many cases bisecting portions of the properties crossed, would have a greater degree of surface disturbance, and avoids the intended use of the E-470 multi-use corridor.

3.2.2.3 AIR QUALITY ALTERNATIVES

The short-term emission sources impacting air quality would be the same for both alternatives and the preferred route and would include construction equipment, typically diesel driven, and traffic on the roadways and right-of-way. Both Alternative #1 and Alternative #2 are in the same air shed as the preferred route. While Alternative #1 incorporates a slightly less area of disturbance than the preferred route, it would require the same construction duration, if not longer, due to the complexities with construction along the south side of the Todd Creek Farms subdivision. Similarly, while Alternative #2 avoids these complexities, it has a greater area of disturbance and would incorporate a slightly longer construction duration due to the increased length of the route. As a result, both Alternatives #1 and #2 would be expected to have an equal if not greater impacts to the overall air quality.

Construction for either Alternative or the preferred route is anticipated to occur in mid-2017 summer months based upon the anticipated receipt of the required permits. Discovery will plan to utilize water suppression to reduce the amount of dust generated during construction, as necessary.

3.2.2.4 PREFERRED ROUTE

The preferred route for the natural gas, crude oil, and water pipelines crosses the City of Thornton and unincorporated Adams County. As outlined in Figure 3.2.2 above, the pipelines would originate at the Discovery Brighton West Interconnect Piggings Facility located approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street on the north side of E-470~~approximately 1,500 feet east from the intersection of Colorado Blvd. and E. 152nd Avenue~~ and submitted under a separate Conditional Use Permit application, and travels in a general ~~southwesterly-southeasterly~~ direction along the E-470 multi-use easement through agricultural fields and along the E-470 utility corridor to a point approximately 250 feet west of Riverdale Road, where the pipelines turn north crossing the E-470 Tollway to the proposed Riverdale Tie-In Facility.

The preferred route would incorporate an area of disturbance of approximately ~~3.92-85~~ miles long and 75 feet wide, or approximately ~~37-535.0~~ acres, with a permanent easement of ~~3.92-85~~ miles long and 30 feet wide, with the exception of the portion of the alignment within the E-470 multi-use easement which would incorporate a permanent 10 foot wide easement, or approximately ~~44-37.2~~ acres. While this route would incorporate ~~slightly more~~slightly more surface disturbance than Alternative #1, the route avoids the southern portion of the Todd Creek Farms subdivision with a lesser impact to local residences, and utilizes the E-470 multi-use easement.

3.2.2.5 PREFERRED ROUTE CONSIDERATIONS & REASONING

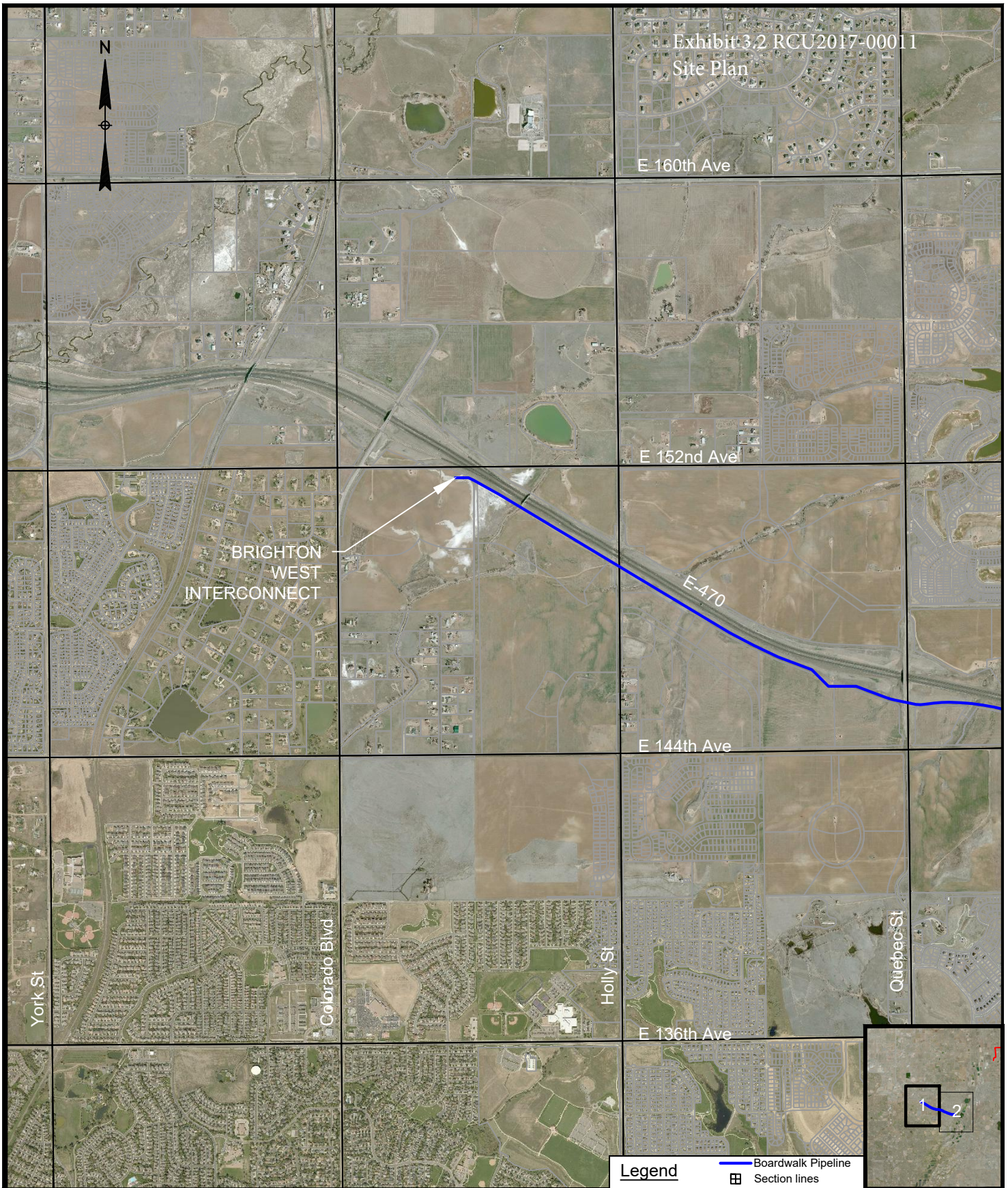
The preferred route was selected to mitigate the impacts to local residential neighborhoods; conform with the comprehensive plans for the City of Thornton, E-470, and Adams County; minimize impacts to the environment; and to the greatest degree possible, the preferences of local city and county landowners. The preferred route is primarily located within the E-470 multi-use easement along the south side of the E-470 corridor, and within lands zoned as agricultural, parks and open space, or residential estate. Discovery has contacted E-470 and is working with them to acquire the applicable easement within their multi-use easement, in addition to working with the City of Thornton for portions of the alignment within city limits.

In areas zoned as agricultural, Discovery worked with each respective landowner to develop the preferred alignment to mitigate impacts to actively cultivated fields and productive areas, along with landowner considerations and preferences.

In addition to zoning and landowner considerations, numerous other factors were included in the decision process for the selection of the preferred route. Discovery has reviewed and considered the Adams County and City of Thornton Comprehensive Plans as well as the Adams County Transportation Plan in selection of the preferred route. The County trails, parks and open space have also been considered in the planning of the preferred route, resulting in no impact.

The preferred route does cross Signal Ditch as well as the E-470 tollway twice. Discovery will plan to cross ~~both each~~ of these locations via horizontal direction drill, in accordance with the applicable ditch and E-470 company requirements. Permit applications for these crossings are being prepared and will be submitted in the next few weeks, following completion of field survey along the route. Copies of these permits will be provided to Adams County upon receipt, and prior to construction.

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Legend

- Boardwalk Pipeline
- Section lines

DISCOVERY

BOARDWALK PIPELINE PROJECT - PHASE II
BRIGHTON WEST INTERCONNECT TO RIVERDALE TIE-IN PREFERRED
ROUTE MAP 1 OF 2
ADAMS COUNTY, CO

REV.	DESCRIPTION	BY	DATE	CHKD	CHKD
A	Issued w/ Permit Application	JRH	03/10/17	CC	ALS

DRAWN:	CHECKED:	APPROVED:	DATE:	SCALE:
ZION ENGINEERING, LLC			17008-M-2201	1:2400

REV. A

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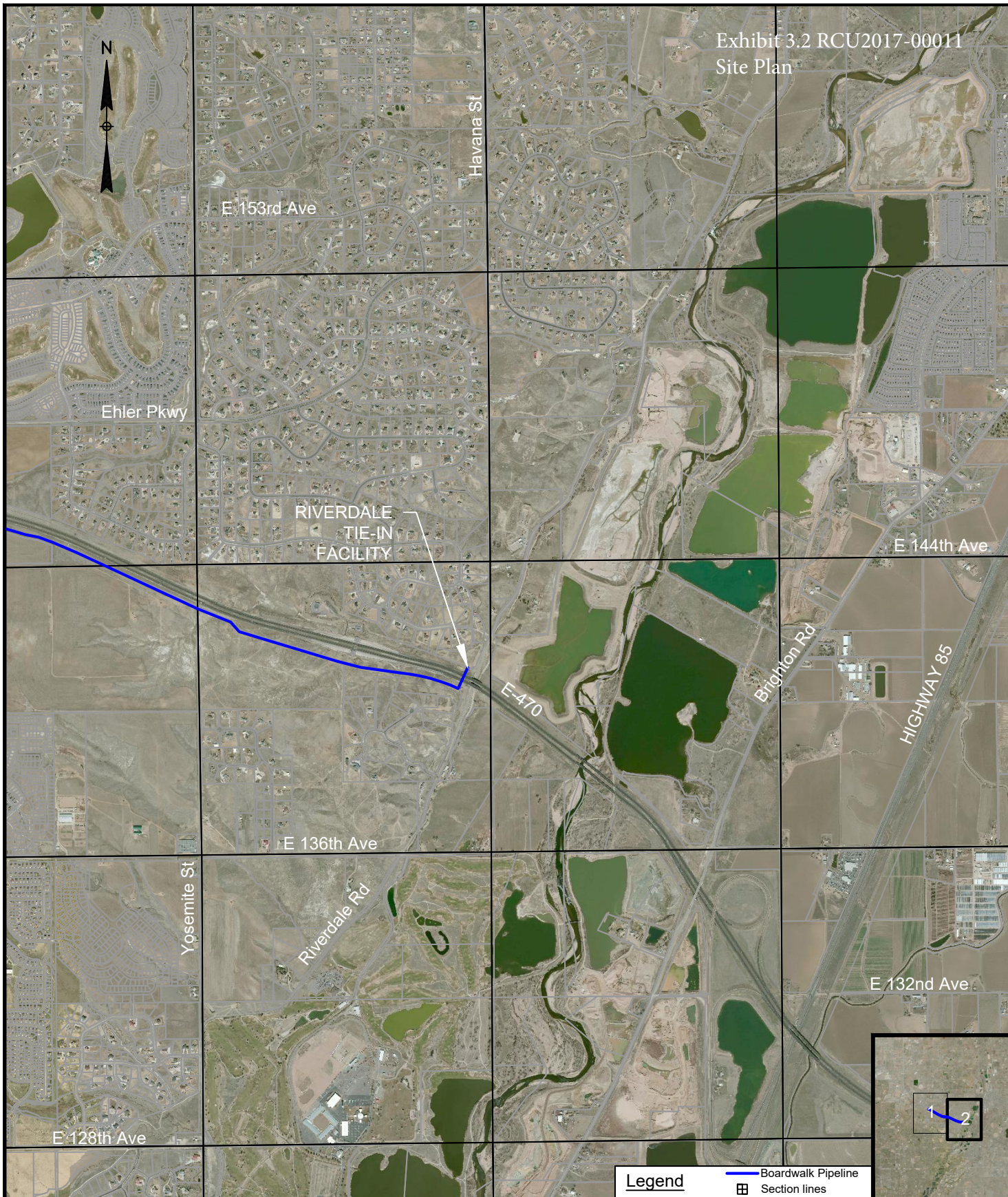


Exhibit 3.2 RCU2017-00011
Site Plan

Legend

- Boardwalk Pipeline
- Section lines

DISCOVERY
MIDSTREAM PARTNERS

BOARDWALK PIPELINE PROJECT - PHASE II
BRIGHTON WEST INTERCONNECT TO RIVERDALE TIE-IN PREFERRED
ROUTE MAP 2 OF 2
ADAMS COUNTY, CO

DRAWN:	CHECKED:	APPROVED:	DATE:	SCALE: 1:2400
ZION ENGINEERING, LLC				DWG NO. 17008-M-2202
				REV. A

A	Issued w/ Permit Application	JRH	03/10/17	CC	ALS
REV.	DESCRIPTION	BY	DATE	CHKD	CHKD

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 4/28/2017

Project Number: RCU2017-00011

Project Name: Discovery Boardwalk

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 03/21/2017

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/19/2017

Email: glabrie@adcogov.org

Complete

ENG1: Buried pipeline is exempt from the floodplain regulations. A floodplain use permit is not required for this project.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. This proposed section of the "Boardwalk Pipeline Project" is not located within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

ENG3: Prior to issuance of construction permits, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, site plan(s) and profile(s) showing the specific location of the pipeline, both horizontally and vertically, in any area within the Adams County jurisdiction. All construction documents must meet the requirements of the Adams County Development Standards and Regulations and shall be signed and stamped by a professional engineer. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, two (2) copies of all construction documents.

ENG4: There are sections of the proposed pipeline project shown in jurisdictions that are outside of Adams County authority. Adams County cannot permit or approve the pipeline location or construction in these areas. The developer is responsible for meeting all requirements of other jurisdictions.

ENG5: Adams County does not allow gas pipelines to be located within the County's Right-of-Way, excepting perpendicular crossings only.

ENG6: The developer is responsible for the repair or replacement of any broken or damaged County infrastructure damaged by the construction of this project.

ENG7: The proposed project alignment is within the boundaries of the following regional drainage studies; - Todd Creek & DFA 0052 OSP, Prepared for Urban Drainage Flood Control District and Adams County, and the South Platte River MDP, Prepared for Urban Drainage Flood Control District and Adams County, April 2002.

For the regional drainage facilities mentioned in the studies listed above, it is recommended that the applicant either avoid them or install the line to a depth below the facility to provide sufficient cover and avoid potential utility conflicts. Show these regional facilities on the plans.

ENG8: Full street closings are generally not allowed within Adams County, unless approved by Construction Management. It is recommended that street crossing be bored, when possible, to prevent street closures (even partial closures).

ENG9: All work within County ROW, properties or County regulated floodplains will require construction permitting.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 03/23/2017

Email: jrutter@adcogov.org

Complete

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 04/17/2017

Email: aclark@adcogov.org

Complete

PRK1: The proposed pipeline crosses the Riverdale Bluffs property, which was purchased by Adams County for use as protected open space. A conservation easement, which is held by Commerce City, governs the uses of the property and prohibits all industrial construction. Construction of the proposed pipeline would violate the conservation easement and impair the County's planned use of this property as an open space park. Parks recommends an alternate route for this pipeline.

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 04/20/2017

Email: clarue@adcogov.org

Resubmittal Required

PLN1. Provide an update on the status of other Federal, State, and local permit requirements (chart form is preferred). If you have obtained any permits please provide copies. Provide a status of your permits through the Cities of Brighton and Commerce City.

PLN2. Prepare a Development Agreement that outlines the requirements regarding the pre-construction, construction, post-construction, and maintenance requirements of the Project (an example was previously provided). We have not yet received a draft of the required development agreement to review. This needs to be completed.

PLN3. Provide updated status information regarding securing permissions from private property owners where the infrastructure will traverse/impact.

PLN4. Please provide an analysis with the County's Comprehensive Plan as it relates to the project and the potential for future uses. It is important to ensure the anticipated future uses along the project will not be compromised. The following designations are impacted or are in close proximity to the project:

- Activity Center
- Mixed Use Neighborhood
- Parks and Open Space
- Agriculture
- Estate Residential

PLN5. Adequate landscaping/screening shall be installed where areas can be seen from the public right-of-way or any other sensitive area (residential). There are concerns with the visual impact the Riverdale Road facility would have on the area around E-470 and Riverdale Road. Can you provide details on how this facility will look at the ground level? Also, it appears this is the only above ground facility. Please confirm? It does not appear you provided a landscaping and screening plan for any aspect of the above ground facilities. Also, what noise mitigation measures would be necessary? Please provide more information.

PLN6. Please take into account future growth areas for cities and provide an analysis of this topic. See the comments from the City of Thornton.

PLN7. What is the status of the pipeline within the City of Thornton?

PLN8. What is the status of the pipeline within the E-470 MUE?

PLN9. Please see the attached parcel map for unincorporated Adams County. Please confirm whether or not the pipelines lie within the MUE or private property for the unincorporated parcels. If the entire line is not within the MUE please explain why this option was not chosen.

PLN10. Please provide shape files for the proposed and alternative routes.

PLN11. It is understood the applicant will be moving the starting point of this project onto a new parcel. A new request for comments and referral period will be required to be sent out. New comments will need to be provided on this request. A new application will need to be submitted updating the project.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 04/04/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: Pipelines should be located in easements on private property

ROW2: Said easements should be placed outside of the ultimate Right-of-ways of County roads as delineated by the Adams County Transportation Plan, approved 2012.

ROW3: Crossings of County roads should be as near as possible to right angles and County Engineering staff should have opportunity to review. Please revise crossing at Quebec St.

ROW4: Permits to construct in the Right-of-way should be secured for constructing crossings of County roadways



1500 E 128th Ave • Thornton, CO 80241 • Office: (720) 972-4289 • Fax: (720) 972-4398

Matthew D. Schaefer
Planning Manager

April 18, 2017

Mr. Chris LaRue
Adams County
4430 S. Adams County Pkwy., W2000A
Brighton, CO 80601

RE: Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from the Brighton West Interconnect to the Riverdale Tie-In Facility.

Dear Mr. LaRue:

Thank you for submitting the Conditional Use Permit to allow a natural gas, crude oil and water pipeline Development Referral to the School District.

The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees, (3) transportation/access considerations, (4) educational adequacy, (5) emergency preparedness, (6) construction and operational safety concerns, (7) future planning considerations. After reviewing the above proposal, **the School District finds that it has no objections to the proposal** however we request that we are kept in the development referral process so that we can continue to follow the project's approval process. The reason for this position follows:

1. School capacity:

The pipeline will not yield any students and therefore has no school capacity concerns.

2. Land dedication or cash-in-lieu:

The pipeline will be exempt from school land dedications or cash-in-lieu of land for school purposes due not yielding any students.

3. Transportation/Access considerations

Due to the proximity of the pipeline's construction pathway to several Adams 12 schools, the school district requests it be notified of construction schedules and street closures that may impact 144th Ave or 152nd Ave between Washington St. and Holly St. so that it may plan its bus transportation accordingly and notify families that provide their own transportation or who have walk-in students.

4. Educational adequacy

Due to the proximity to Silver Creek Elementary School, the school district requests that we be notified before any construction work that is likely to exceed the sound levels in 4 CCR 723-3- 3206(f)(II).

5. Emergency preparedness

Due to the proximity of the pipeline's construction pathway to Silver Creek Elementary School, the district would like to review Discovery Midstream's disaster planning processes and protocols to assure that our students, employees and visitors to the school would be safe in the event that a failure occurs. This would include formal plans/programs such as an Emergency Preparedness Plan, Hazard and Operability Analysis, Integrity Management Program and Damage Prevention Initiatives as well as any informal plans or programs

6. Construction and operational safety concerns

Due to the proximity of the pipeline's construction pathway to Silver Creek Elementary School, the district requests it be notified of when construction is scheduled to begin and end within 1,000 feet of the school so that it may notify students, parents, school employees and community members in advance.

7. Future planning considerations

The district requests that it be notified of any easements or rights of way for the pipeline that are within 500 feet of Silver Creek Elementary School so that it may anticipate potential future maintenance and/or construction activities.

8. Other considerations

The district requests that it be notified in advance of the location and installation timing of any Line Markers that will be within 500 feet of the school to prepare us to adequately respond to any inquiries we may receive when community members see them.

We appreciate your cooperation and the opportunity to comment on issues of interest to the City and the District. If you have any further questions or concerns regarding this referral, please feel free to contact me via email at matt.schaefer@adams12.org or phone at 720-972-4289.

Sincerely,



Matthew D. Schaefer
Planning Manager

CC: Chris Gdowski, Superintendent
Phil Spare, General Counsel
Pat Hamilton, Chief Operating Officer
Art Dawson, Executive Director of Facilities

From: [Means, Whitney](#)
To: [Chris LaRue](#)
Subject: RE: RCU2017-00011 request for comments
Date: Wednesday, April 19, 2017 4:09:12 PM

Good afternoon Chris,

We have no comments on this case. Thank you!

Whitney Even

Deputy Fire Marshal

Brighton Fire Rescue District

500 S. 4th Ave. 3rd Floor

Brighton, CO 80601

303-654-8040

www.brightonfire.org

From: Chris LaRue [mailto:CLaRue@adcogov.org]

Sent: Wednesday, March 29, 2017 4:23 PM

To: Chris LaRue

Subject: RCU2017-00011 request for comments

Please note – information will be posted to our website in the next couple of days

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

Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from the Brighton West Interconnect to the Riverdale Tie-In Facility.

The Assessor's Parcel Number are: 0157118200004, 0157121000016, 0157122000001,
0157122102035, 0157122103001, 0157122103003

Applicant Information: Discovery Midstream

COREY G JORDAN

7859 WALNUT HILL LANE, STE 335

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 **04/19/2017** 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, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

o: 720.523.6858 | clarue@adcogov.org

www.adcogov.org

Confidentiality Notice The content of this email, and any attachments, is intended only for the

From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: Re: RCU2017-00011 request for comments
Date: Thursday, March 30, 2017 8:14:15 AM

Chris,

I have reviewed the submittal named above and have the following comment:

- Any work that will impact State Highway Right-of-Way will require a permit from our office. Contact for that permit is Robert Williams, who can be reached at 303-916-3542 or robert.williams@state.co.us

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Wed, Mar 29, 2017 at 4:23 PM, Chris LaRue <CLaRue@adcogov.org> wrote:

Please note – information will be posted to our website in the next couple of days

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

Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from the Brighton West Interconnect to the Riverdale Tie-In Facility.

The Assessor's Parcel Number are: 0157118200004,
0157121000016, 0157122000001, 0157122102035,
0157122103001, 0157122103003

Applicant Information: Discovery Midstream

COREY G JORDAN

7859 WALNUT HILL LANE, STE 335

DALLAS, CO 75230

Please forward any written comments on this application to the Department of Community

From: [Kuster - CDPHE, Kent](#)
To: [Chris LaRue](#)
Subject: Case No. RCU2017-00011
Date: Tuesday, April 11, 2017 1:43:54 PM

April 11, 2017

Christopher C. LaRue, Senior Planner
Community and Economic Development Department
4430 South Adams County Parkway, Suite W2000
Brighton, CO 80601-8204

Re: Case No. RCU2017-00011

Dear Mr. LaRue,

The Colorado Department of Public Health and Environment has no comment on Case No. RCU2017-00011. We do recommend that the applicant comply with all state and federal environmental rules and regulations. This may require obtaining a permit for certain regulated activities before emitting or discharging a pollutant into the [air](#) or [water, dispose of hazardous waste](#) or engaging in certain regulated activities.

Please contact Kent Kuster at [303-692-3662](tel:303-692-3662) with any questions.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

Kent Kuster

Environmental Protection Specialist

Colorado Department of Public Health and Environment

4300 Cherry Creek Drive South

Denver, CO 80246-1530

303-692-3662 | kent.kuster@state.co.us

From: [Lori Hight](#)
To: [Chris LaRue](#)
Subject: Discovery Boardwalk Pipeline Project - City of Thornton comments
Date: Friday, April 14, 2017 8:23:36 AM

Thank you for the opportunity to review and comment on the Discovery Boardwalk Pipeline Project.

It appears that a good portion of the pipeline will run through the Thornton city limits. We will expect Discovery to coordinate with the City of Thornton for permitting of any portions within city limits.

Thank you

Lori Hight, AICP
Senior Planner
City of Thornton
City Development
9500 Civic Center Dr.
Thornton, CO 80229
303-538-7670



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227 | F 303.291.7114

April 19, 2017

Mr. Christopher LaRue
Adams County Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

RE: Discovery Boardwalk Pipeline Project / RCU2017-00011

Dear Mr. LaRue:

Thank you for the opportunity to comment on Phase II of the Discovery Boardwalk Pipeline project, with the proposed 20-inch or smaller natural gas pipelines, 8-inch crude oil pipelines, and 12-inch or smaller water pipelines connecting Ward Petroleum's Ivey West Well Pad, located at SESW of Section 11, Township 1S, Range 68W to the Brighton West Interconnect Pigging Facility, located approximately 1,500 feet east of the intersection of Colorado Boulevard and East 152nd Avenue, and also connecting the Brighton West Interconnect Pigging Facility to the Ward Petroleum Riverdale Tie-In, located north of E-470 off of Riverdale Road. These proposed pipelines will make the transportation of natural gas, crude oil and produces liquids easier and more efficient to transport, reducing the total truck traffic in the area. The proposed pipeline runs through various plots of private property.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

CPW would expect to find small ground dwelling mammals, small passerine birds, ground dwelling birds such as pheasants and possibly black-tailed prairie dogs along the route of the proposed pipelines.

Burrowing Owls

If prairie dog towns are present on the sites or if prairie dogs establish themselves on the property prior to development - CPW recommends that a burrowing owl survey be conducted



prior to earth moving. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected at both the state and federal level, including the Migratory Bird Treaty Act.

These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will occur between March 1st and October 31st a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey may be obtained from District Wildlife Manager Jordan Likes, visiting the CPW website at <http://cpw.state.co.us> or by calling the CPW Denver Region Office at (303) 291-7227.

Please contact us if we can be of assistance in implementing your proposal to minimize negative impacts and maximizing potential enhancements to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Sincerely,

A handwritten signature in black ink, appearing to read 'Liza Hunholz', written in a cursive style.

Liza Hunholz
Area Wildlife Manager

cc: M. Leslie, T. Kroening, J. Likes



RECOMMENDED SURVEY PROTOCOL AND ACTIONS TO PROTECT NESTING BURROWING OWLS

Western Burrowing Owls (*Athene cunicularia hypugaea*) are commonly found in prairie dog towns throughout Colorado. Burrowing owls require prairie dog or other suitable burrows (e.g. badger) for nesting and roosting. Burrowing owls are migratory, breeding throughout the western United States, southern Canada, and northern Mexico and wintering in the southern United States and throughout Mexico.

Federal and state laws prohibit the harming or killing of burrowing owls and the destruction of active nests. It is quite possible to inadvertently kill burrowing owls during prairie dog poisoning projects, removal of prairie dogs, destruction of burrows and prairie dogs using a concussive device, or during earth moving for construction. Because burrowing owls often hide in burrows when alarmed, it is not practical to haze the birds away from prairie dog towns prior to prairie dog poisoning/removal, burrow destruction, or construction activity. Because of this, the Colorado Division of Wildlife recommends surveying prairie dog towns for burrowing owl presence before potentially harmful activities are initiated.

The following guidelines are intended as advice on how to determine if burrowing owls are present in a prairie dog town, and what to do if burrowing owls are detected. These guidelines do not guarantee that burrowing owls will be detected if they are present. However, adherence to these guidelines will greatly increase the likelihood of detection.

Seasonal Timing

Burrowing owls typically arrive on breeding grounds in Colorado in late March or early April, with nesting beginning a few weeks later. Active nesting and fledging has been recorded and may be expected from late March through early August. Adults and young may remain at prairie dog towns until migrating to wintering grounds in late summer or early autumn.

Surveys should be conducted during times when burrowing owls may be present on prairie dog towns. Surveys should be conducted for any activities occurring between March 15th and October 31st. No burrowing owls are expected to be present between November 1st and March 14th.

Daily Timing

Burrowing owls are active throughout the day; however, peaks in activity in the morning and evening make these the best times for conducting surveys (Conway and Simon 2003). Surveys should be conducted in the early morning (1/2 hour before sunrise until 2 hours after sunrise) and early evening (2 hours before sunset until 1/2 hour after sunset).

Number and locations of survey points

Burrowing owls are most frequently located visually, thus, obtaining a clear view of the entire prairie dog town is necessary. For small prairie dog towns that can be adequately viewed in their entirety from a single location, only one survey point is necessary. The survey point should be selected to provide unobstructed views (with binoculars if necessary) of the entire prairie dog town

(burrow mounds and open areas between) and all nearby structures that may provide perches (e.g., fences, utility poles, etc.)

For prairie dog towns that can not be entirely viewed from a single location because of terrain or size, enough survey points should be established to provide unobstructed views of the entire prairie dog town and nearby structures that may provide perches. Survey locations should be separated by approximately 800 meters (1/2 mile), or as necessary to provide adequate visual coverage of the entire prairie dog town.

Number of surveys to conduct

Detection of burrowing owls can be highly variable and multiple visits to each site should be conducted to maximize the likelihood of detecting owls if they are present. At least three surveys should be conducted at each survey point. Surveys should be separated by approximately one week.

Conducting the survey

- Weather Considerations Because poor weather conditions may impact the ability to detect burrowing owls, surveys should only be conducted on days with little or no wind and no precipitation.
- Passive surveys Most burrowing owls are detected visually. At each survey location, the observer should *visually* scan the area to detect any owls that are present. Some burrowing owls may be detected by their call, so observers should also *listen* for burrowing owls while conducting the survey.

Burrowing owls are frequently detected soon after initiating a survey (Conway and Simon 2003). However, some burrowing owls may not be detected immediately because they are inconspicuous, are inside of burrows, or are not present on the site when the survey is initiated. We recommend that surveys be conducted for 10 minutes at each survey location.

- Call-broadcast surveys To increase the likelihood of detecting burrowing owls, if present, we recommend incorporating call-broadcast methods into burrowing owl surveys. Conway and Simon (2003) detected 22% more burrowing owls at point-count locations by broadcasting the primary male (*coo-coo*) and alarm (*quick-quick-quick*) calls during surveys. Although call-broadcast may increase the probability of detecting burrowing owls, most owls will still be detected visually.
- We recommend the following 10-minute timeline for incorporating call-broadcast methods (Conway and Simon 2003, C. Conway pers. commun.). The observer should scan the area for burrowing owls during the entire survey period.
 - 3 minutes of silence
 - 30 seconds call-broadcast of primary call (*coo-coo*)
 - 30 seconds silence
 - 30 seconds call-broadcast of primary call (*coo-coo*)
 - 30 seconds silence
 - 30 seconds call-broadcast of alarm call (*quick-quick-quick*)
 - 30 seconds silence
 - 4 minutes of silence

Calls can be broadcast from a “boom box”, a portable CD or cassette player, or an mp3 player attached to amplified speakers. Calls should be broadcast loudly but without distortion.

Recordings of this survey sequence (compact disc or mp3 sent via email) are available free of charge by contacting:

David Klute
Bird Conservation Coordinator
Colorado Division of Wildlife
6060 Broadway
Denver, CO 80216
Phone: 303-291-7320
Email: David.Klute@state.co.us

Identification

Adult burrowing owls are small, approximately 9-11 inches. They are brown with white spotting and white barring on the chest. They have long legs in comparison to other owls and are frequently seen perching on prairie dog mounds or other suitable perches (e.g., fence posts, utility poles) near prairie dog towns. Juvenile burrowing owls are similar to adults but smaller, with a white/buff colored chest that lacks barring.

General information about burrowing owls is available from the Colorado Division of Wildlife website:

<http://wildlife.state.co.us/WildlifeSpecies/Profiles/Birds/BurrowingOwl.htm>

Additional identification tips and information are available from the U.S. Geological Survey Patuxent Wildlife Research Center website:

<http://www.mbr-pwrc.usgs.gov/id/framlst/i3780id.html>

What To Do If Burrowing Owls Are Present

If burrowing owls are confirmed to be present in a prairie dog town, there are two options before proceeding with planned activities:

1. Wait to initiate activities until after November 1st or until it can be confirmed that the owls have left the prairie dog town.
2. Carefully monitor the activities of the owls, noting and marking which burrows they are using. This is not easy to accomplish and will require considerable time, as the owls may use several burrows in a prairie dog town. When all active burrowing owl burrows have been located and marked, activity can proceed in areas greater than 150 feet from the burrows with little danger to the owls. Activity closer than 150 feet may endanger the owls.

Reference

Conway, C. J. and J. C. Simon. 2003. Comparison of detection probability associated with Burrowing Owl survey methods. *Journal of Wildlife Management* 67:501-511.

revised 02/2008

See also: "Controlling Prairie Dogs: Suggestions For Minimizing Risk To Non-Target Wildlife Species" Colorado Division of Wildlife 03/2007

From: [Peggy Davenport](#)
To: [Chris LaRue](#)
Subject: DR ##111550## RCU2017-00011 Discovery Boardwalk Pipeline Project Phase II
Date: Wednesday, April 19, 2017 1:58:52 PM

The E-470 Public Highway Authority has the following comments:

Occupying space for utility work, access, and any construction within the E-470 right-of-way, property owned fee, Multi-Use Easement, and or other easements, will require an E-470 Construction or Access Permit.

Provide full construction documents for review and approval.

3. Please confirm the length of the proposed pipeline to be installed in E-470 multi-use easement (MUE).

4. Will the installation within E-470 be trenched, directional bore or a combination of both? Please confirm linear feet for each type of construction.

5. Section 3.2.2.5 states that all crossing permits will be provided upon receipt. Please label these crossings on the plan/profile or locate on Figure 1.3.

6. The applicant states the minimum required cover over the pipe is 48" but may be up to 60" in some locations. What is the minimum cover proposed through the E-470 MUE?

7. It is recommended that the line be installed as close to the edge of the MUE as possible. What is the average distance from the edge of the MUE?

8. Where are the proposed construction access locations in and out of the E-470 MUE? It is unclear at some workspace/staging areas where the construction access will be.

9. What is the applicants plan for the Prairie Dog Colony noted on the Environmental Maps?

10. Please provide routine maintenance plan and schedule for regular access to E-470 MUE.

11. Are there any other temporary staging areas needed in E-470 MUE other than those shown on the Site Plans?

12. After approval of Colorado Storm Water General Permit, provide a copy of the Storm Water Management Plan showing proposed BMP's for the project.

13. Provide a copy of the regular Storm Water Management Plan Inspection Reports to ensure BMP's are being maintained properly.

14. After approval of the Colorado Discharge Permit, provide a copy of the Discharge Monitoring Reports to ensure discharge of any test water is being treated properly.

15. Provide a copy of the emergency response plan, spill prevention, and counter measure plan referenced on Page 52 (Section 3.9.11 Par. 3).

16. Provide further detail on what each temporary storage area, laydown yard or temporary construction area will be used for.

17. There are several drainage and street crossings that will be bored (potentially up to 30' deep per section 3.9.4). What kind of equipment will be necessary for the HDD crossings? Be sure the SWMP plan specifically details these locations.

Please send all questions to Chuck Weiss at 303.537.3420 or cweiss@E-470.com

Peggy Davenport

Document Control/Administrative

E-470 Public Highway Authority

22470 E 6th Parkway

Aurora, CO 80018-2425

303.537.3727

pdavenport@E-470.com

From: [Chris Roberts](#)
To: [Andy Siegfried](#); [Lito White](#); [Manya Miller](#)
Subject: Fwd: Informational letter
Date: Thursday, August 10, 2017 4:24:30 PM

All,

All,

See below for a email from E-470 reiterating both parties communications and cooperation throughout our process of obtaining our Permit to Occupy from E-470.

Andy- Have you heard anything from Chris LaRue regarding the Riverdale tie-in site on the Adams County parcel?

To Whom it May Concern,

E-470 Public Highway Authority has been in continuous communication with Discovery DJ Services for the surveying, geotechnical investigation and design of Discovery's pipelines within E-470's right-of-way and multi-use easement since 2016.

The coordination efforts for all required permitting items to satisfy any permitting requirements has been on going and has been satisfied at each level of permitting. The Authority has kept its Board Members apprised of the proposed project. Discovery has been diligent in addressing any issues to satisfy the Authority's engineering and permitting review teams request. The Authority will continue to coordinate with Discovery DJ Services through Permit issuance for the install of the pipelines within E-470 right-of-way and multi-use easements.

If you have any questions, please feel free to contact Chuck Weiss, Engineering Manager ([303-537-3420](tel:303-537-3420) or cweiss@e-470.com) or Justine Brown, Permit Supervisor ([303.537.3751](tel:303.537.3751) or jbrown@e-470.com).

Chuck Weiss, PE, CFM

Engineering Manager



E-470 Public Highway Authority

22470 E. 6th Pkwy, Suite 100 | Aurora, CO 80018

(O) [303.537.3420](tel:303.537.3420) | (C) [303.242.1408](tel:303.242.1408)

CONFIDENTIALITY NOTICE

This message and any accompanying documents are intended only for the use of the intended addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in

From: [Gosselin, Steve](#)
To: [Chris LaRue](#)
Cc: [Bybee, Jeff](#); [Prochazka, Jim](#)
Subject: RE: RCU2017-00011 request for comments
Date: Thursday, March 30, 2017 9:26:17 AM
Attachments: [RCU2017-00011 Request for comments.pdf](#)

Hi Chris,

The North Metro Fire Rescue District's Fire Prevention Division has no comments regarding this conditional use permit. Thank you for the early opportunity to review.

Have a great day!

Steven Gosselin

Division Chief - Fire Prevention

North Metro Fire Rescue District

101 Spader Way

Broomfield, CO 80020

Phone: (303) 252-3540

Fax: (720) 887-8336

E-mail: sgosselin@northmetrofire.org

Website: www.northmetrofire.org



"Excellence Through Each Individual Act."



Save a tree. Please consider the environment before printing this e-mail.

From: Chris LaRue [mailto:CLaRue@adcogov.org]

Sent: Wednesday, March 29, 2017 4:23 PM

To: Chris LaRue

Subject: RCU2017-00011 request for comments

Please note – information will be posted to our website in the next couple of days

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

Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from the Brighton West Interconnect to the Riverdale Tie-In Facility.

The Assessor's Parcel Number are: 0157118200004, 0157121000016, 0157122000001,
0157122102035, 0157122103001, 0157122103003

Applicant Information: Discovery Midstream

COREY G JORDAN

7859 WALNUT HILL LANE, STE 335

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 **04/19/2017** 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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

April 10, 2017

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Chris LaRue

Re: Discovery Boardwalk Pipeline Project, Case # RCU2017-00011

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has an existing electric transmission line and associated land rights crossing the proposed pipeline route just west of Riverdale Road. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan,** it is the responsibility of the property owner/developer/contractor to contact **Mike Diehl**, Siting and Land Rights Manager at (303) 571-7260 to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

From: [Jen Rutter](#)
To: [Nana Appiah](#)
Cc: [Chris LaRue](#)
Subject: Fwd: Discovery Boardwalk Pipeline Phase II
Date: Wednesday, April 12, 2017 9:16:44 AM

FYI - ACCDAN provided comments

Jennifer Rutter
Senior Environmental Analyst
Adams County, Colorado
720-523-6841
jrutter@adcogov.org

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Jennifer Gamble
Date: 4/12/17 9:14 AM (GMT-07:00)
To: Chaz Tedesco , Eva Henry , Mary Hodge , Erik Hansen , Steve O'Dorisio , Kristin Sullivan , Norman Wright , Chris LaRue
Cc: Jen Rutter , "J. Kowalsky"
Subject: Discovery Boardwalk Pipeline Phase II

Dear Commissioners and County Staff,

With respect to Discovery's application for a Conditional Use Permit for a portion of Phase II of the Boardwalk Pipeline (RCU2017-00011), I have the following comments/inputs:

- 1) Since the Ward Ivey site is expected to drill this summer and produce significant product since the permit application is for 26 wells and 3 mile laterals, we strongly encourage the application be amended to include the entire stretch of pipeline extending west to approximately 152nd between Washington and York. This would accommodate the Ward Ivey site as well as the potential for the Extraction Washington East site which is in the spacing order stage and is expected to have another 26 wells on a pad to the west of the Ivey site. If these sites are improved it is imperative that a pipeline be in place and accessible prior to drilling.
- 2) It appears from the Discovery application that Discovery and Ward are collaborating on this pipeline. It is imperative that the pipeline be available for use to all operators in Adams County that might have sites along the pipeline corridor so long as there is capacity on the pipeline. So for example, the Extraction Washington East site should be ensured access to the pipeline in addition to the Ward, Great Western and other operator sites. As such the pipeline should be sized with capacity to accommodate current and future planned oil and gas activities.

Mr. LaRue, please accept these as formal comments on Discovery's application for a Conditional Use Permit for a portion of Phase II of the Boardwalk Pipeline (RCU2017-00011)

Thank you,

Jennifer

--

Jennifer Gamble

Managing Director

OnPoint Power, LLC

2280 E. 138th Avenue

Brighton, CO 80602

+1 720-334-0709

jennifer.gamble@oppowerllc.com

CERTIFICATE OF POSTING



I, Christopher C. La Rue do hereby certify that I had the properties posted for

The Discovery Boardwalk Pipeline Project

on September 11, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Christopher C. La Rue

Christopher C. La Rue



Public Hearing Notification

Case Name:	Discovery Boardwalk Pipeline Project
Case Numbers:	RCU2017-00011, RCU2017-00017, & RCU2017-00019
Planning Commission Hearing Date:	09/28/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	10/17/2017 at 9:30 a.m.

September 5, 2017

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Request for a Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances.

This request is located at: multiple parcels

The Assessor's Parcel Numbers are: 0157107400001, 0157118200004, 0157121000016, 0157122000001, 0157122102035, 0157122103001, 0157122103003, 0157107300002, 0157107400001, 0157118200002, 0157118200004, 0157121000016, 0157311000009, 0157311400002, 0157311400006, 0157312000013, 0157312000026, 0157312300001, 0157104200003, 0157104300002, 0157107000001, 0157107000002, 0157107000014, 0157107000016, 0157107000023, 0157107400001, 0157108000001, 0157108000004, 0157108200002, 0157109202001

Applicant Information: Discovery Midstream
COREY G JORDAN
7859 WALNUT HILL LANE, STE 335
DALLAS, CO 75230

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. 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.

Christopher C. LaRue
Senior Planner



Request for Comments

Note: New starting point for project

Case Name:	Discovery Boardwalk Pipeline Project
Case Number:	RCU2017-00011

May 22, 2017

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

Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from the Brighton West Interconnect to the Riverdale Tie-In Facility.

The Assessor's Parcel Number are: **0157107400001 (new parcel)**, 0157118200004, 0157121000016, 0157122000001, 0157122102035, 0157122103001, 0157122103003

Applicant Information: Discovery Midstream
COREY G JORDAN
7859 WALNUT HILL LANE, STE 335
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 **06/13/2017** 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

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

**PROOF OF PUBLICATION
BRIGHTON STANDARD BLADE
ADAMS COUNTY
STATE OF COLORADO**

I, Beth Potter, do solemnly swear that I am the Publisher of the **Brighton Standard Blade** the same is a weekly newspaper printed and published in the County of Adams, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterrupted in said county of Adams for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of **ONE consecutive insertion(s)** and that the first publication of said notice was in the issue of newspaper, dated **13th day of September 2017** the last on the **13th day of September 2017**



Publisher, Subscribed and sworn before me,
this **13th day of September, 2017**



Notary Public.

**DAVID S. ERRAMOUSPE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20154027149
MY COMMISSION EXPIRES 7/10/2019**

PUBLIC HEARING

**BOARDWALK PIPELINE
PROJECT - PHASE II**

Case Numbers: RCU2017-00011,
RCU2017-00017, & RCU2017-
00019

**Planning Commission Hearing
Date:** 09/28/2017 at 6:00 p.m.

**Board of County Commissioners
Hearing Date:** 10/17/2017 at 9:30
a.m.

Request: Request for a Condition-
al Use Permit to allow a natural gas
pipeline, a crude oil pipeline, a water
pipeline, & associated appurtenanc-
es.

Location: Multiple Parcels in Ad-
ams County

Parcel Numbers:

0157107400001,	0157118200004,
0157121000016,	0157122000001,
0157122102035,	0157122103001,
0157122103003,	0157107300002,
0157107400001,	0157118200002,
0157118200004,	0157121000016,
0157311000009,	0157311400002,
0157311400006,	0157312000013,
0157312000026,	0157312300001,
0157104200003,	0157104300002,
0157107000001,	0157107000002,
0157107000014,	0157107000016,
0157107000023,	0157107400001,
0157108000001,	0157108000004,
0157108200002,	0157109202001

Case Manager: Chris LaRue

Case Technician: Shayla Christen-
son

Applicant: Discovery Midstream
CORY JORDAN
7859 Walnut Hill Lane STE 335
DALLAS, TX 75230

Owner: Discovery Midstream
CORY JORDAN
7859 Walnut Hill Lane STE 335
DALLAS, TX 75230

Legal Description:
Legal Start, Mid, and End Points
within Adams County:

Beginning:
SECT,TWN,RNG:11-1-68 DESC:
S2 SE4 EXC RD AND EXC HIWAY
AND EXC PARC (2009000014855)
AND EXC PARC (2016000001353)
31/769A

Midpoint:SECT,TWN,RNG:7-1-67
DESC: E-470 REMNANT PARC
RE-223 RT DESC AS BEG AT THE
S4 OF SD SEC 7 TH N 002 27M
38S W 30 FT TH N 89D 55M 36S E
374/24 FT TO THE TRUE POB TH
N 54D 00M 00S W 840/59 FT TO A
PT OF CURVATURE TH NWLY ALG
THE ARC OF A CURV TO THE RT
WHOSE CENT BRS N 36D 00M 00S
E 2699/79 FT THRU A CENT ANG
OF 07D 25M 57S AN ARC LNTH
OF 350/23 FT WHOSE CHD BRS
N 50D 17M 01S W 349/98 FT TH
N 00D 28M 09S W 566/79 FT TH N
89D 53M 30S E 1151/68 FT TH S
00D 28M 09S E 1286/44 FT TH S
89D 55M 36S W 208/31 FT TO THE

TRUE POB 26/4570A

Endings:
SUB:HAWK RIDGE SUBDIVISION
DESC: OUTLOT B

SECT,TWN,RNG:4-1-67 DESC: BEG
AT NE COR NW4 NW4 SEC 4 TH S
TO PT ON N/S C/L SD NW4 569/5
FT FROM POB TH SWLY 809/2 FT
TO A PT TH S 8D 40M E 488/2 FT
TH S 57D 04M E 390 FT TH S 64D
11M E 291 FT TH SELY 60 FT TO
PT ON W LN SE4 NW4 660 FT N OF
SW COR SD SE4 NW4 TH E AND //
WITH E/W C/L 830 FT TH SWLY 800
FT TO PT ON E/W C/L 385 FT E OF
SW COR SE4 NW4 TH W ON E/W
C/L 1713/9 FT TO SW COR NW4 TH
N ON W LN SD SEC TO NW COR
TH E 1328/5 FT TO BEG EXC RESV
AND EXC RD AND EXC PARC
(2016000024298) 59/939 ACRES

Length in Adams County: 10.23 miles

Parcel/Tract Count in Adams County:
30

Published in the Brighton Standard
Blade September 13, 2017

#170134

Property owners

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

BAYER RAYMOND W AND
BAYER PATRICIA A
9015 E 139TH COURT
BRIGHTON CO 80602

AGGREGATE INDUSTRIES WCR INC
1687 COLE BLVD STE 300
GOLDEN CO 80401-3318

BEARD LUKE MICHAEL AND
BEARD PATRICIA
15275 COLORADO BLVD
BRIGHTON CO 80602-7815

AKSAMIT DAN
2871 W 149TH AVE
BROOMFIELD CO 80020

BELL JEANNETTE AND
BELL JOHN W JR
14520 YOSEMITE STREET
BRIGHTON CO 80601

ALLEN ANDREW AND
ALLEN LAURIE
8350 E 145TH PL
BRIGHTON CO 80602-5766

BENNETT ANNIE AND
BENNETT KRIS
15060 HARRISON ST
BRIGHTON CO 80602-7765

ASCHENBRENNER JASON AND
ASCHENBRENNER MELISSA
10071 E 142ND AVE
THORNTON CO 80602-5775

BERKMAN JONNEAN B LIVING TRUST
13975 BOSTON ST
BRIGHTON CO 80602-8209

AVILA VICTOR JR AND
AVILA JANE
7825 E 139TH PL
THORNTON CO 80602-8141

BERRETH MARCIA A AND
BERRETH VERNON
14754 JACKSON ST
BRIGHTON CO 80602

BALL SHERRI M ROSA AND
BALL WYATT T
8620 E 145TH PL
BRIGHTON CO 80602-5749

BIPPUS STOSH J AND PATTI A
15050 HARRISON ST
BRIGHTON CO 80602

BANEZ STEVEN BARDOS AND
BANEZ MARIA LOURDES MANZANO PLATON
8400 E 145TH PL
THORNTON CO 80602-5752

BOBO SYLVESTER AND
BOBO ALICE JOHNSON
9050 E 145TH AVE
THORNTON CO 80602-5694

BANISTER MARCUS H AND
BANISTER KAREN
8181 E 136TH AVENUE
BRIGHTON CO 80602

BRANGER IGNACIO
10132 E 143RD WAY
THORNTON CO 80602-5779

BARGER THOMAS R AND
VALTIERRA MARY REGINA
9961 E 142ND AVE
THORNTON CO 80602-5775

BRIGHTON FARM LLC
15600 HOLLY ST
BRIGHTON CO 80602-7911

Property owners

BROWN KRIS L AND BROWN DIANNE L
8579 E 145TH PLACE
BRIGHTON CO 80601

CASILLAS JOSE AND
CASILLAS JANET
13796 SPRUCE WAY
THORNTON CO 80602-8484

BRYANT EUGENE W AND
BRYANT SHERYL
10342 E 143RD WAY
BRIGHTON CO 80602-5779

CASTRODALE PATRICIA
4 SEARS CT
KEOKUK IA 52632-2547

BUCK ROBERT M AND
BUCK HANORA MASDIN
9010 E 139TH CT
BRIGHTON CO 80602-8237

CHESTNUT TOMMY JR/IRIS JUNE CO-TRUSTEES
OF THE TOMMY CHESTNUT FAMILY TRUST
14854 JACKSON ST
BRIGHTON CO 80602-7758

BUDZYNSKI GREGORY J AND
BUDZYNSKI CHANTELE M
8540 E 145TH PL
BRIGHTON CO 80602-5749

CITY OF THORNTON
9500 CIVIC CENTER DR
THORNTON CO 80229

BUELOW PETER AND
FEIGHAN FAITH SHERRY
10440 E 142ND AVE
THORNTON CO 80602-5774

CITY OF THORNTON
9500 CIVIC CENTER DR
DENVER CO 80229-4300

BURNS CRYSTAL A AND
BURNS WILLIAM E
8030 E 138TH PL
THORNTON CO 80602

CITY OF THORNTON
9500 CIVIC CENTER DR
DENVER CO 80229-4326

BURNS ROBERT E AND
BURNS SHELBY A
14251 EMPORIA STREET
BRIGHTON CO 80602

COLORADO AND E-470 LLC
PO BOX 247
EASTLAKE CO 80614-0247

BUSCH WILLIAM S
14281 EMPORIA STREET
BRIGHTON CO 80602

COOK ROBERT L AND
COOK NANCY J
10100 E 138TH PL
BRIGHTON CO 80602-8219

CARLSON EDWARD R AND
CARLSON TERRI LYNN
11741 KEARNEY CIR
THORNTON CO 80233-5211

CORDOVA GINO AND
CORDOVA GERALDINE M
13865 BOSTON ST
BRIGHTON CO 80602

CARREON EDUARDO AND
CARREON KIMBERLY
13776 SPRUCE WAY
THORNTON CO 80602-8484

COUNTY OF ADAMS
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

Property owners

COWEN LAURA M
8240 E 145TH PL
BRIGHTON CO 80602-5766

E-470 PUBLIC HIGHWAY AUTHORITY
22470 E 6TH PKWY
AURORA CO 80018

DALRYMPLE CHARLES W AND
DALRYMPLE ROXIE I
15079 HARRISON ST
BRIGHTON CO 80602-7766

EDDY MICHAEL AND
GRIFFITH SARAH
7835 E 139TH PL
THORNTON CO 80602-8141

DALRYMPLE CHARLES W AND
DALRYMPLE ROXIE I
15079 HARRISON ST
BRIGHTON CO 80602

ESPARZA JESSE E AND
ESPARZA JOAN D
3955 E 151ST AVE
BRIGHTON CO 80602

DEAN DALE MITCHELL AND
DEAN MAY MARIE
13880 BOSTON ST
BRIGHTON CO 80602-8208

FICK FAMILY TRUST
C/O EVA M FICK TRUSTEE
PO BOX 2451
BLANCHARD OK 73010-2451

DENCKLAU JAMES R
13895 QUEBEC ST
BRIGHTON CO 80602

FOX FRIEDA AND
ZAMORA ANTHONY
8011 E 138TH PL
THORNTON CO 80602

DILL AMY ANNE
4782 MT EVANS ST
BRIGHTON CO 80601-6518

FRISK MICHELLE B AND
FRISK SHANE R
10320 E 142ND AVE
THORNTON CO 80602-5774

DO KIM AND
PHAM HAU
14341 EMPORIA STREET
BRIGHTON CO 80602

GAGNON GILBERT P
8370 W 81ST DR
ARVADA CO 80005

DOYLE WILLIAM J AND
DOYLE JILL
9825 E 138TH PL
BRIGHTON CO 80602-8212

GAGNON GILBERT P
8370 W 81ST DRIVE
ARVADA CO 80005

DUCKER VICKY/MICHAEL THE DUCKER
FAMILY TRUST
10010 E 142ND AVE
BRIGHTON CO 80602-5773

GAPPA JEFFREY R AND
GAPPA CHRISTY S
14201 RIVERDALE RD
BRIGHTON CO 80602-8246

DUNLAP MATTHEW PAUL AND
DUNLAP AIMEE CHRISTINE
10121 E 142ND AVE
BRIGHTON CO 80602-5775

GARCIA CHRISTOPHER V AND
GARCIA C MICHELLE
8510 E 145TH PLACE
BRIGHTON CO 80601

Property owners

GAYESKI CAPITAL EQUITIES LLC
905 W 124TH AVE SUITE 200
WESTMINSTER CO 80234

GUERRIERI ROBIN B AND
GUERRIERI GINA L
3755 E 151ST AVE
BRIGHTON CO 80602

GIACOMINO LORI M LIVING TRUST
9075 E 138TH CT
BRIGHTON CO 80602

GUTIERREZ SERGIO
10300 E 145TH AVE
BRIGHTON CO 80602

GINTHER BRETT T AND MARGARET L
15040 HARRISON ST
BRIGHTON CO 80602

HARKLESS NOAH J AND
HARKLESS EMILY
10240 E 142ND AVE
BRIGHTON CO 80602-5773

GIST ROBERT W AND
GIST TINA M
10280 E 142ND AVE
THORNTON CO 80602-5773

HARRIS AUSTIN
8670 E 145TH PLACE
BRIGHTON CO 80601

GOMEZ MANUEL L AND
GOMEZ GRISELDA J
7845 E 139TH PL
THORNTON CO 80602-8141

HENDERSON KELLY AND
HENDERSON CAROLYN
10381 E 142ND AVE
THORNTON CO 80602-5776

GORMAN THOMAS F JR AND
GORMAN JONI M
7808 E 139TH PL
THORNTON CO 80602-8141

HERNANDEZ MONICA N ALVAREZ
5063 E 112TH CT
THORNTON CO 80233

GREEN ROBERT L
14930 COLORADO BLVD
BRIGHTON CO 80602

HERTZ JAMES AND
HERTZ CINDY M
9125 E 138TH CT
BRIGHTON CO 80602

GRENHAM OLIVER M AND
GRENHAM KELLY A
13950 BOSTON STREET
BRIGHTON CO 80601

HIGH PLAINS WATER USERS
ASSOCIATION
NEED ADDRESS

GRIFFITH RANDAL P AND
GRIFFITH COLLEEN G
14501 AKRON ST
THORNTON CO 80602-5692

HINDAHL ROBIN
9100 E 145TH AVE
BRIGHTON CO 80602-5694

GRISSOM PATRICK ALLAN
10060 E 142ND AVE
BRIGHTON CO 80602-5773

HINTON PHILIP J AND
HINTON CARIE ANN
13876 TAMARC ST
THORNTON CO 80602

Property owners

HUFF LILIYA AND
HUFF STANLEY
15039 HARRISON ST
BRIGHTON CO 80602-7766

KOLENBRANDER AMY E/JEREMY P
9000 E 138TH CT
BRIGHTON CO 80602

INFANTE JORGE AND
INFANTE MARISELA
7877 E 139TH PL
THORNTON CO 80602-8141

KORTUM INVESTMENT COMPANY LLLP
15-A MARLBOROUGH RD
SHALIMAR FL 32579

JENKINS ALAN L AND
JENKINS KAYLENE J
15020 HARRISON ST
BRIGHTON CO 80602

LALAN GREGORY L REVOCABLE TRUST AND
LALAN JUDITH A REVOCABLE TRUST
14784 JACKSON ST
BRIGHTON CO 80602-7711

JENSEN DENISE M AND
JENSEN WILLIAM P
8730 E 145TH PLACE
BRIGHTON CO 80601

LANGE FAMILY TRUST
8280 E 145TH PL
BRIGHTON CO 80602-5766

JONES DINA A AND DENNIS B
14381 RIVERDALE RD
BRIGHTON CO 80602

LATHAM-BURCIAGA JUSTINA
10000 E 138TH PL
BRIGHTON CO 80602-8215

KDB HOMES INC (DBA D.R. HORTON-
CONTINENTAL SERIES/C/O GEORGE MCELROY an
3131 S VAUGHN WAY SUITE 301
AURORA CO 80014

LAURIENTI PATRICK J AND
LAURIENTI DEAN MARIE
10031 E 142ND AVE
THORNTON CO 80602-5775

KDB HOMES INC DBA DR HORTON-
CONTINENTAL SERIES
9555 S KINGSTON CT STE 200
ENGLEWOOD CO 80112-6008

LE CHAU B
987 HIGHWAY 85
BRIGHTON CO 80603

KE SHI BING
2448 N CLARKSON ST
DENVER CO 80205-5123

LONG DENNIS E AND
LONG PAMELA J
7897 E 139TH PL
THORNTON CO 80602

KELLER NANCY E
9738 LOU DR
NORTHGLENN CO 80260-5539

LOWE CHRISTINA L
10082 E 143RD WAY
BRIGHTON CO 80602-5779

KIRK ROBERT J AND
KIRK AMELIA A
13886 TAMARAC ST
THORNTON CO 80602-8474

MAC MILLIAN KENNETH L III AND
MAC MILLIAN KELLIE A
13786 SPRUCE WAY
THORNTON CO 80602-8484

Property owners

MARQUEZ MERCEDES E AND
AMADOR GLORIA
8040 E 138TH PL
THORNTON CO 80602-8121

MORGAN MICHAEL D AND
MORGAN PAULA
13841 QUEBEC ST
BRIGHTON CO 80602

MARTINEZ MARES FERNANDO
13965 FLORENCE CT
BRIGHTON CO 80602

MORRIS STEPHEN C AND
MORRIS MELISSA
9025 E 138TH COURT
BRIGHTON CO 80602

MC DOWELL GORDON W AND
MC DOWELL RHONDA R
14221 EMPORIA STREET
BRIGHTON CO 80602

MULLEN SHELLY K AND
MULLEN BRENT M
8580 E 145TH PLACE
BRIGHTON CO 80601

MCPHERSON SCOTT AND
MCPHERSON ANGELA M
14331 RIVERDALE RD
BRIGHTON CO 80602-8246

MUNOZ HENRY S AND
MUNOZ KARIN S
14338 HANOVER STREET
BRIGHTON CO 80602

MELODY HOMES INC
9555 S KINGSTON CT STE 200
ENGLEWOOD CO 80112-6008

NEIL CONCEPCION FRANCESCA
14521 AKRON ST
BRIGHTON CO 80602-5692

MERRITT REAL ESTATE INVESTORS LLC
303 S BROADWAY
DENVER CO 80209-1558

NEITENBACH BRYAN D AND
NEITENBACH KIM P
3855 E 151ST AVE
BRIGHTON CO 80602

MILLER KYLE W AND LORI A
14824 JACKSON ST
BRIGHTON CO 80602

NEUFELD PHILLIP/DEBORAH AND
NEUFELD CHRISTOPHER/PATRICK
9060 E 139TH CT
BRIGHTON CO 80602-8207

MINZAK BRYAN P AND
MINZAK KIMBERLY A
8021 E 138TH PL
THORNTON CO 80602

NGUYEN NICHOLAS T AND
NGUYEN THANH-TAM T
7855 E 139TH PL
THORNTON CO 80602-8141

MONTOYA RENE M AND
MONTOYA GERALD
8053 E 138TH WAY
THORNTON CO 80602-8130

PAINE GARRETT AND
THURBER JUNE M
274 S MARENGO AVE
PASADENA CA 91101-2720

MORGAN BARBARA A
13832 TAMARAC CT
THORNTON CO 80602

PALIZZI FRANK J AND
PALIZZI EVELYN
14920 HARRISON ST
BRIGHTON CO 80602

Property owners

PARKYN TED P AND
PARKYN MELYNDA J
8659 E 145TH PL
BRIGHTON CO 80602-5751

PULIS JAMES A TRUST AND
PULIS CAROLEE A TRUST
15295 COLORADO BLVD
BRIGHTON CO 80602

PAYNE DAVID R AND
PAYNE JANELLE M
14527 WABASH WAY
BRIGHTON CO 80602-5760

RASMUSSEN DAVID E
8860 E 145TH PL
BRIGHTON CO 80602-5750

PELLETIER GEORGE L AND
PELLETIER AMBER J
8123 E 138TH WAY
THORNTON CO 80602

RENSLOW ROY N AND
RENSLOW CHARMAYNE F
14300 RIVERDALE RD
BRIGHTON CO 80601-8247

PETERSEN RICHARD F AND
PETERSEN MARY N FAMILY TRUST
9600 LOWELL CT
WESTMINSTER CO 80030-2608

RICHARDS SHAWN L AND
RICHARDS CHRIS A
8790 E 145TH PL
BRIGHTON CO 80602-5749

PETERSON ALAN AND
PETERSON SHELLY
14545 UINTA ST
BRIGHTON CO 80602-5764

ROBEY GINA
13162 PENNSYLVANIA CIR
THORNTON CO 80241-1730

PIETERS JAMES V AND
PIETERS PAMELA J
15059 HARRISON ST
BRIGHTON CO 80602-7766

ROBINSKI POLLARD INC
5721 LOGAN ST
DENVER CO 80216-1323

PJDS FAMLY TRUST THE
9845 E 138TH PL
BRIGHTON CO 80602

ROBINSON KEVIN A AND
ROBINSON J F
10362 E 143RD WAY
BRIGHTON CO 80602

PLATEAU 470 LLC
12460 1ST STREET/PO BOX 247
EASTLAKE CO 80614

ROCHA PEDRO AND
ROCHA LETICIA
8810 E 145TH PLACE
BRIGHTON CO 80601

PLATEK MICHAL PAWEL AND
PLATEK SYLVIA
7827 E 139TH PL
THORNTON CO 80602-8141

RODRIGUEZ JOSE L
1728 W 35TH AVE
DENVER CO 80211-3007

POWELL ARLEN AND
POWELL ROSEMARY
9955 E 138TH PL
BRIGHTON CO 80602-8214

ROSS ANDREW AND
ROSS CHASSITY
13782 VALENTIA ST
THORNTON CO 80602

Property owners

RUSH ADAM R AND
RUSH DANIELLE
8539 E 145TH PL
THORNTON CO 80602-5751

SMITH TIMOTHY R AND
SMITH CARMEN M
7937 E 139TH PL
THORNTON CO 80602-8143

SAVE A CHILD INC
3241 W 44TH AVE
DENVER CO 80211-1335

SNOOK DON R AND SNOOK SUSAN B
10370 E 142ND AVE
THORNTON CO 80602-5774

SAVE A CHILD INC
3241 W 44TH AVE
DENVER CO 80211

SOLANO GREGORY ALLEN AND
CALEGAN SOLANO KAREN ANNE
8040 E 139TH AVE
THORNTON CO 80602-8139

SEYMOUR RAYMOND Z JR
13955 QUEBEC ST
BRIGHTON CO 80602-7924

STICH JAYME S
8031 E 138TH PL
THORNTON CO 80602

SHAH VIRAL B AND
SHAH BIJALBEN
8041 E 138TH PL
THORNTON CO 80602

STODDARD THOMAS F
10181 E 142ND AVENUE
BRIGHTON CO 80602

SHANNON JOHN T
13890 QUEBEC STREET
BRIGHTON CO 80602

THE GOOD LIFE CHURCH OF GOD
2201 E 104TH AVE STE 209
THORNTON CO 80233

SHEDD MICHAEL P AND
DONER MAXINE
15030 HARRISON ST
BRIGHTON CO 80602

TODD CREEK VILLAGE METROPOLITAN
DISTRICT
10450 E 159TH CT
BRIGHTON CO 80602-7977

SHELTON KEVIN AND
SHELTON RACHEL
15070 HARRISON ST
BRIGHTON CO 80602-7765

TORRES VIANEY
19979 MITCHELL CIR
DENVER CO 80249-7100

SHEPHERD STEVEN W AND
SHEPHERD VICTORIA K
13870 QUEBEC ST
BRIGHTON CO 80602

TRAINER DAVID J AND
TRAINER JENNIFER A
8253 E 138TH WAY
THORNTON CO 80602

SHIFFER SHARI L AND
KRIEGER MICHAEL J
14511 YOSEMITE STREET
BRIGHTON CO 80602

TROSTEL JUSTIN
9065 E 139TH CT
BRIGHTON CO 80602-8207

Property owners

TRUJILLO STEVEN M AND
TRUJILLO MARYBELL C
9115 E 139TH COURT
BRIGHTON CO 80602

WEBER TIMOTHY D AND
WEBER SHARON A
9865 E 138TH PLACE
THORNTON CO 80602

VOLKMAN CHISTOPHER J
13896 TAMARAC ST
THORNTON CO 80602-8474

WEIGEL EDWARD AND
WEIGEL SHARON K
13990 BOSTON ST
BRIGHTON CO 80602

VTL WILLOW BEND LLC
8601 N SCOTTSDALE RD STE 335
SCOTTSDALE AZ 85253-2746

WEWEL PAUL A AND
WEWEL DIANNA F
1187 MC INTOSH AVE
BROOMFIELD CO 80020

VUE JAY M AND
VUE MARIA CRISTINA G
10130 E 142ND AVE
BRIGHTON CO 80602-5773

WHITE JAMES R AND MARY D
13880 QUEBEC ST
BRIGHTON CO 80602

WAGNER GARY L/KIMBERLY D AND
WAGNER KEVIN S
9430 NEWTON ST
WESTMINSTER CO 80031-3172

WILLIAMS JAMES E AND
WILLIAMS AMANDA S
8030 E 139TH AVE
THORNTON CO 80602-8139

WAGNER KIMBERLY D
9900 E 138TH PL
BRIGHTON CO 80602-8213

WILLOW BEND INC
PO BOX 1024
NIWOT CO 80544-1024

WAGNER MARIA SABINA DESIMONE
8509 E 145TH PL
BRIGHTON CO 80602-5751

WILSON LIVING TRUST
10252 E 143RD WAY
THORNTON CO 80602-5779

WALLS KENNETH L AND
WALLS JENATA D
8719 E 145TH PLACE
BRIGHTON CO 80602

WISDOM STEPHEN AND
WISDOM WHITNEY
7887 E 139TH PL
THORNTON CO 80602-8141

WALTERS SCOTT AND
WALTERS CHRISTINA
13856 TAMARAC ST
THORNTON CO 80602

WOLF BETHANY SHANNON AND
KITTEL ZACHARY TAYLOR
7867 E 139TH PL
THORNTON CO 80602-8141

WAZNY ANDREW AND
WAZNY BRANDY L
7857 E 139TH PL
THORNTON CO 80602-8141

ZAPATA BARBARA AND
TREVIZO MANUEL
7960 RALEIGH ST
WESTMINSTER CO 80030-4478



Referral Listing
Case Number RCU2017-00011
Discovery Boardwalk Pipeline Project

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
BRANTNER EXTENSION DITCH CO	LAW OFFICES OF BRICE STEELE 25 S. 4TH AVENUE BRIGHTON CO 80601 303-659-3171
BRIGHTON FIRE DISTRICT	WHITNEY MEANS 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 wmeans@brightonfire.org
BRIGHTON SCHOOL DISTRICT 27J	Kerrie Monti 18551 E. 160TH AVE. BRIGHTON CO 80601 303-655-2984 kmonti@sd27j.org
CDPHE - AIR QUALITY	Paul Lee 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 paul.lee@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us

Agency	Contact Information	Referral Labels
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-508-3724 brandyn.wiedrich@centurylink.com	720-245-0029
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.	
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266	
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0	
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org	
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us	
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us	
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us	
COLORADO HISTORICAL SOCIETY	DAN CORSON 1300 BROADWAY DENVER CO 80203 303-866-2673	
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com	

Agency	Contact Information	Referral Labels
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884	
EAGLE SHADOW METROPOLITAN DIST. #1	JIM WORTHY P.O. BOX 490 BRIGHTON CO 80601 303-637-0344	
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787	
Engineering Division	Transportation Department PWE 6875	
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841	
Hawk Ridge Subdivision (Northside Mgmt%	Blackwood Steve P.O. Box 1324 Eastlake CO 80614 303.280.0474 nsmcommunity@gmail.com	
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US	
NORTH METRO FIRE DISTRICT	Steve Gosselin 101 Lamar Street Broomfield CO 80020 (303) 452-9910 sgosselin@northmetrofire.org	
NS - Code Compliance	Augusta Allen 720.523.6206	
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org	
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com	
RIVERDALE PEAKS METRO DISTRICT	.. 9145 E KENYON AVE #200 DENVER CO 80237 303-843-9742 eachikal@gapllc.com	

Agency	Contact Information	Referral Labels
RIVERDALE PEAKS METRO DISTRICT	<p>..</p> <p>9145 E KENYON AVE #200 DENVER CO 80237 303-843-9742 eachekal@gapllc.com</p>	
SHERIFF'S OFFICE: SO-HQ	<p>MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org</p>	
Sheriff's Office: SO-SUB	<p>SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org</p>	
SIGNAL DITCH	<p>LAW OFFICES OF BRICE STEELE 25 S 4TH AVENUE BRIGHTON CO 80601 (303) 659-3171</p>	
THORNTON FIRE DEPARTMENT	<p>Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net</p>	
TODD CREEK VILLAGE MASTER ASSOCIATION	<p>KAREN BLACKWOOD PO BOX 1324 SERVICE EAGLE SHADOW SOUTH EASTLAKE CO 80614 303 280-0474</p>	
Todd Creek Village Metropolitan District	<p>Roger Hollard 10450 E. 159th Ct. BRIGHTON CO 80602 303-637-0344 roger@equinoxland.com</p>	
United Power, Inc	<p>Marisa Dale PO Box 929 500 Cooperative Way Brighton CO 80601 303-637-1387 mdale@UnitedPower.com</p>	720-334-5282
Xcel Energy	<p>Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com</p>	
Xcel Energy	<p>Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com</p>	

Boardwalk Pipeline
Project Case No.
RCU2017-00011

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into by and between the COUNTY OF ADAMS, a political subdivision of the State of Colorado, hereinafter called "**County**," and DISCOVERY DJ SERVICES, LLC, a Texas limited liability company, 7859 Walnut Hill Lane, Suite 335, Dallas, TX 75230, hereinafter called "**Developer**."

WITNESSETH:

WHEREAS, Developer desires to construct approximately 3.85-miles of underground steel pipeline plus 3.85-miles of underground natural gas pipeline plus 3.85-miles of underground 12-inch High Density Polyethylene ("HDPE") pipeline and appurtenances in Adams County, Colorado, as more particularly described in that certain Conditional Use Permit Application dated March 14, 2017 to transport crude oil ("the **Project**"); and

WHEREAS, the Project will provide transportation of crude oil and natural gas, increase efficiency of delivering products to market, and reduce impacts to local roads by reducing truck traffic in furtherance of the goals of the Adams County Comprehensive Plan; and

WHEREAS, on March 14, 2017, Developer submitted an application for a Conditional Use Permit ("CUP") to Adams County in accordance with the requirements outlined in Chapter 2 of the Adams County Development Standards and Regulations ("the Regulations"), the Conditional Use Permit Checklist, and requested submittal criteria from the Adams County Areas and Activities of State Interest ("AASI") Checklist; and

WHEREAS, Developer will acquire, if it has not already done so, all necessary right-of-way easements and temporary construction easements to utilize certain real property in the County of Adams, State of Colorado; and

WHEREAS, the County has designated its future road expansion plans in the Adams County Transportation Plan adopted November 2012 ("**Transportation Plan**"); and

WHEREAS, it is provided by Sections 1-02-01-02-08 and 1-08 of the Regulations that where designated, the Developer shall have entered into a written agreement with the County addressing Developer's and the County's obligations with regard to the Project as a condition of approval for the CUP; and

WHEREAS, the County and the Developer have planned and designed the Project so it will not prohibit future development, and so that it will not add cost to the County's future infrastructure plans to support development.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

I. DEVELOPER'S OBLIGATIONS:

1. Pre-Construction Activities. Prior to site disturbance and commencing construction in the County, Developer shall:
 - A. Submit construction plans to the Adams County One Stop Permit Counter and apply for the appropriate construction permits.
 - B. In the event that any portion of the project is located within the MS4 permit boundary of unincorporated Adams County and greater than 1 acre of disturbance, a Stormwater Management Plan ("SWMP") will need to be prepared according to County standards. Moreover, surety will be required for Best Management Practices ("BMP") located within the MS4 boundary. Stormwater BMPs will be implemented for the construction phase to capture and treat all onsite stormwater runoff in accordance with the requirements for the SWMP.
 - C. Prepare a Traffic Control Plan for the portion of the project within Unincorporated Adams County and obtain written approval of the Plan from the Adams County Public Works Department prior to the commencement of construction. The Traffic Control Plan shall detail any impacts to the applicable right-of-way during the construction of the Project, including but not limited to, lane closures, access to construction staging sites, hours of operation, etc. The Traffic Control Plan shall be prepared in a way to minimize impacts to adjacent property owners during the construction period. The Developer shall be responsible to implement any necessary corrections to the Traffic Control Plan.
 - D. Submit the Facilities Response Plan to the County.
 - E. Secure all applicable local, state and federal permits for the Project and submit copies of these permits to the County.
 - F. Secure the required construction and / or access permits from E-470 to occupy space for utility work, access, and any construction within the E-470 right-of-way, property owned fee, Multi-Use Easement, and / or other easements and submit copies of these permits to the County.
 - G. Secure Adams County Right-Of-Way permits prior to constructing crossings.
 - H. Submit copies of all executed easements for the Project to the County.
 - I. Contact and use commercially reasonable efforts to work with Xcel Energy / Public Service Company of Colorado regarding any possible encroachment the Project may have on PSCo's overhead powerlines or related facilities.
 - J. Acknowledge the Adams 12 Five Star Schools letter dated April 18, 2017.
 - K. Acknowledge the Colorado Parks and Wildlife letter dated April 19, 2017.
2. Construction Activities. During construction, the Developer shall:
 - A. Construct the project in accordance with the approved construction plans. The Developer shall submit a certification letter from a Professional Engineer within 45 days of construction completion certifying that the Project was constructed in accordance with the approved plans.

- B. Manage stormwater in accordance with a SWMP prepared under the Colorado Department of Public Health and Environment ("CDPHE") Colorado Discharge Permitting System ("CDPS") Permit and in accordance with the Clean Water Act National Pollution Discharge Elimination System ("NPDES") regulations and Adams County's Grading Erosion and Sediment Control standards. Stormwater BMPs will be implemented for the construction phase to capture and treat all onsite stormwater runoff in accordance with the requirements for the SWMP.
- C. Operate at the Project site only from dawn to dusk during construction, Monday through Saturday, except for inclement weather and during hydrostatic testing, horizontal directional drilling ("HDD"), and emergency situations that would cause the Developer to be out of compliance with any applicable local, state, or federal permit. The Adams County Director of Community and Economic Development may extend the hours and days of operation if Developer makes a request in writing and demonstrates sufficient need.
- D. Implement the approved Traffic Control Plan.
- E. Comply with guidelines of Section 106 of the National Historic Preservation Act of 1966 in locations that have been identified as federally regulated within Adams County. Comply with State of Colorado Historical, Paleontological, and Archeological Resources Act of 1973 (C.R.S. 24-80-401 to 410) on all identified state lands within Adams County. All best management practices and avoidance measures proposed within the submitted CUP on lands that are state and federally regulated by the above listed laws will be enforced.
- F. Comply with the requested notifications outlined in the Adams 12 Five Star Schools letter dated April 19, 2017.
- G. Comply with C.R.S. 42-4-1407, covering loads for all hauling/construction trucks.
- H. Be responsible for the cleanliness and safety of all roadways adjacent to the Project in the event that there are any issues related to the Project during construction. If at any time these roadways are found to be dangerous or not passable due to debris or mud caused by Project activities, the County shall require Developer to cease Project operations immediately and clear the roadway of any and all debris or mud. The Project shall not resume until the County, in its sole discretion, deems the roadway conditions acceptable. If the Developer fails to keep the adjacent roadways clean and free from debris, the Adams County Public Works Department has the option to perform the required clean up and bill the charges directly to the Developer.

The Developer shall be responsible for repairing County infrastructure that is damaged as a result of the construction from the Project. Repairs shall occur as soon as possible, but no later than six (6) months following construction completion, unless an extension is granted by the County for extenuating circumstances. The Developer may submit evidence of the condition of the County's right-of-way at the start and completion of construction in order to demonstrate the pre-construction condition and the post-construction condition of the roadways.

- I. Remove and dispose of all fluid spills, such as hydraulic oil from maintenance of

equipment, at a facility permitted for such disposal.

- J. Convey all complaints Developer receives concerning off-site impacts and the resolution of those complaints to the Adams County Department of Community and Economic Development. Off-site impacts shall be responded to and resolved immediately by the Developer. Adams County Community and Economic Development will be the final decision maker regarding the resolution of noise complaints or any other off-site impacts, provided that Developer is provided notice and an opportunity to be heard. Excessive complaints that are not resolved to the satisfaction of the County may be justification for a Show Cause Hearing before the Adams County Board of County Commissioners.
- K. Ensure that all construction vehicles have a backup alarm that complies with OSHA requirements, 29 CFR 1926.601(b)(4) and 1926.602(a)(9), and/or other remedies (such as flagmen) to minimize noise as approved by the County.
- L. If fuel will be stored on the subject properties or within the County's right-of-way: All fuel storage at this site shall be provided with secondary containment that complies with state law and any appropriate regulatory standards; fueling areas shall be separated from the rest of the site's surface area, and protected from storm water; and Developer shall provide a spill prevention plan and release prevention plan for fuel storage and fueling operations. Spill and drip containment pans shall be emptied frequently and all spills shall be cleaned up and disposed of immediately at a facility permitted for such disposal.

Developer shall notify the County prior to commencing any snow removal operations within the County's right-of-way. The Developer shall be responsible for any damages to the right-of-way caused by these activities and shall repair damages at their expense within 60 days of receiving notice from the County.

- M. Comply with all applicable local, state and federal requirements during the course of the Project.

3. Design Requirements.

- A. The Project will be designed to meet or exceed the minimum Federal Safety Standards contained in 49 CFR 195 or 49 CFR 192, as applicable, and national engineering design codes for pipelines set forth by the American Society of Mechanical Engineers.
- B. Pipeline burial depths will meet or exceed federal, state, and applicable engineering standards. The pipelines will be buried with a minimum of 48 inches of cover where practical, and in locations where such burial depth is not achievable due to strategic locations such as road crossings, additional mechanical protection will be provided, such as increased pipe wall thickness, as approved by the County and referenced within this Agreement.

The location of the Boardwalk Pipeline is semi-rural and County transportation and drainage projects are not anticipated in this area. If a project occurs in the area of the approved pipeline alignment, the Developer agrees to avoid any regional drainage improvements, to the extent possible. The County agrees to make all reasonable attempts to avoid the pipeline during the design and

construction of future drainage facilities. In the event that a future regional drainage improvement project requires the relocation of the pipeline, the Developer agrees to relocate the pipeline at its sole expense and Adams County shall give Developer 30 calendar days advance written notice for it to commence such relocation if it determines that the pipeline needs to be re-located.

- C. Any construction of structures will be designed to meet the 2012 International Fire Code and amendments.
- D. Ensure pipelines are located in easements on private property and County road crossings shall be as near as possible to right angles. This effective placement of the pipeline allows buildings to be constructed in the future keeping with required structure setbacks per Transportation Plan.
- E. In the event that Adams County desires to construct a County project within the County owned property (0157122102035 – Hawk Ridge Subdivision DESC: Outlot B) that affects the pipeline improvements, the County will require the Discovery DJ Services, LLC to remove the pipeline improvements, at the Discovery DJ Services, LLC's expense, to accommodate the County's project. Adams County shall provide the Discovery DJ Services, LLC written notice of its need to affect the pipeline improvements at least 180 calendar days prior to the start of a planned project that may affect the pipeline. Discovery DJ Services, LLC will be solely responsible for the relocation of the pipe by the end of the 180 day notice.

4. Operational Requirements.

- A. The Project will be operated to Federal Safety Standards contained in 49 CFR 195 or 49 CFR 192, as applicable, as well as the Developer's operating standards and practices and maintenance procedures as referenced within the Developer's CUP application materials submitted to the County for the Project.
- B. Each steel pipeline will have a corrosion prevention system as detailed within the Developer's CUP application materials submitted to the County for the Project.
- C. The Project will have a multi-faceted integrity management program, as required under federal pipeline safety standards (49 CFR 195 and ASME B31.4 or 49 CFR 192 and ASME B31.8). The Project will be operated in accordance with all applicable local, state and federal codes, laws and regulations, including but not limited to the Colorado Department of Transportation ("CDOT") and CDPHE.

5. Post-Construction and Maintenance Requirements.

- A. Developer agrees to restore any disturbed County-owned lands in compliance with the requirements of applicable easement agreements as soon as possible but no later than December 31, 2017. In the event that reseedling is unsuccessful in the first growing season, the Developer agrees to comply with the terms of the easement agreements to restore the land during the subsequent growing season. The County may grant an extension for good cause, in writing, in the event of unforeseen circumstances.

- B. Developer agrees to restore any disturbed private property in accordance with the applicable easement agreements as soon as possible but no later than December 31, 2017. In the event that reseedling is unsuccessful in the first growing season, the Developer agrees to comply with the terms of the easement agreements to restore the land during the subsequent growing season. The County may grant an extension for good cause, in writing, in the event of unforeseen circumstances.
- C. Construction plans submitted by the Developer to the County for the Project show the pipeline located completely outside of the future right-of-way as depicted in the Adams County 2012 Transportation Plan. In the event that the pipeline is not constructed in accordance with the construction plans approved by the County and there becomes a conflict with a future roadway expansion project, as the project is contemplated under the Transportation Plan, the Developer agrees to relocate the pipeline at its own expense.
- D. The Developer also agrees that the approval of encroachment agreement requests for parking lots and driveways on private property shall not be unreasonably or arbitrarily withheld, in accordance with the terms of the easement agreements for the Project.
- E. Developer agrees that it will not disrupt or damage the functionality of any existing drainage facilities.
- F. Developer agrees to submit "as built" construction drawings to the Adams County Assessor's Office within 120 days of construction completion in accordance with the procedures established by the County.
- G. Developer agrees to submit emergency contact information, emergency response plans, and final maps of the Project, including all associated valves and pipeline components, to the local fire districts encompassing the Project and to the Adams County Office of Emergency Management before commencing operation of the pipeline. The Developer shall comply with all other requests for information from the Adams County Office of Emergency Management in accordance with local, state, and federal law.
- H. Maintenance of the Project will follow guidelines set forth in the Developer's operations and maintenance procedures (referenced in Section 4C of this Agreement), which meet or exceed regulatory requirements. Maintenance activities associated with the line and permanent easement include, but are not limited to, the following:
- Implementation of a damage prevention program including observation of any construction activities by others on or near the permanent easement;
 - Implementation of a public education program;
 - Installation and maintenance of pipeline markers;
 - Inspection and maintenance of corrosion control systems;
 - Inspection of block valves;
 - Inspection of crossings by other pipelines, highways, utilities;

- Inspection and maintenance of safety, control, mechanical, and electrical equipment;
 - Maintenance of communication equipment; and
 - Calibration of all instruments to comply with USDOT regulations.
6. Development Impact Fees. There are no development fees associated with this Project.
7. Encroachment Upon Future Right-of-Way. In any segment of the Project that is parallel to an Adams County right-of-way, the pipeline shall be constructed a minimum of five (5) feet from the edge of the maximum future right-of-way width, as designated in the Adams County 2012 Transportation Plan.
- As development of the Transportation Plan is implemented and if the location and existence of Developer's permanent easement precludes such development, Developer's overlapping easement rights shall be subordinated (subject to the then-existing rights of the parties, laws and regulations) to accommodate Adams County's development.
8. Acceptance and Maintenance of Public Improvements. Developer is not required to make any public improvements or make any public dedications in connection with the Project.
9. Guarantee of Compliance. Developer hereby agrees that should it fail to comply with the terms of this Agreement, the County is entitled to obtain from the Colorado State District Court for the Seventeenth Judicial District a mandatory injunction requiring said Developer to comply with the terms of this Agreement. Prior to the County seeking such an injunction, Developer will be provided the opportunity to cure any default in accordance with the terms set forth herein. Developer further agrees that failing to comply with the requirements set forth in this Agreement may be justification for a Show Cause Hearing where the CUP Permit may be revoked.
10. Financial Security. The County has determined that there is no need for a guarantee of financial security with regard to this Project.
11. Successors and Assigns. This Agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property.

II. COUNTY'S OBLIGATIONS:

Except as expressly set forth herein, the County shall have no obligations associated with this Agreement.

III. GENERAL PROVISIONS:

1. No Third Party Beneficiaries. This Agreement is intended to describe and determine such rights and responsibilities only as between the parties hereto. It is not intended to and shall not be deemed to confer rights or responsibilities to any person or entities not named hereto.

2. Notices. Any and all notices, demands or other communications desired or required to be given under any provision of this Agreement shall be given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid or by email addressed as follows:

To Developer:

Discovery DJ Services, LLC
7859 Walnut Hill Lane, Suite 335
Dallas, TX 75230

To Adams County:

Director, Adams County Community and Economic Development
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
Email: nwright@adcogov.org

With a copy to:

Adams County Attorney
4430 South Adams County Parkway
5th Floor, Suite C5000B Brighton, CO 80601

3. Amendments.

Should any changes to the Conditional Use Permit be proposed before, during or after completion of the Project, the Developer shall submit the details of those changes to the Adams County Community and Economic Development Director for a determination as to whether those changes constitute a Major or Minor Amendment in accordance with the Regulations.

This Agreement may only be modified, amended, changed or terminated in whole or in part by an agreement in writing duly authorized and executed by the parties hereto with the same formality, and subject to the same statutory and regulatory requirement, as this Agreement.

4. Controlling Law. This Agreement and its application shall be construed in accordance with the laws of the State of Colorado.
5. Default. If either party is in default under this Agreement, the non-defaulting party shall provide written notice of said default to the defaulting party to the address provided in Section 2 immediately above. The defaulting party shall have 30 days to cure the default, unless an extension is granted in writing by the non-defaulting party for good cause. The non-defaulting party may seek all remedies available pursuant to the Agreement and under the law.
6. Costs and Fees. In the event of any litigation arising out of this Agreement, the parties agree that each will pay its own costs and fees.

[Signature Pages Follow]

Developer

DISCOVERY DJ SERVICES, LLC, a Texas limited liability company.

By: Zion Engineering LLC, its Engineering Consultant

By:_____

Name:_____

Title:_____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 2017,
by _____ as _____ of the Engineering
Consultant and authorized representative for Discovery DJ Services, LLC.

Witness my hand and official seal.

Notary Public, State of _____

My Commission Expires:_____
My Commission Number:_____
(Seal)

APPROVED BY resolution at the meeting of _____, 2017.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk to the Board

Chair