PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review (USR) for a compressor station and associated equipment in the H-A (Holding-Agriculture) Zoning District

FILE NUMBER: USR2022-0011

PROJECT: Canvasback Compressor Station Use by Special Review

LOCATION: Approximately ½ mile south of US Hwy 34, approximately ¾ mile west of 83rd Avenue, and east of 95th Avenue

APPLICANT: Michael Pishaki, on behalf of DCP Midstream.

CASE PLANNER: Michael Franke, Planner I

PLANNING COMMISSION HEARING DATE: December 13th, 2022

PLANNING COMMISSION FUNCTION:
Review the proposal for compliance with Section 24-1102, Oil and Gas Operations, and Section 24-206, Review Criteria/Uses by Special Review, of the City of Greeley Development Code and either approve, approve with conditions, or deny the request.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Michael Pishaki, on behalf of DCP Midstream, for approval of a Use by Special Review (USR) to allow a compressor station facility with various compression equipment that would be used to compress and transport natural gas. The proposed project would be on a property located approximately ½ mile south of US Hwy 34, approximately ¾ mile west of 83rd Avenue, and east of 95th Avenue (*Attachment A – Aerial & Vicinity Map and Attachment D – Overall Site Plan*). The subject site is approximately 15.38 acres in size and is zoned H-A (Holding Agriculture).

A. REQUEST

The applicant is requesting approval of a USR to allow a compressor station with various associated equipment used to compress and transport natural gas on a 15.38-acre site in the H-A zoning district. (*Attachment D – Overall Site Plan and Attachment C – Narrative*).

B. STAFF RECOMMENDATION

Approval.

C. LOCATION

Current Zoning:

H-A (Holding Agriculture) (*see Attachment B – Existing Zoning Map*)

Abutting Zoning:

North: H-A (Holding Agriculture) and I-L (Industrial Light Intensity)
South: H-A (Holding Agriculture)
East: H-A (Holding Agriculture)
West: H-A (Holding Agriculture)

Surrounding Land Uses:

North: Drop-Crop Farmland and Utilities
South: Dry Crop Farmland and Oil & Gas
East: Drop Crop Farmland and Oil & Gas
West: Dry Crop Farmland and Oil & Gas

Site Characteristics:

The site is primarily utilized for dry crop farming and undeveloped land. The site is nestled between the West Boomerang Ditch. The site is rural in nature containing portions of undeveloped land and sections of dry crop farming throughout. There is a small pond adjacent to the site with natural area, but there are no ecological hazards within the site. To the east of the pond there are three producing oil wells (Lundvall 1, Lundvall 18-6, Lundvall 18-12) and seven other oil wells that are abandoned (Chismar 18-63-1HC, Chismar 18-64-1HC, Chismar 19-69HC, Chismar 18-77-1HN, Chismar 18-78-1HN, Chismar 18-79-1HN, and Chismar 18-79HN). It is important to note all existing oil wells are not located within the compressor station parcel created by the minor subdivision process. Overall, the site is flat with elevation sloping downward slightly as moving south across the site.

D. BACKGROUND

The subject site was annexed into the City of Greeley and zoned H-A, in 2000, as part of the Lundvall Annexation (Reception No. 2835105, 2835106, and 2865059) (File No. A 35:00 and Z 37:00). The subject site has remained undeveloped, other than oil and gas operations.

E. OPERATIONS AND SITE DEVELOPMENT

General Operations and Characteristics:

The Canvasback Compressor Station would contain up to two compressor engines, which will be fully housed within an enclosed metal building. Additional equipment and structures proposed for the project would include, a compressor building, maintenance building, sales gas meter building, motor control center, communications tower, and an inlet meter building.

Gas would be transported to and from the facility by existing and proposed system of pipelines. The entire facility would be graveled and fenced. An electronic access gate would be installed to limit access to DCP employees and authorized users. Lighting would be kept to the minimum amount required and would utilize the dark-sky lighting standards. (*Attachment C – Narrative and Operations Plan*).

During construction the following vehicles would access the city right-of-way, Ninety-fifth Avenue: Bulldozers, back hoes, stringing trucks, side booms, dump trucks, and pickup trucks. After completion of construction, vehicles would periodically be on-site including cars, pickup trucks, and transport vehicles to inspect the valves and any site upkeep.

During the construction phase, water would be hauled in for dust mitigation and fire prevention purposes. Additionally, bottled water would be utilized for drinking and portable toilets would be available on site. Water for irrigating the plants indicated on the landscaping plan would be provided by two (2) freshwater tanks erected on or near the compressor station for the use of irrigating trees and shrubs via an automatic drip irrigation system. This water would be used for irrigation only and would remain on the site.

A site-specific Stormwater Management Plan (SWMP) has been submitted and reviewed for the project, which outlines sediment and erosion control measures to be implemented during and following the completion of the site construction to reduce the possibility of erosion and offsite sedimentation. Runoff from offsite drainage areas that are tributary to the parcel would be routed through the parcel and around the developed compressor station pad to the unnamed tributary to Sheep Draw. Stormwater runoff from the developed compressor station facility pad would be routed overland to a proposed onsite water quality pond, where it would be released at historic rates to the unnamed tributary to Sheep Draw. In addition to stormwater attenuation, the water quality pond would also be a secondary containment control for the facility's primary onsite spill containment areas/controls, in adherence with DCP's standard spill prevention control and countermeasures practices. The pond would be lined with a geosynthetic clay liner system and its release would include a manually operated valve (normally closed) that would be opened after each storm event has concluded and once DCP personnel have inspected the collected runoff is pollutant free. The disturbed area would be reclaimed as specified by landowner agreement.

The Canvasback Compressor Station would be an unmanned facility during operations, except for daily visits by DCP employees for monitoring and periodic visits from contractors for maintenance, and contracted services. There would be no full-time employees located on site. The contracted services can include consumable deliveries, condensate transport, produced water disposal, safety inspections, portable restroom cleaning, and additional miscellaneous services such as weed spraying. Based on the nature of the station being unmanned, there is no need for permanent water and sewer service. The location would be

remotely monitored by DCP 24 hours a daily, 365 days per year to allow for an immediate response to any indications of spills or releases.

Construction of the Canvasback Compressor Station would commence once the applicable approvals are issued and would take approximately 12 months to complete. Construction is currently planned to begin in January 2023 and finish would be finished approximately December 2023. Given the construction timeline, operations may begin in October 2023. The compressors on-site operate 24 hours a day, 7 days a week, 365 days a year. However, the station would automatically adjust to run only the engine compressors needed to adequately handle the volume of gas flowing through the pipeline.

DCP Midstream is required to use Best Management Practices during all phases of operations.

On-Site Storage:
During operation, only spare parts would be stored on site. Only critical spare parts and additional safety equipment would be stored on site. DCP stores topsoil onsite during construction and uses it as needed during construction. After construction, DCP spreads out the topsoil pile on location; however, DCP would use topsoil stockpiles wherever possible for additional screening and buffering.

Landscaping and Reclamation:
DCP designed the landscape plan for the Canvasback Compressor Station in an effort to comply with the purpose and intent of the City's Development Code landscaping standards and is requesting to be consistent with surrounding use oil and gas sites in the nearby vicinity. The proposed plan allows for optimal screening, reduces the overall footprint, and allows a substantial amount of land to be restored back to farmable ground after interim reclamation is complete. DCP's Landscape Plan addresses the City's standards for aesthetics, health and safety, environment and energy, and water efficiency. The Landscape Plan utilizes the natural topography on the southwest side, while screening and buffering the north, east, and west sides with xeriscape plantings. After the station has been constructed, the disturbed area would be required to be re-seeded with native seed mix and a mixture of trees and shrubs, estimated August 2023 (*see Attachment I – Landscape Plan).*

Upon successful completion of construction, disturbed soil areas may be natively seeded to support vegetation growth, soil stabilization and to prevent erosion. All site reclamation would be required to be in conformance with the City of Greeley code as well as COGCC rules and regulations.

APPROVAL CRITERIA

Use by Special Review: Uses by Special Review possess characteristics which require a public hearing to determine if a proposed use has the potential to adversely affect other

land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.

Section 24-206.b of the Development Code contains eight criteria that are used to evaluate Uses by Special Review:

1. All criteria for site plan review in Section 24-207

Staff Comment: The proposed project satisfies the requirements of Section 24-207 of the Development Code. The applicant has addressed all staff comments and included all required materials to satisfy the criteria for a Site Plan Review and for the Use by Special Review. (*Attachment D – Overall Site Plan*).

The proposal complies with this criterion

2. The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

- **NR-3.6 Resource Extraction**
  To the extent possible, minimize negative impacts from the extraction of sand, gravel, oil and gas, and other natural resources on the environment and surrounding land uses. Encourage the thoughtful reclamation of land that has been mined.

- **NR-3.11 Oil and Gas Operations**
  Encourage the co-location of oil and gas facilities, where possible, to minimize the overall footprint of affected areas and impacts on adjacent land uses and the environment.

- **TM-4.1 Truck Impacts**
  Establish and enforce appropriate truck routes to and through the city, including for hazardous materials. Encourage the co-location of oil and gas facilities in order to minimize impacts of transporting these resources on the community.

  Staff Comment: DCP Midstream proposes a compressor station and all associated equipment on one site, complying with co-location

standards of item NR-3.11. The cluster concept allows the operator to successfully compress and transmit natural gas, while reducing the footprint on the surface.

DCP Midstream will utilize an access road, 95th Ave/County Road 25, off US Highway 34 for all traffic associated with construction for the Canvasback Compressor Station. The site shall have one access road serving the site. The access road would be constructed to accommodate local emergency vehicles. The access road would be constructed as shown on the construction plans. DCP is required to maintain the access road in compliance with the City of Greeley's Municipal Code and ensure that all access road standards are met, in accordance to Section 24-1102.c.4. (see *Attachment D – Overall Site Plan and Attachment F – Traffic Study*).

The proposal complies with this criterion.

3. **Any associated site development or construction complies with requirements of this code, including any conditions or additional requirements identified for the particular use.**

   Staff Comment: The proposed project complies with all development code requirements for site development and construction standards. Additional requirements, such as visual, noise, air quality, environmental, etc. mitigation have been provided within the narrative, operation plans, and submitted studies. Various city departments, external agencies, and abutting municipalities have reviewed the project proposal and have expressed no concern with the proposal as it meets all requirements for site design, site construction, production, and transmission of oil and gas goods.

   The proposal complies with this criterion.

4. **Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.**

   Staff Comment: The operating characteristics of the proposed project are within normal standards for the site location and abutting properties.

The site location is experienced with other oil and gas operations to the same standards as the proposed project. The surrounding uses of dry crop farmland, oil and gas production, create similar impacts to the proposed project and are not unusual for this area of the city.

DCP Midstream has conducted several studies and submitted each to the city for review, such as an Emergency Action Plan (EAP and Tactical Response Plan (TRP), Traffic Study, Final Drainage and Erosion Control Reports and Plans, Light Mitigation Plan, Environmental Study, etc. DCP Midstream must continuously monitor conditions of the site to comply with various mitigation standards. Upon review, staff found all submitted mitigation and response plans to be in compliance with City, County, State, and COGCC requirements.

Traffic impacts would be the greatest during the construction phase. DCP Midstream would utilize the lease access road, 95th Avenue and US Highway 34 for all traffic associated with construction and operation of the compressor station and associated equipment proposed. Ninety-fifth Avenue is designed and constructed to handle oil and gas production traffic, general traffic, and farming equipment. US Highway 34 is equipped for large travel volumes and truck travel. DCP Midstream is required to obtain all required Colorado Department of Transportation (CDOT) permits. Most of the traffic associated with construction and maintenance for the proposed Canvasback Compressor Station would come from 95th Ave/County Road 25, off US Highway 34. Any additional traffic would be accessing from 37th St. The project does not propose any traffic impacts unusual to the site and abutting properties. (*Attachment F - Traffic Impact Study, and Attachment C – Narrative and Operation Plan*).

The proposal complies with this criterion.

5. **The site is physically suitable for the proposed use, and whether any additional site specific conditions are necessary for the use to be appropriate and meet these criteria.**

Staff Comment: The 15.38-acre site is currently undeveloped and utilized for dry crop farmland. The site is adjacent to unoccupied parcels to the

east and south. The nearest structure to the facility is to the northeast, containing equipment used for electric utility. The site is unoccupied and accessed irregularly by the utility company employees. The equipment is over 600 feet away from the edge of the compressor station site boundary. To the west, there is additional dry-crop farmland with numerous plugged & abandoned oil & gas wells heads. Staff has not received any concerns from surrounding property owners regarding the proposed project.

All on-site equipment is required to be at least 150 feet from any wells or associated equipment in the low-density areas of the city and at least 200' from any occupied building. The proposed compressor station equipment is located at least, if not more than 150 feet from any occupied building or other existing equipment. The COGCC requires setbacks of at least 500 feet from any occupied building and at least 2,000 feet from any school facility, childcare center, and other habited uses. The proposed project complies with the COGCC regulations. The site is physically suitable for the proposed development and meets or exceeds the setback requirements required by the city and the COGCC. *(Attachment D – Overall Site Plan)*

The proposal complies with this criterion

6. **Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.**

Staff Comment: It is not necessary to limit the duration of the use. A limited time for the permit operation is not proposed, other than the natural timeline proposed for the project. The estimated schedule for the beginning of the site construction would be approximately January 2023, with construction ending in approximately December 2023. Operations are anticipated to begin in October 2023. Reclamation of the land shall take place once construction is completed. The compressor station site would operate until compression and transmission services are no longer needed or deemed economically unviable. Currently, there are no development plans in this area that would propose changing conditions in the area.

Periodic reporting and ongoing enforcement are required to be provided by DCP Midstream to agencies such as the COGCC for compliance with mitigation regulations. If necessary, City of Greeley Fire Department shall work with the applicant to address any issues violating municipal requirements for oil and gas operations. DCP Midstream must continuously monitor the project site. A DCP Midstream employee is required to visit the site daily. DCP Midstream staff shall address any aspects of the project that may fall out of compliance to meet regulatory requirements at the local, state, and federal levels.

The proposal complies with this criterion.

7. **The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.**

Staff Comment: The subject area is identified in the Imagine Greeley Comprehensive Plan Land Use Guidance map as a suburban area, surrounded by mixed-use uses and community separator. At this time, there are not any anticipated developments Projected long range uses for this area could include residential commercial, and higher density residential uses to the north, closer to US Highway 34. The areas to the south of the site might develop with suburban development and remain agricultural for a community separator. The proposed project is placed as far south as possible, away from US Highway 34, where any potential future mixed-use development may occur in the future. Existing uses in the area are similar and suitable for oil and gas development, including dry crop farmland, vacant land, and other existing oil and gas operations. Mitigation measures are proposed to reduce impacts, or the cumulative effects associated with continuous oil and gas development within the area.

In general, staff has seen an increase in oil and gas activity on the western and southern sides of the city as operators look to identify locations that meet COGCC setback and spacing requirements and provide accessibility to resources located underdeveloped portions of the city. As this site may operate for several years, staff encouraged the operators to locate the facilities as away from potential residential development and provide some improvements based on the nexus of rough

proportionality for each site, such as landscaping and access roadways, which staff finds to be applicable for the Canvasback project.

The proposal complies with this criterion.

8. **The recommendations of professional staff or other technical reviews associated with the application.**

Staff Comment: The City of Greeley sent out referrals to potentially impacted agencies and did not receive any concerns or comments regarding the proposal of the Canvasback Compressor Station. CDOT has no objections or concerns regarding the proposed development.

Various agencies and city departments have been involved in the review of the proposed project as planned due to compliance with required standards of local, state, and federal policies for oil and gas development and production. DCP Midstream has submitted the proposed project to the COGCC for review and hearing approval.

The proposal complies with this criterion

Oil and Gas Operations

Applications for Uses by Special Review for oil and gas operations are subject to the provisions of Section 24-1102, Oil and Gas. Sections 24-1102.c through Section 24-1102.h address well and production facility setbacks, disposal of production waste, seismic operations, signage, access roads, environmental requirements, recordation of flow lines, reclamation of the site, abandonment and plugging of wells, well operations in high density areas, compliance with COGCC, review criteria, and inspection requirements.

Staff Comment: A review of information submitted by the applicant indicates compliance with Sections 24-1102.c through 24-1102.h. These design and operational requirements are reflected in the site plan, landscape plan and standards attached for potential approval (*Attachment D – Overall Site Plan, Attachment E – Environmental and Safety Plan, and Attachment C – Narrative and Operations Plan*).

This proposal complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

There are no known hazards on the proposed subject site.

2. WILDLIFE

The proposed site falls within the Big Game Management Area, which covers all of Greeley and surrounding areas. DCP conducted a biological survey of the proposed facility site and surrounding area. No protected species or their habitats were found to occur within the facility footprint. DCP would be required to maintain the existing trees, willows, and wetland habitats within the project area, which would continue to provide wildlife habitat. If wildlife issues or concerns are identified during construction or operations, DCP environmental personnel would coordinate with the Colorado Department of Parks and Wildlife.

A small portion of the proposed Canvasback facility is located within the half-mile buffer to a nesting area identified by CPW. This includes the access point, pipeline valves, and storage areas. The compressor building and associated equipment are located outside of this half-mile buffer. To meet project scheduling and customer commitments, DCP is planning to initiate construction on the project within the seasonal restrictions recommended by CPW of December 1 through July 31. DCP Midstream reached out to the United Stated Fish and Wildlife Services (USFWS) department regarding information on potential impacts to the nesting area and the need for an incidental take permit to begin work on the project within the seasonal restriction period. The USFWS reviewed the project and found that impacts to the nest are unlikely to occur and recommends against obtaining an incidental take permit. Given that no disturbance is proposed within 660-feet of the nesting area and only limited surface disturbance and permanent infrastructure are proposed just within the 0.5-mile buffer of the nest; the USFWS does not think that disturbance take is likely to occur in response to this project.

Although the CPW may recommend timing restrictions within a half-mile of the nest, any impacts from this project to the nest site are regulated under the Bald and Golden Eagle Protection Act under the jurisdiction of the USFWS. As the USFWS does not believe this project would result in impacts to the bald eagle nest, the project can move forward as currently planned, based on review and comment provided by the USFWS.

As an advisory to the applicant, the Development Code indicates that if there are black-tailed prairie dogs inhabiting portions of the site, they must be properly removed as indicated in Section 24-1102 (e) (2) and destruction of prairie dog towns many do not occur during the nesting season (May 15 – September 15) due to the potential presence of the burrowing owl. If burrowing owls are actively nesting on the site or brood-rearing is present, a plan shall be developed by the applicant and approved by the City and/or the Colorado Division of Wildlife. It must be implemented before development occurs. Staff finds the applicant has worked with appropriate agencies and coordinated strategies for ecological mitigation. No activity for the proposed project shall disturb any ecologically

significant lands nearby. The applicant shall work to mitigate against any impacts to ecologically significant areas.

3. FLOODPLAIN

The subject site is not located in the floodplain or floodway according to Federal Emergency Management Administration (FEMA) flood data.

4. DRAINAGE AND EROSION

A drainage report was submitted by the applicant and reviewed by the Engineering Development Review Division, which indicates that significant changes in natural drainage patterns are not anticipated. The compressor station site will be monitored during the various phases of the project for any stormwater erosion or sedimentation concerns. Necessary measures would be required to be taken to correct any problems, immediately in most cases. DCP must continue to monitor the site until all applicable regulatory requirements for revegetation have been met.

5. TRANSPORTATION

DCP would utilize an access road, 95th Ave/County Road 25, and US Highway 34 for the majority of traffic associated with construction and maintenance for the proposed Canvasback Compressor Station, with any additional traffic accessing 37th St. The access road must be constructed at a minimum of 24 to 30 foot wide (based on location on the site, see Site Plans for details), with a minimum 13.5 feet of overhead clearance. The access road is required to be constructed of 1 and ½ in crushed road base over a minimum of 6 inches of subgrade or aggregate base course compacted to 95% Standard Proctor Density. The access road would be properly graded for adequate drainage and maintained to prevent dust and mud; culverts shall be utilized where necessary. DCP has corresponded with CDOT about access to the site, so any required CDOT permitting shall be coordinated between the two parties. A transportation study/memo has been prepared by a traffic consultant. (see Attachment F – Traffic Study).

G. SERVICES

1. WATER

Because no personnel are on the location for an extended period of time during or after construction, no potable water services of any kind would be required or provided. Any water required for construction purposes shall be the responsibility of the applicant to acquire in coordination with the City of Greeley Water and Sewer Department, or other applicable supplier. During the construction phase, water would be hauled in for dust mitigation and fire prevention purposes. Additionally, bottled water shall be utilized for drinking and portable toilets will be available. Water for irrigating the plants indicated on the landscaping plan would be provided by two (2) freshwater tanks erected on or near the compressor station for the use of irrigating trees and shrubs via an automatic drip irrigation system. This water would be used for irrigation only.

2. SANITATION

Portable sanitary facilities would need to comply with COGCC Rules and Regulations and maintained on the location during construction. Because no personnel would be on location for an extended period of time during or after construction, no sewer services of any kind would be required or provided. An DCP employee or contractor must visit the site every day and is required to pick up and dispose of any debris.

3. EMERGENCY SERVICES

The property would be served by the City of Greeley's Fire Department, as it serves the residences along US Highway 34 corridor, east of State Highway 257. The nearest fire station to the site is Greeley Fire Department Station No. 6, approximately 2 miles from the site. Additionally, an Emergency Response and Fire Protection Plan (ERFPP), also called Tactical Response Plan, was reviewed by the Greeley Fire Department and complies with City standards (*see Attachment G – Tactical Response Plan*).

As the emergency response agency, that would be called to mitigate an incident, the Greeley Fire Department has implemented strategies to mitigate the risks associated with potential incidents related to oil and gas facilities, just as they do with the vast array of other risks in the community. These strategies consist of identifying the hazards associated with oil and gas operations, developing a mitigation strategy, updating the strategy as the risks change, implementing the plan, when necessary (response), and then reviewing and making corrections as necessary after an incident.

Some highlights of this strategy include the Greeley Fire Department being actively involved in the review and permitting of oil and gas operations; training and equipping members of their department to be prepared to fight flammable liquids fires; command staff attending courses on handling oil and gas well emergencies; incorporating oil and gas well response into the required training program for all firefighters; reviewing local incidents outside the Departments response area and sharing critique information with all personnel. The Fire Department uses a fire suppression foam trailer to improve flammable liquid fire mitigation response time.

4. PARKS/OPEN SPACES

The City of Greeley's *Parks, Trails, and Open Lands Master Plan* (PTOL) does not identify any future parks or trails that would intersect the proposed project parcel or site. PTOL does propose a neighborhood park to the south of the subject site; however, the neighborhood park would not be implemented until residential development in this area occurs. Such development is not projected to occur within the lifetime of the proposed project. The City of Greeley Parks Department reviewed and accepted the proposed project as planned. No open space or parks is required with this development; however, sufficient open space (not usable) would be present after construction has completed.

5. SCHOOLS

This project would have no impact on area schools. No schools are proposed or located within the site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The Canvasback Compressor Station would be painted Carlsbad Canyon Tan in accordance with the City's regulations to blend into the surrounding area. Existing vegetation would remain, and additional landscaping would be installed in accordance with the landscape plan for the site. Any lighting fixtures necessary to maintain site security is required to comply with the Development Code standards. Any on site fencing shall be constructed in a manner that provides additional visibility screening from the operation. DCP is required to add screening to the proposed chain link fence and ensure color chosen complies with Section 24-1102.e.2(c) of the Municipal Code while providing visual mitigation from equipment.

Lighting for the Canvasback Compressor Station is designed to comply with the City of Greeley's Development Standards for the special lighting application and to ensure "Dark Sky" compliance. The lighting fixtures as described in the Photometric Study, would all be directed downward, fully cutoff with flat lenses that are implemented in a "Dark Sky" compliant manner. The Study also demonstrates that the lighting design and fixtures does not allow light trespass from the subject site.

2. NOISE

Any operations involving mechanical equipment are subject to and is required to comply with the noise regulations set forth by the City of Greeley.

In determining noise mitigation, DCP has taken into consideration specific site characteristics, such as nature and proximity of adjacent development, prevailing weather patterns including wind directions, topography, any mechanized equipment on-site. The compressor turbines are anticipated to be the primary source of noise associated with the operation of the site. These compressors would be located within metal buildings that provide sound insulation capabilities to limit noise impacts off site. DCP would maintain the existing surrounding vegetation including large cottonwood trees, willows, and other shrubby vegetation in the northeast and southwestern sections of the facility. Additional trees and shrubs would be planted along the north and east edges of the site, as described in the provided Landscape Plan. Finally, DCP has conducted baseline noise surveys of the surrounding area; a copy of the Baseline Sound Level Monitoring Results report is provided with this USR application. Based on the planned sound insulation, existing and proposed vegetation, and existing noise in the area, excess noise is not anticipated to be an issue with the proposed facility.

Mitigation of potential impacts, such as noise, would be handled in accordance with state regulations, along with applicable Municipal Code standards. Staff finds the project plans as proposed provide adequate noise mitigation in relation to the surrounding land uses and oil and gas development.

I. PUBLIC NOTICE AND COMMENT

A total of six (6) notification letters, per Development Code requirements, regarding the public hearing for the proposed Use by Special Review were mailed on November 28th, 2022 to property owners within 1,000 feet of the site. Signs were posted on the site on November 28th, 2022. To date, no comments have been received. No phone calls, emails, or letters were received by the City of Greeley or DCP Midstream expressing concerns regarding the project. (*see Attachment K – Noticing Boundary Area*).

J. MINERIAL ESTATE OWNER NOTIFICATION

Mineral notice is required for a public hearing. The applicant has provided ample notice to the mineral owner for the subject site and is in compliance with noticing requirements specific to mineral estate owners.

K. PLANNING COMMISSION RECOMMENDED MOTION

Approval:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for compressor station with associated facility equipment in the H-A (Holding Agriculture) zoning district is consistent with the Development Code criteria of Section 24-206 (Items 1-8) and the proposed operation meets the provisions contained in Section 24-1102, Oil and Gas; and therefore, approve the Use by Special Review.

Denial:

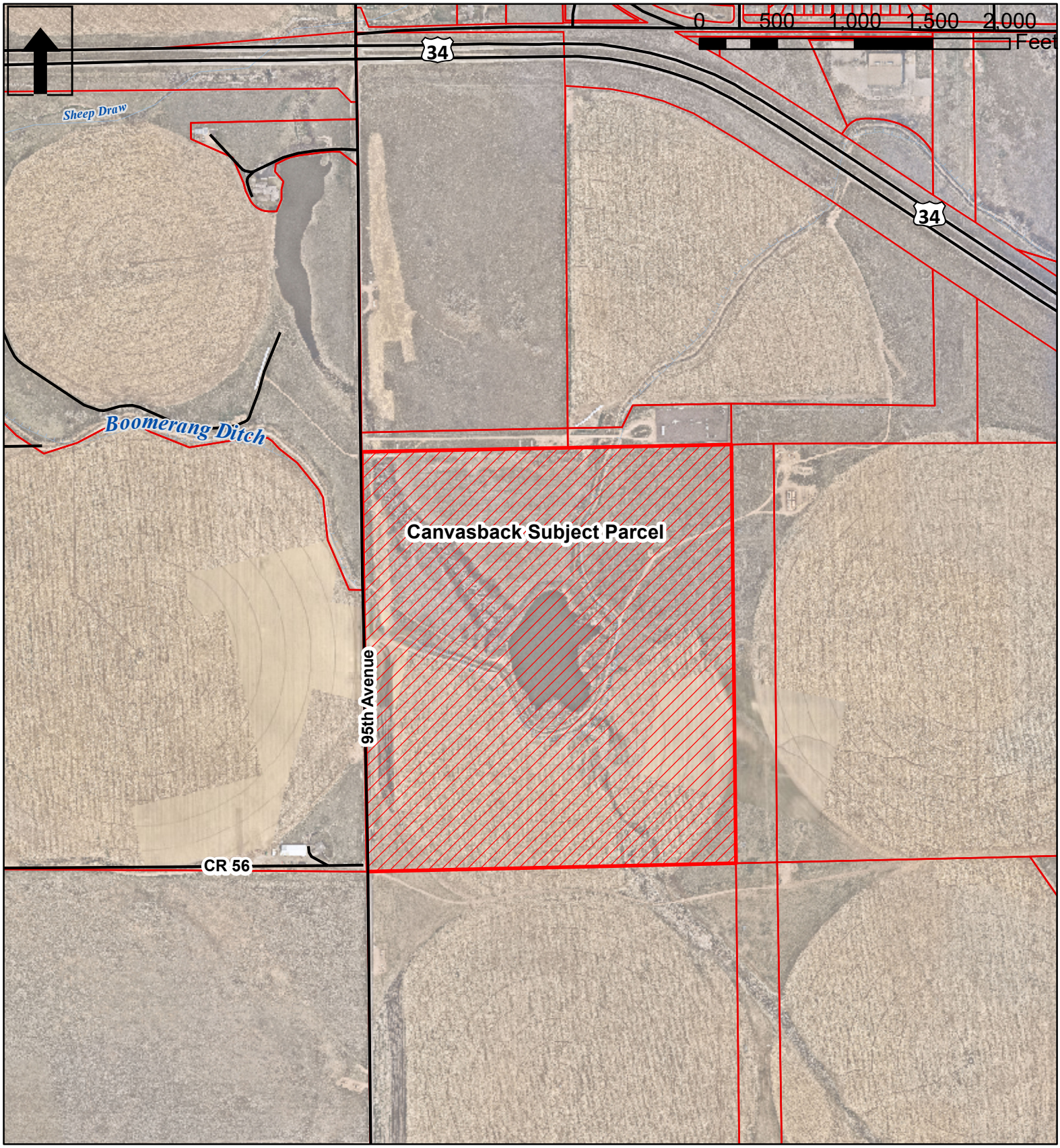
Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a compressor station with associated facility equipment in the H-A (Holding Agriculture) zoning district is not consistent with the Development Code criteria of Section 24-206 (Items 1-8) and the proposed operations does not meet the provisions contained in Section 24-1102, Oil and Gas; and therefore, deny the Use by Special Review.

ATTACHMENTS

Attachment A – Aerial & Vicinity Map
Attachment B – Existing Zoning Map
Attachment C – Narrative and Operations Plan
Attachment D – Overall Site Plan
Attachment E – Environmental and Safety Plan
Attachment F – Traffic Impact Study

Attachment G – Tactical Response Plan
Attachment H – Noticing Boundary Area
Attachment I – Landscape Plan

Attachment A - Canvasback Compressor Station Vicinity Map



Canvasback Subject Parcel

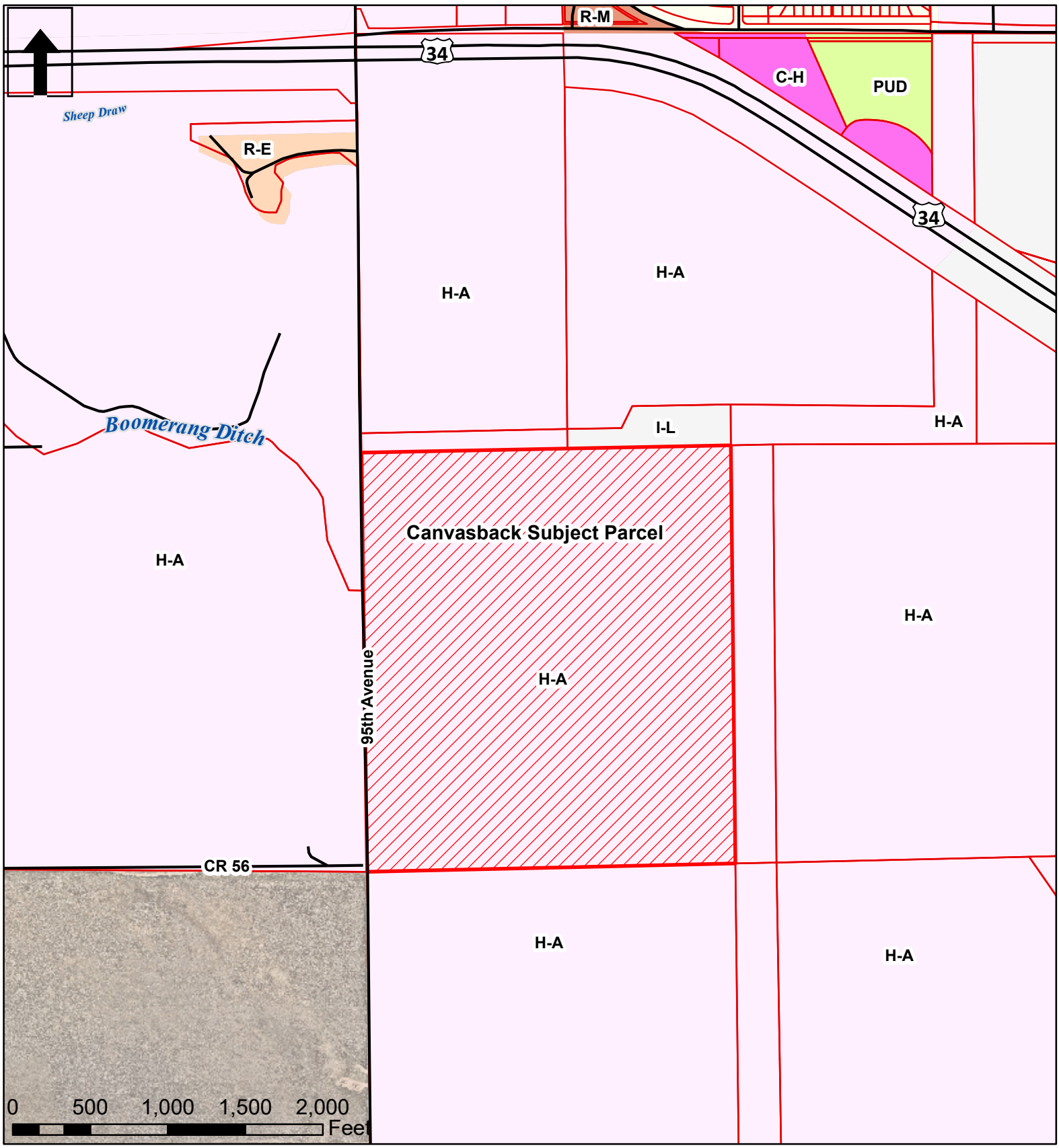
Greeley Parcels

Streets

City of Greeley Colorado

COMMUNITY DEVELOPMENT

Attachment B - Canvasback Compressor Station Vicinity and Zoning Map



- Canvasback Subject Parcel
- Greeley Parcels
- Streets
- Conservation District**
- Commercial Low Intensity
- Commercial High Intensity
- Holding Agriculture
- Industrial Low Intensity
- Industrial Medium Intensity
- Industrial High Intensity
- Planned Unit Development
- Residential Estate
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Residential Mobile Home

City of Greeley Colorado
COMMUNITY DEVELOPMENT

Attachment C - Narrative and Operations Plan

CITY OF GREELEY
LAND USE APPLICATION/USE BY SPECIAL REVIEW

APPLICANT:

600 E. Layton Avenue
Suite 900
Denver, Colorado 80237

PROPOSED CANVASBACK COMPRESSOR STATION
USR2022-0011

NWSW SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST, 6TH P.M.
WELD COUNTY, COLORADO

SUBMITTAL JUNE 22, 2022
RESUBMITTAL SEPTEMBER 9, 2022
RESUBMITTAL OCTOBER 17, 2022

DCP MIDSTREAM, LP
CANVASBACK COMPRESSOR STATION
Table of Contents

Overview of Use by Special Review Requirements

Environmental Mitigation and Operation Standards

DCP MIDSTREAM, LP
CANVASBACK COMPRESSOR STATION
Table of Contents (continued)

Exhibits

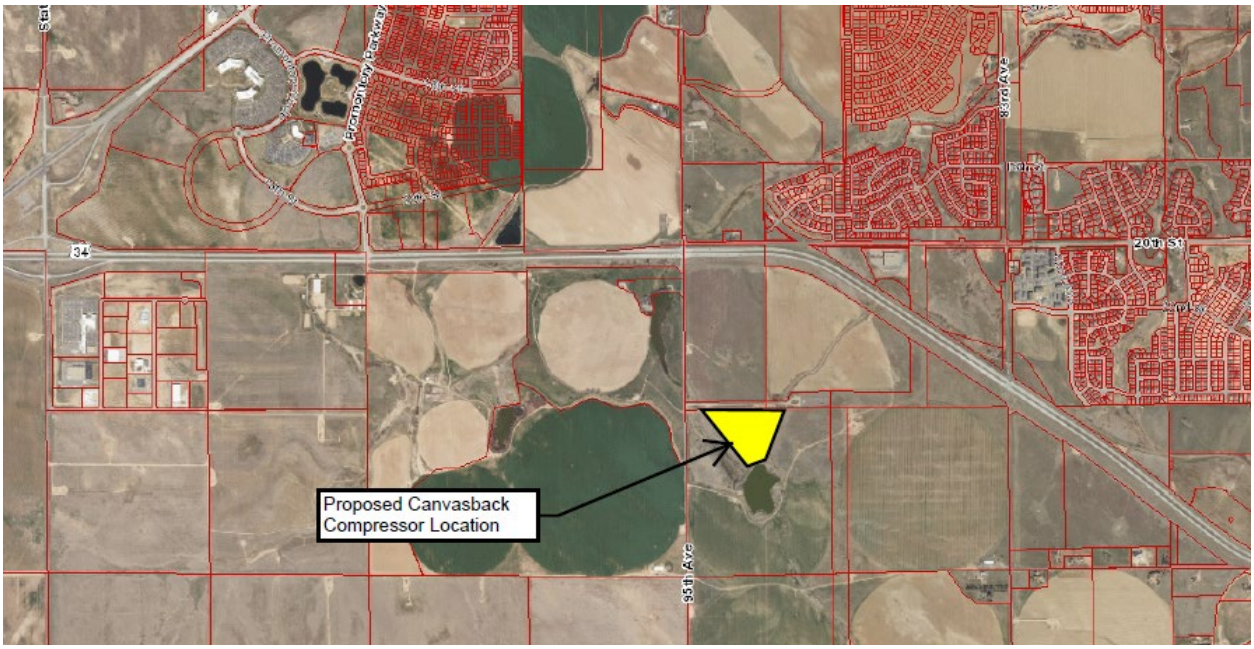
Overview of Use by Special Review Requirements

Description of Proposed Use

This Use by Special Review (USR) application is referred to as the Canvasback Compressor Station and submitted by DCP Midstream Operating Company, LP (DCP). The Denver-Julesburg (DJ) Basin produces varying amounts of natural gas that need to be routed via a system of pipelines through a number of compressor stations in Weld County, Colorado.

This proposed site is located on Parcel 095918000005 within the City of Greeley municipal boundaries and is zoned H-A Holding Agriculture. The parcel is surrounded by parcels that are also zoned H-A.

A compressor station helps the transportation process of natural gas from one location to another. Natural gas, while being transported through a pipeline, needs to be constantly pressurized in certain distance intervals. The gas in the compressor station is pressurized by special turbines, motors, and engines. The proposed compressor station will be owned and operated by DCP.



The proposed operation outlined in this USR application includes various compression equipment that will be used to compress and transport natural gas. The equipment being proposed will include, but not limited to, compressors, vapor recovery units, separators, dehydrators, storage tanks, and additional supporting compression equipment.

The compressors on-site will operate 24 hours a day, 7 days a week, 365 days a year. However, the station will automatically adjust to run only the engine compressors needed to adequately handle the volume of gas flowing through the pipeline.

A pre-application meeting with City of Greeley personnel was held on March 16, 2022, and the preliminary siting of the project was given approval to move forward with the USR process.

This application for a Use by Special Review permit, pursuant to Section 24/Chapter 11 – Supplemental Standards/24-1102 – Oil & Gas and 24-207 – Site Plan of the Greeley Development Code, and Chapter 18 of the Greeley Municipal Code, includes a full description of the operational phases related to the proposed Canvasback Compressor Station.

Details of the Site

DCP is proposing to build Canvasback , a new compressor station off of County Road 25, approximately 0.49 mile south of where the road intersects Highway 34. The proposed natural gas compression equipment is required to expand and enhance the existing natural gas being collected from nearby gathering systems and will compress the gas for delivery to pipelines for processing at existing DCP gas plants. DCP currently is under contract to purchase the 15.38-acre section of land within Parcel 095918000005 where the facility will be located.

This particular location was chosen by DCP and is important for the following reasons:

- Proximity to existing and future locations of well pads and existing pipelines
- No nearby residences
- Nearby parcels include power substation, existing oil and gas locations, planned PDC well/facility pad to the north (USR2022-0006), and interest in a possible solar field to the east
- Appropriate size of parcel for compressor footprint
- Existing access
- Some surrounding vegetation
- Landowner willing to sell property
- Proximity to existing and future locations of well pads and existing pipelines makes location ideal from a hydraulic perspective
- Location has passed preliminary emission air modelling requirements within the guidance of CDPHE rules and regulations

The Canvasback Compressor Station will contain up to two compressor engines, which will be fully housed in a metal building. Additional coolers, storage tanks, meters, piping, and ancillary equipment will also be located on site as indicated on the provided Plan Set and Construction Drawings. Gas will be transported to and from the facility by an existing and proposed system of pipelines. The Canvasback Compressor Station will be an unmanned facility during operations except for periodic visits by DCP employees or contractors for maintenance monitoring, and contracted services. The location will be remotely monitored by DCP around the clock to allow for an immediate response to any indications of spills or releases. The entire facility will be graveled and fenced. Lighting will be kept to the minimum amount required and will utilize the dark-sky lighting standards.

Construction of the Canvasback Compressor Station will commence once the applicable approvals are issued and will take approximately 12 months to complete. Vehicle traffic will increase during construction and then be reduced to one or two vehicles per day during operations and two to three vehicles per week for contracted services. In addition to the USR from the City of Greeley, DCP will obtain additional federal, state, or local approvals, as applicable, for the facility.

Description of the number of people who will use this site

The Canvasback Compressor Station will be an unmanned facility during operations, except for daily visits by DCP employees for monitoring and periodic visits from contractors for maintenance, and contracted services . These contracted services can include consumable deliveries, condensate transport, produced water disposal, safety inspections, portable restroom cleaning, and additional

miscellaneous services such as weed spraying. There will be no permanent full-time employees post-construction located on site. Based on the nature of the station being unmanned, there is no need for permanent water and sewer service.

Description of the number of employees proposed to be employed at this site
There will be no full-time employees located on site, with the exception of daily inspection and/or periodic maintenance activities and contracted services.

Description of the hours of operation
The compressors on-site operate 24 hours a day, 7 days a week, 365 days a year. However, the station will automatically adjust to run only the engine compressors needed to adequately handle the volume of gas flowing through the pipeline.

Description of the type and number of structures to be erected (built) on this site
The Canvasback Compressor Station has the following types of structures planned: compressor building, maintenance building, sales gas meter building, motor control center, communications tower, inlet meter building. The entire facility will be graveled and fenced. An electronic access gate will be installed to limit access to DCP employees and authorized users.

Description of animals, if any, to be on this site
There will be no animals on site.

Description of the kind of vehicles (type, size, weight) that will access this site and how often
During construction the following vehicles will access the right-of-way: Bulldozers, back hoes, stringing trucks, side booms, dump trucks, and pickup trucks. After completion of construction the vehicles that will periodically be on-site include cars, pickup trucks, and transport vehicles to inspect the valves and any upkeep at the facility.

Description of who will provide fire protection to the site
The Greeley Fire Protection District would be the emergency response district that could be dispatched in the unlikely event of an incident. Water or other fire retardants would be transported to the site, if necessary. The DCP emergency response team will be the first line of response for emergency situations and will coordinate with local responders as outlined in the Emergency Response Plan with Tactical Response Plan (TRP) Card.

Description of water source on the property (both domestic and irrigation)
During the construction phase, water will be hauled in for dust mitigation and fire prevention purposes. Additionally, bottled water shall be utilized for drinking and portable toilets will be available. Water for irrigating the plants indicated on the landscaping plan will be provided by two (2) freshwater tanks erected on or near the compressor station for the use of irrigating trees and shrubs via an automatic drip irrigation system. This water will be used for irrigation only.

Description of sewage disposal system on the property (existing and proposed)
There is no need for a permanent sewage disposal system. Employees will have access to a portable restroom during the construction stage of the station and during operation.

If storage or warehousing is proposed, what type of items will be stored
During operation, only spare parts will be stored on site. Only critical spare parts and additional safety equipment will be stored on site.

Explanation of the proposed landscaping for the site
DCP designed the landscape plan for the Canvasback Compressor Station in an effort to comply with the purpose and intent of the City's Landscaping Standards, and to stay consistent with surrounding use by special review locations. The proposed plan allows for optimal screening, reduces the overall footprint, and allows a substantial amount of land to be restored back to farmable ground after interim reclamation is complete. DCP's Landscape Plan addresses the City's standards for aesthetics, health and safety, environment and energy, and water efficiency. The Landscape Plan utilizes the natural topography on the southwest side, while screening and buffering the north, east, and **west** sides with xeriscape plantings.

Explain any proposed reclamation procedures when termination of the Use by Special Review activity occurs
Upon successful completion of construction, disturbed soil areas may be natively seeded to support vegetation growth, soil stabilization and to prevent erosion. All site reclamation will be in conformance with the City of Greeley code as well as COGCC rules and regulations.

Explain how the storm water drainage will be handled on the site
A site-specific Stormwater Management Plan (SWMP) will be developed for the project, which outlines sediment and erosion control measures to be implemented pre, during, and post construction to reduce the possibility of erosion and offsite sedimentation. The disturbed area will be reclaimed as specified by landowner agreement.

Explain how long it will take to construct this site and when construction and landscaping is scheduled to begin
The construction on the station is expected to begin pending the approval of this USR and will take approximately 12 months to complete. After the station has been constructed, the disturbed area will be re-seeded with native seed mix and a mixture of trees and shrubs, estimated August 2023. Please refer to the Native Seed Mix table provided in the Landscape Plan, included with this application.

Explanation of where storage and/stockpile of wastes will occur on this site
DCP stores topsoil onsite during construction and uses it as needed during construction. After construction, DCP spreads out the topsoil pile on location; however, DCP will use topsoil stockpiles wherever possible for additional screening and buffering.

List of Property Owners within 1,000 feet of the Proposed Site

Matthew J. Chismar Trust
3051 Taliesin Way
Fort Collins, Colorado 80524
Weld County Parcel No. 095918000005

Poudre Valley Rural Electric Association
Property Tax Department
PO Box 272550
Fort Collins, Colorado 80527
Weld County Parcel No. 095918200008 & 095918201001

Public Service Company of Colorado
Tax Service Department
PO Box 1979
Denver, Colorado 80201
Weld County Parcel No. 095918000004

PDC Energy Inc
1775 Sherman Street, Suite 3000
Denver, Colorado 80203
Weld County Parcel No. 095918200009

Matthew J. Chismar Irrevocable Trust
27027 County Road 25
Greeley, Colorado 80634
Weld County Parcel No. 095713000013

Lundvall Six LLC
2015 Clubhouse Drive, Suite 101
Greeley, Colorado 80634
Weld County Parcel No. 095918200010

LEI Investments LLC & Steve S. Lundvall
2015 Clubhouse Drive, Suite 101
Greeley, Colorado 80634
Weld County Parcel No. 095713101002

Surface Owner:

Matthew J. Chismar Trust
3051 Taliesin Way
Fort Collins, Colorado 80524
Weld County Parcel No. 095918000005

2018 Imagine Greeley Comprehensive Plan and Consistency with Surrounding Land Uses

DCP is familiar with the City of Greeley's regulations as they relate to oil and gas operations. It is DCP's intent to build and operate the Canvasback Compressor Station in a manner that is not detrimental to the public health, safety, welfare, the environment, and wildlife resources, or detrimental to the character of the surrounding area. The proposed use shall be consistent with the Imagine Greeley Comprehensive Plan. The location, site, design, and operation characteristics of the proposed use shall be compatible with the existing and future land uses within the general area in which the proposed use is to be located, and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. DCP understands that reasonable conditions may be placed on uses by special review to protect public health, safety, welfare, the environment, and wildlife resources. The site shall be physically suitable for the type and intensity of the proposed land use. The proposed land use shall not adversely affect traffic flow or parking in the neighborhood.

The proposed use for the Canvasback Compressor Station shall be consistent with the Imagine Greeley Comprehensive Plan. DCP has and will continue to demonstrate responsible stewardship of natural resources and the environment within the City of Greeley limits, as well as Weld County and the State of Colorado. DCP acknowledges the City of Greeley's wish to continue to build and expand upon existing efforts as they relate to the environment and protection of natural resources, as well as its continuing efforts to develop new ways to preserve open lands. DCP's focus on water and air quality is consistent with the City of Greeley's in the face of the City's future growth.

DCP designed the landscape plan for the Canvasback Compressor Station in an effort to comply with the purpose and intent of the City's Landscaping Standards, and to stay consistent with surrounding use by special review locations. The proposed plan allows for optimal screening, reduces the overall footprint, and allows a substantial amount of land to be restored back to farmable ground after interim reclamation is complete. DCP's Landscape Plan addresses the City's standards for aesthetics, health and safety, environment and energy, and water efficiency. The Landscape Plan utilizes the natural topography on the southwest side, while screening and buffering the north and east sides with xeriscape plantings.

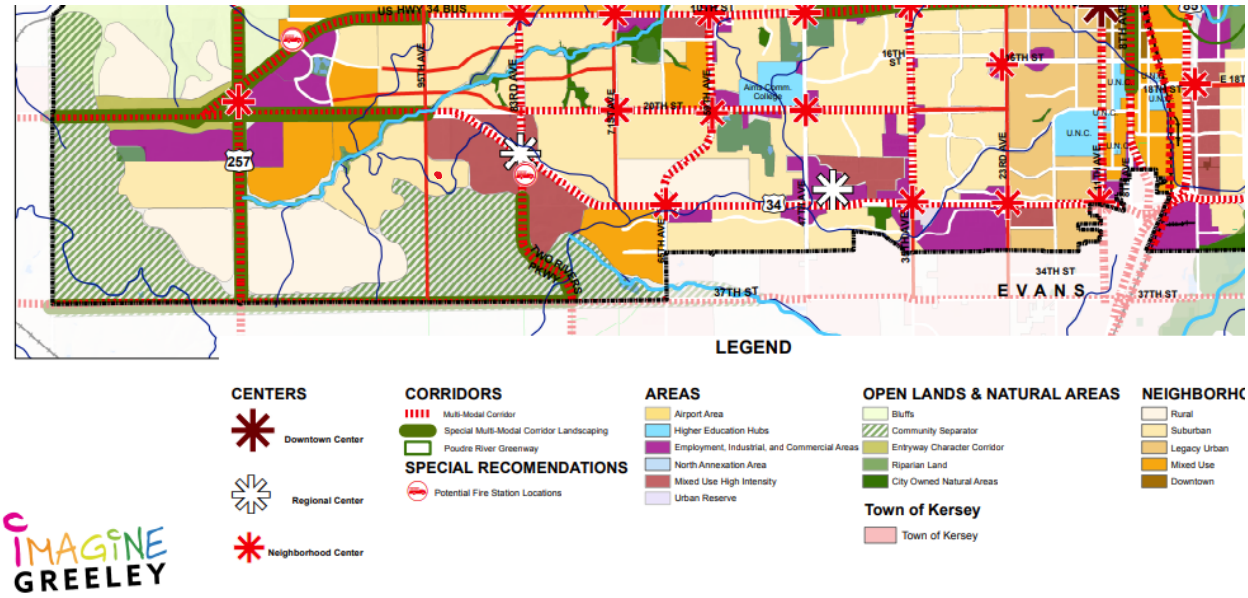
All waste will be stored, handled, transported, treated, recycled, or disposed of in accordance with federal, state, and county regulations, to prevent any significant adverse environmental impact on air, water, soil, or biological resources. (Ord. 27, 1998 §1).

DCP will abide by State law and regulations concerning noise abatement (Title 25, Article 12, C.R.S.), together with applicable local government ordinances, rules, or regulations. DCP has detailed its plans in this Land Use Application for addressing all nuisance impacts in the section on Environmental and Safety Plans, and all safety impacts in DCP's Emergency Response Plan.

How is this USR application consistent with the intent of the 2018 Imagine Greeley Comprehensive Plan and City of Greeley Development Code

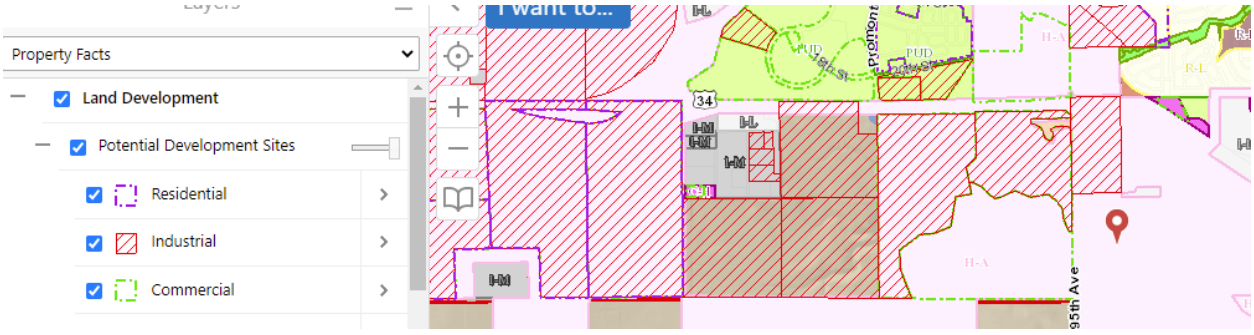
- DCP will ensure and monitor compliance with all Municipal, State, and Federal laws and rules
- DCP will minimize or mitigate adverse land use impacts and provide mutual accommodation of the surface owners
- DCP will mitigate, minimize, and avoid adverse impacts to adjacent and future land uses and ecological resources wherever possible
- DCP will ensure that the city's infrastructure and groundwater resources are protected

The future land use for the Canvasback Compressor Station is designated as Suburban Neighborhood and is surrounded by a Mixed-Use High Intensity Area, per the Imagine Greeley Land Use Guidance Map. The area's boundaries include Highway 34 to the north and northeast, and Boomerang Ditch, which could limit the potential for much suburban development.

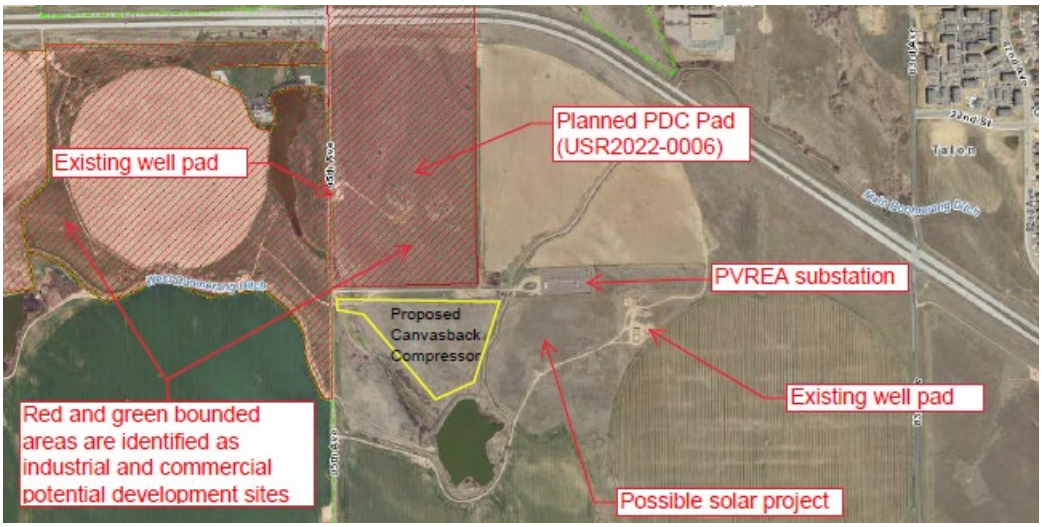


Objective GC-2.4 Mixed-Use and Transit-Supportive Development intent is to "Promote horizontal and vertical mixed-use development that integrates a variety of housing, commercial, employment, and recreational uses particularly in centers and along corridors identified on the Land Use Guidance Map." The DCP Canvasback Compressor Station is located south of a Multi-Modal Corridor and east of a Regional Center, and compliments the existing and proposed surrounding land uses.

Type of uses surrounding the site (consistency and compatibility with surrounding land uses)
The site for the Canvasback Compressor Station does not interfere with the existing use of the area. The parcel is zoned H-A Holding Agriculture and is surrounded by both commercial use and oil and gas development; additionally, the site is south and east of what is designated as potential industrial development sites per the Greeley Land Development map, and west of a Poudre Valley Rural Electric Association (PVREA) substation



- The proposed project will have minimal impact on existing residential uses and is compatible, complimentary, and consistent with surrounding land uses;
- Boomerang Ditch surrounds the site, which would limit the potential for expanded development in proximity to the proposed compressor site;
- Surrounding land uses include permitted/existing/producing oil and gas wells on locations owned and operated by PDC Energy, Inc. and Noble Energy, Inc., a PVREA substation. DCP has been in communication with surrounding landowners and has been told that additional industrial uses are currently in the early planning stages for adjacent parcels.



Proposed Landscaping

DCP designed the landscape plan for the Canvasback Compressor Station in an effort to comply with the purpose and intent of the City's Landscaping Standards, and to stay consistent with surrounding use by special review locations. The proposed plan allows for optimal screening, reduces the overall footprint, and allows a substantial amount of land to be restored back to farmable ground after interim reclamation is complete. DCP's Landscape Plan addresses the City's standards for aesthetics, health and safety, environment and energy, and water efficiency. The Landscape Plan utilizes the natural topography on the southwest side, while screening and buffering the north and east sides with xeriscape plantings.

Stormwater Drainage

The parcel for the Canvasback Compressor Station is located within the Sheep Draw Basin and is tributary to an unnamed tributary to Sheep Draw, which is located west of the compressor station facility. Runoff from offsite drainage areas that are tributary to the parcel will be routed through the parcel and around the developed compressor station pad to the unnamed tributary to Sheep Draw. Stormwater runoff from the developed compressor station facility pad will be routed overland to a proposed onsite water quality pond, where it will be released to the unnamed tributary to Sheep Draw. In addition to stormwater attenuation, the water quality pond will also be a secondary containment control for the facility's primary onsite spill containment areas/controls, in adherence with DCP's standard spill prevention control and countermeasures practices. The pond will be lined with a geosynthetic clay liner system and its release will include a manually operated valve (normally closed)

that will be opened after each storm event has concluded and once DCP personnel have inspected the collected runoff is pollutant free.

Operational Phases

Construction Period: January 2023 to December 2023
Operation Period: October 2023
Please note that this schedule is subject to change, dependent upon, but not limited to, availability of materials, supply chain issues, etc.

All On-Site and Off-Site Improvements and Timeline

A list of all equipment is shown on the Plan Set and Construction Drawings included with this application, along with the proposed phases of construction.

Other improvements are as follows:
Site grading and drainage
Access Road construction
Fencing around the entire site with an electronic access gate
Landscaping

Timeline of phases is an estimate and may fluctuate depending on, but not limited to, economic conditions, part availability, and weather conditions.

Required Permits

- Grading Permit
- Flammable or Combustible Liquids Permit if an above ground fuel storage tank will be on site
- Public Works Right-of-Way Permit if improvements will be made within the public ROW or public easements
- Temporary Use Permit for Staging Area
- CDPHE Stormwater Discharge Permit
- USACE Permitting

Environmental Mitigation and Operation Standards

DCP will make every effort to minimize and mitigate any anticipated impacts the proposed project will have on public health and the environment, keeping in mind the intent behind the Natural Resources Section of the 2018 Imagine Greeley Comprehensive Plan.

The facility is proposed at a location that limits impacts to the environment and surrounding landowners. DCP is committed to working with the City and landowners to address and mitigate environmental concerns. Specific details on how these concerns will be addressed are provided below.

Noise Control

Any operations involving mechanical equipment are subject to and will comply with the noise regulations set forth by the City of Greeley.

In determining noise mitigation, DCP has taken into consideration specific site characteristics, such as nature and proximity of adjacent development, prevailing weather patterns including wind directions, topography, any mechanized equipment on-site. The compressor turbines are anticipated to be the primary source of noise associated with the operation of the site. These compressors will be located within metal buildings that provide sound insulation capabilities to limit noise impacts off site. DCP will maintain the existing surrounding vegetation including large cottonwood trees, willows, and other shrubby vegetation in the northeast and southwestern sections of the facility. Additional trees and shrubs will be planted along the north and east edges of the site, as described in the provided Landscape Plan. Finally, DCP has conducted baseline noise surveys of the surrounding area; a copy of the Baseline Sound Level Monitoring Results report is provided with this USR application. Based on the planned sound insulation, existing and proposed vegetation, and existing noise in the area, excess noise is not anticipated to be an issue with the proposed facility.

Lighting

Lighting for the Canvasback Compressor Station is designed to comply as closely as possible with the City of Greeley's Development Standards for the special lighting application and to ensure "Dark Sky" compliance. The fixtures described in the Photometric Study included with this application will be directed downward, fully cutoff with flat lenses that are implemented in a "Dark Sky" compliant manner. The Study also demonstrates that the lighting design and fixtures do not allow light past the site property line.

Visibility

The Canvasback Compressor Station will be painted Carlsbad Canyon Tan in accordance with the City's regulations to blend into the surrounding area. Existing vegetation will be kept and new plantings will occur as indicated in the landscape plan. Lighting will be the minimum necessary to maintain site security and all lighting will adhere to dark-sky lighting standards. Fencing on site shall be constructed in a manner that provides additional visibility screening from the operation. DCP will add screening to the proposed chain link fence and ensure color chosen complies with Section 24-1102.e.2(c) of the Municipal Code while providing visual mitigation from equipment.

Safety

The entire facility will be graveled and fenced. An electronic access gate will be installed to limit access to DCP employees and authorized users. A site-specific emergency response has been prepared and is provided with this application. Additionally, this facility will be incorporated into DCP's existing Weld

County Emergency Response Plan that provides guidelines when responding to emergency for any facility located in Weld County, CO.

Wildlife

The proposed site falls within the Big Game Management Area, which covers all of Greeley and surrounding areas. DCP conducted a biological survey of the proposed facility site and surrounding area. No protected species or their habitats were found to occur within the facility footprint. DCP will maintain the existing trees, willows, and wetland habitats within the project area, which will continue to provide wildlife habitat. If wildlife issues or concerns are identified during construction or operations, DCP environmental personnel will coordinate with the Colorado Department of Parks and Wildlife.

Floodplain Restrictions

There are no floodplain restrictions affecting the proposed site.

Air and Water Quality

DCP is working with the CDPHE to obtain applicable air permits required for the facility. Permit applications have been submitted to the CDPHE and are currently under review. DCP will comply with all CDPHE permit requirements during the construction and operation of the facility.

In addition to the air permits, DCP will obtain approvals from the City of Greeley and the CDPHE for stormwater impacts associated with the construction and operation of the facility. This will include the development of a site-specific construction stormwater management plan that will be reviewed by the City as part of the Grading Permit approval. The facility drainage report is included with this application and includes water quality details associated with the operations of the facility. DCP will work with the City and the CDPHE to ensure all water quality requirements are met.

The Biologists Report, included with this USR application, follows the City of Greeley's Development Code guidelines for developments that have the potential to impact Areas of Ecological Significance. This report identifies wetland areas within or adjacent to the proposed facility boundaries. DCP has designed the facility to avoid impacts to all wetland areas with the exception of the existing access road across the drainage to Sheep Draw. The existing access across these wetlands may be improved to meet safety standards for accessing this facility. If impacts to these wetlands occur, DCP will work with the US Army Corps of Engineers on the review and approval of any required permits. The report also finds that no impacts to rare plant or wildlife species are expected.

By avoiding water quality impacts, minimizing the project footprint in nearby wetlands, and complying with CDPHE air permitting requirements, the facility is not anticipated to impact significant natural features in the area.

Access Roads

The site for the Canvasback Compressor Station is to be developed at approximately the southeast corner of 95th Avenue and 24th Street. The site is to temporarily be accessed by an existing dirt access road adjacent to the north end of the site. Upon completion, the site will be accessed by improving an existing dirt road that is 100 feet south of the existing dirt road; this new site access also aligns with a dirt roadway west of 95th Avenue.

DCP will maintain all access roads in compliance with the City of Greeley's Municipal Code and ensure all access road requirements are met according to Section 24-1102.c.4. The access roads will be

constructed to accommodate local emergency vehicles. The roads will be maintained for access at all times. Traffic will be routed to minimize local interruption. Please see the Plan Set and Construction Drawings included with this application for ingress/egress location.

Traffic/Trip Generation

The site for the Canvasback Compressor Station is on an undeveloped agricultural parcel that is accessible via two unpaved drives along 95th Avenue, which is also currently unpaved but planned to be improved as a 2-lane minor arterial roadway. The site is expected to be completed before 95th Avenue is improved. During the initial stages of construction, the site proposes to use the existing access currently used to access a PVREA site roughly 100 feet north of the site. The site proposes to use the final access at the northern site boundary.

The most intensive period of construction is expected to be the general construction phase, lasting roughly 9 months during the middle of the construction timeline. During the general construction period, the site is expected to have 12 daily truck deliveries/hauls, and 40 staff that generate roughly 104 daily trips and 44 trips during each of the site peak hours.

The existing infrastructure is expected to be sufficient for the expected trip generation of the site. Please refer to the Traffic Memo included with this application for more detail.

Waste Management

DCP will dispose of all wastes in accordance with City of Greeley Code and COGCC rules and regulations.

Sanitary Facilities

Portable sanitary facilities that comply with City regulations will be provided and maintained on the location during the construction phase of the project. Because no personnel are on the location for an extended period of time, no city services or sanitary services of any kind will be required or provided after the station has been completed and put into production. A DPC employee or contractor will visit the site every day and will be responsible for picking up and disposing of any debris.

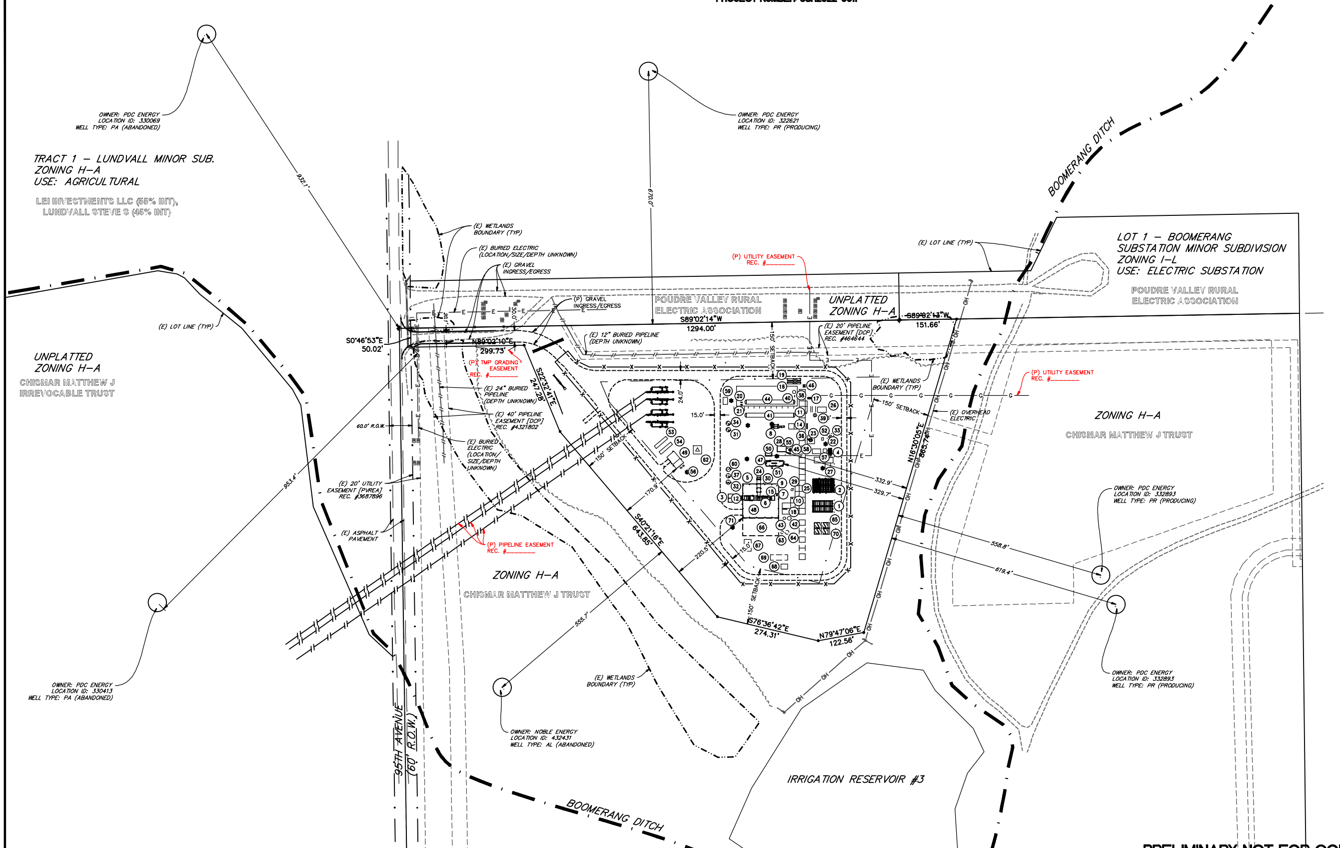
Weed Control

All disturbed areas shall be kept reasonably free of noxious weeds and undesirable species as practicable. A third party weed control service will be contracted annually, if necessary, to prevent and control the reoccurrence of noxious or excessive weed growth. DCP will drag the lease roads and the compressor site as needed with a “drag” designed to remove weeds. Weeds that cannot be controlled with this method will be sprayed as needed with a systemic herbicide. Any additional weed control required to maintain the site free of weeds will be implemented if the standard plan is not sufficient.

Attachment D - Site Plan

CANVASBACK COMPRESSOR STATION USE BY SPECIAL REVIEW

LOT 1 OF CANVASBACK TURBINE SUBDIVISION
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
670,063.99 SQ.FT., 15.38 ACRES
PROJECT NUMBER: USR2022-0011



EQUIPMENT LIST		
ITEM NO.	TAG NO.	DESCRIPTION
1	AC–410151	1ST STAGE AFTERCOOLER
2	AC–410152	2ND STAGE AFTERCOOLER
3	AC–410155	EVAPORATIVE AIR COOLER
4	AC–410751	BTEX CONDENSER
5	AC–1520	LUBE OIL COOLER
6	C–1520	COMPRESSOR–1520
7	E–410721	GLYCOL–GAS EXCHANGER
8	F–410102	FEED FILTER
9	F–410107	TURBINE FUEL GAS FILTER
10	F–410112	DISCHARGE COALESCING FILTER
11	F–411011	FUEL GAS COALESCING FILTER
12	F–1520	INLET AIR FILTER
13	–	–
14	H–411001	FUEL GAS HEATER
15	H–411003	BUFFER AIR HEATER
16	M–403	FACILITY DISCHARGE SALES GAS METER (CDOH)
17	M–404	INLET FUEL GAS METER (CDOH)
18	M–406	TURBINE FUEL GAS METER
19	M–408	FACILITY DISCHARGE SALES GAS METER (CDOH)
20	P–410461	CONDENSATE LOADING PUMP
21	P–410462	CONDENSATE LOADING PUMP
22	P–410771	BTEX SEPARATOR PUMP
23	P–411262	TEG TRANSFER PUMP
24	SCL–1520	TURBINE EXHAUST SILENCER
25	SK–4102101	EDUCTOR
26	SK–410231	VAPOR RECOVERY UNIT PACKAGE (CDOH)
27	SK–410700	GLYCOL REBOILER SKID
28	SK–411001	INSTRUMENT AIR PACKAGE (CDOH)
29	T–410796	GLYCOL CONTACTOR
30	TK–410272	LUBE OIL DAY TANK
31	TK–410471	PRODUCED WATER SUMP
32	TK–410472	COMPRESSOR SKID DRAIN SUMP
33	TK–410473	OPEN DRAIN SUMP
34	TK–410474	PRODUCED WATER SUMP
35	–	–
36	TK–411202	TEG STORAGE TANK
37	TK–410155A	FRESH WATER MAKEUP TANK
38	TK–411301	METHANOL STORAGE TANK
39	P–410274	LUBE OIL TRANSFER PUMP
40	P–411361	METHANOL INJECTION PUMP
41	V–410101	INLET SLUG CATCHER
42	V–410103	1ST STAGE SUCTION SCRUBBER
43	V–410104	2ND STAGE SUCTION SCRUBBER
44	V–410401	CONDENSATE STORAGE TANK
45	V–411002	AIR RECEIVER
46	V–411471	SDV–1471B VOLUME TANK
47	–	PDC BUILDING (CDOH)
48	–	COMPRESSOR BUILDING
49	–	MAINTENANCE BUILDING
50	XFMR–40A	PRIMARY TRANSFORMER (13.2KV/480V)
51	XFMR–40C	MISC. TRANSFORMERS (480V/208V)
52	–	DRY OUT CONTAINMENT
53	–	PERMANENT STORAGE CONTAINER #1
54	–	PERMANENT STORAGE CONTAINER #2
55	TK–411002	IA BUILDING/RECEIVER DRAIN SUMP
56	XFMR–40B	MISC. TRANSFORMER (480V–240/120V)
57	V–410771	BTEX SCRUBBER
58	SK–410775/80	LP COMPRESSION SKID
59	–	TRUCK LOADING RACK
60	TK–410155B	FRESH WATER MAKEUP TANK
62	–	COMMUNICATION TOWER (100' MONOPOLE)
63	–	1ST STAGE SCRUBBER (FUTURE)
64	–	2ND STAGE SCRUBBER (FUTURE)
65	–	GAS COOLER (FUTURE)
66	–	COMPRESSOR – 1525 (FUTURE)
67	–	LUBE OIL COOLER (FUTURE)
68	–	MV TRANSFORMER (FUTURE)
69	–	MV PDC (FUTURE)
70	–	GAS COOLER (FUTURE)
71	–	PARKING AREA (2 STALLS)

N

0 60' 120' 240'
SCALE: 1"=120'

FOR BURIED UTILITY INFORMATION
UTILITY NOTIFICATION CENTER
OF COLORADO
CALL 811
(or 800–922–1987)
AT LEAST THREE (3) BUSINESS
DAYS BEFORE YOU DIG
www.colorado811.org

PRELIMINARY NOT FOR CONSTRUCTION

PREPARATION DATE: 06/17/2022
REVISED: 09/08/2022

REFERENCED DRAWINGS	
DRAWING NUMBER	TITLE

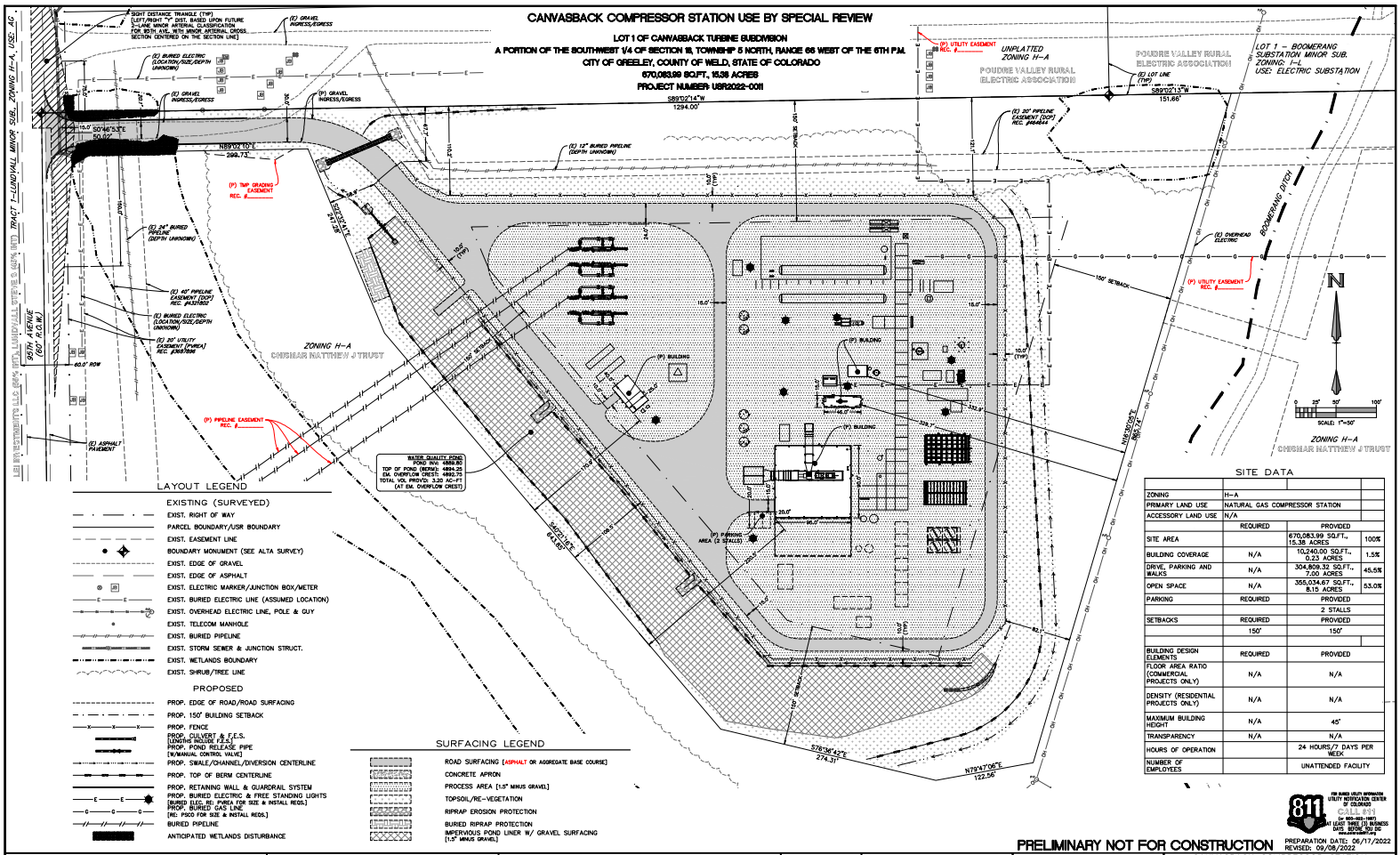
DRAWING REVISIONS					
REV	DESCRIPTION	BY	CHK	APVD	DATE
0	ISSUED FOR USR PERMIT	LJM	JME		06/22/22
1	ISSUED FOR USR PERMIT [SUBMITTAL 02]	LJM	JME		09/08/22
2	ISSUED FOR USR PERMIT [SUBMITTAL 03]	LJM	JME		10/14/22

ZAP ENGINEERING & CONSTRUCTION SERVICES, INC.

DCP OPERATING COMPANY, LP

CANVASBACK COMPRESSOR STATION
WELD COUNTY, FACILITY 41
OVERALL SITE PLAN

JOB NO: 22053
DRAWING NO: D–03141–01–S002 | SHEET NO: 02 | REV: 2
PLOT SIZE: ARCH D | SCALE: AS NOTED



SITE DATA

ZONING	H-A		
PRIMARY LAND USE	NATURAL GAS COMPRESSOR STATION		
ACCESSORY LAND USE	N/A		
	REQUIRED	PROVIDED	
SITE AREA		670,083.99 SQ.FT., 15.38 ACRES	100%
BUILDING COVERAGE	N/A	10,240.50 SQ.FT., 0.23 ACRES	1.5%
DRIVE, PARKING AND WALKS	N/A	304,809.32 SQ.FT., 7.00 ACRES	45.5%
OPEN SPACE	N/A	355,034.67 SQ.FT., 8.15 ACRES	53.0%
PARKING	REQUIRED	PROVIDED	
		2 STALLS	
SETBACKS	REQUIRED	PROVIDED	
	150'	150'	
BUILDING DESIGN ELEMENTS	REQUIRED	PROVIDED	
FLOOR AREA RATIO (COMMERCIAL PROJECTS ONLY)	N/A	N/A	
DENSITY (RESIDENTIAL PROJECTS ONLY)	N/A	N/A	
MAXIMUM BUILDING HEIGHT	N/A	45'	
TRANSPARENCY	N/A	N/A	
HOURS OF OPERATION		24 HOURS/7 DAYS PER WEEK	
NUMBER OF EMPLOYEES		UNATTENDED FACILITY	

811 FOR BURIED UTILITY INFORMATION UTILITY NOTIFICATION CENTER OF COLORADO CALL 811 (or 800-922-1987) AT LEAST THREE (3) BUSINESS DAYS BEFORE YOU DIG

PRELIMINARY NOT FOR CONSTRUCTION

PREPARATION DATE: 06/17/2022
REVISED: 09/08/2022

REFERENCED DRAWINGS

DRAWING NUMBER	TITLE

DRAWING REVISIONS

REV	DESCRIPTION	BY	CHK	APVD	DATE
0	ISSUED FOR USR PERMIT	LJM	JME		06/22/22
1	ISSUED FOR USR PERMIT [SUBMITTAL 02]	LJM	JME		09/08/22
2	ISSUED FOR USR PERMIT [SUBMITTAL 03]	LJM	JME		10/14/22

ZAP ENGINEERING & CONSTRUCTION SERVICES, INC.

DCP OPERATING COMPANY, LP

CANVASBACK COMPRESSOR STATION
WELD COUNTY, FACILITY 41
SITE PLAN

JOB NO: 22053
DRAWING NO: D-03141-01-S003
SHEET NO: 03
REV: 2
PLOT SIZE: ARCH D
SCALE: AS NOTED

Biologists Report,
DCP Canvasback Compressor Station

Prepared for:
DCP Midstream
3026 4th Avenue
Greeley, CO 80631

Prepared by:
Wildland/LWR Consultants, Inc.
1001 Jefferson Drive
Berthoud, CO 80513

March 2022

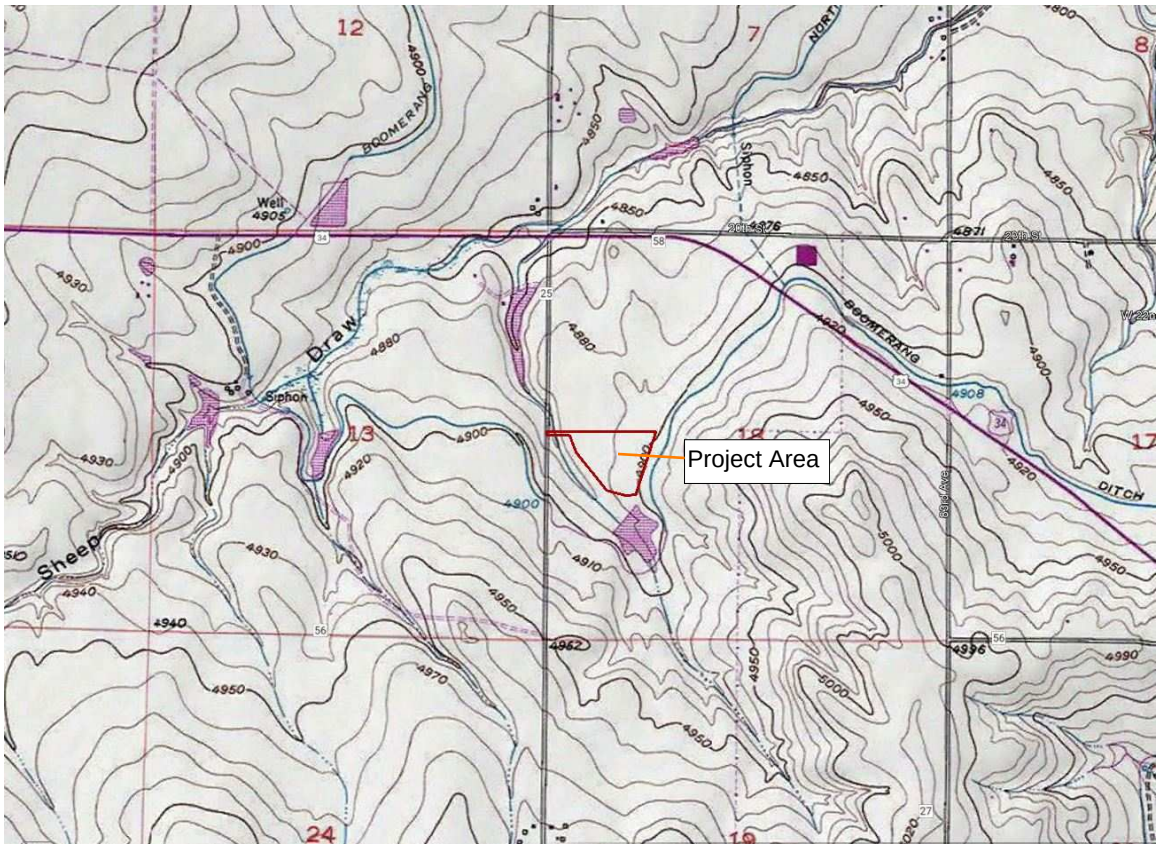
1.0 Introduction

DCP Midstream proposes to build a 15.3+- acre Canvasback Natural Gas Compressor station in southwest Greeley Colorado. The purpose of the compressor station is to move raw natural gas in the Weld County area providing additional capacity to existing Pipelines. The site vicinity map (Map 1) shows the project location. 95th Avenue borders the western site boundary, the Boomerang Ditch borders the eastern site boundary. The Canvasback Compressor Station will be constructed within the Township, Range and Sections:

- Township 5N, Range 66W, S18, SW1/4

This Biologists Report was prepared to follow the City of Greeley Development Code guidelines for developments that have the potential to impact areas of ecological significance (Chapter 18.48, City of Greeley 2021). These guidelines require a Biologists Report to discuss development impacts to sites that are mapped as high or moderate areas of Ecological Significance. The project includes areas mapped High areas of Ecological Significance (drainage to Sheep Draw) and Moderate Ecological Significance (Boomerang Ditch) on the City of Greeley Areas of Ecological Significance Map (City of Greeley 2011).

Map 1. Canvasback Compressor Station, Vicinity Map



This report was prepared by Eric Berg of Wildland/LWR Consultants, Inc. (WCI). Mr. Berg is a Certified Wildlife Biologist, and Certified Professional Wetland Scientist, with over 25 years of experience completing environmental impact studies. WCI is an approved ecological consultant by the City of Greeley.

2.0 Site Description

The proposed compressor site is located in the southwest section of Greeley, Colorado in Weld County. The site is located in an area currently dominated by agricultural land (**Attachment A, Photos**). The existing land use on the site is agriculture/pasture. The elevation of the site ranges from approximately 4880 to 4904 feet above sea level. The site is almost level but slopes/drains mainly towards the northwest.

2.1 Vegetation Communities, Wetlands

The dominant plant community on the site is pasture/seeded grassland. Dominant plants include: smooth brome, little bluestem, intermediate wheatgrass, sunflower and a few other species. Field margins, fencerows and ditch banks support seeded grasses and weedy vegetation. Trees present include stands of cottonwood and coyote willow in the northeast site corner. There are groves of Russian olive trees just to the west of the site along a drainage to Sheep Draw. There are a few plains cottonwood trees just east of the site boundary along the Boomerang Ditch.

Wetlands (dominated by cattails, reed canarygrass and prairie cordgrass) are present along a drainage that connects to Sheep Draw (Figure 2, Attachment A, Photo 1 and 4). A wetland (dominated by plains cottonwood, coyote willow, and reed canarygrass) is present in the northeast site corner in an area that my receive groundwater flows from the Boomerang Ditch (Photo 2 and 5). Wetland vegetation is also present along the Boomerang Ditch to the east of the site and the pond to the south of the site (Photo 3 and 8). National Wetland Inventory (NWI) mapped wetlands are present along the drainage to Sheep Draw, the Boomerang Ditch and the pond just south of the site (USFWS 2022).

2.2 Wildlife, Wildlife Corridors

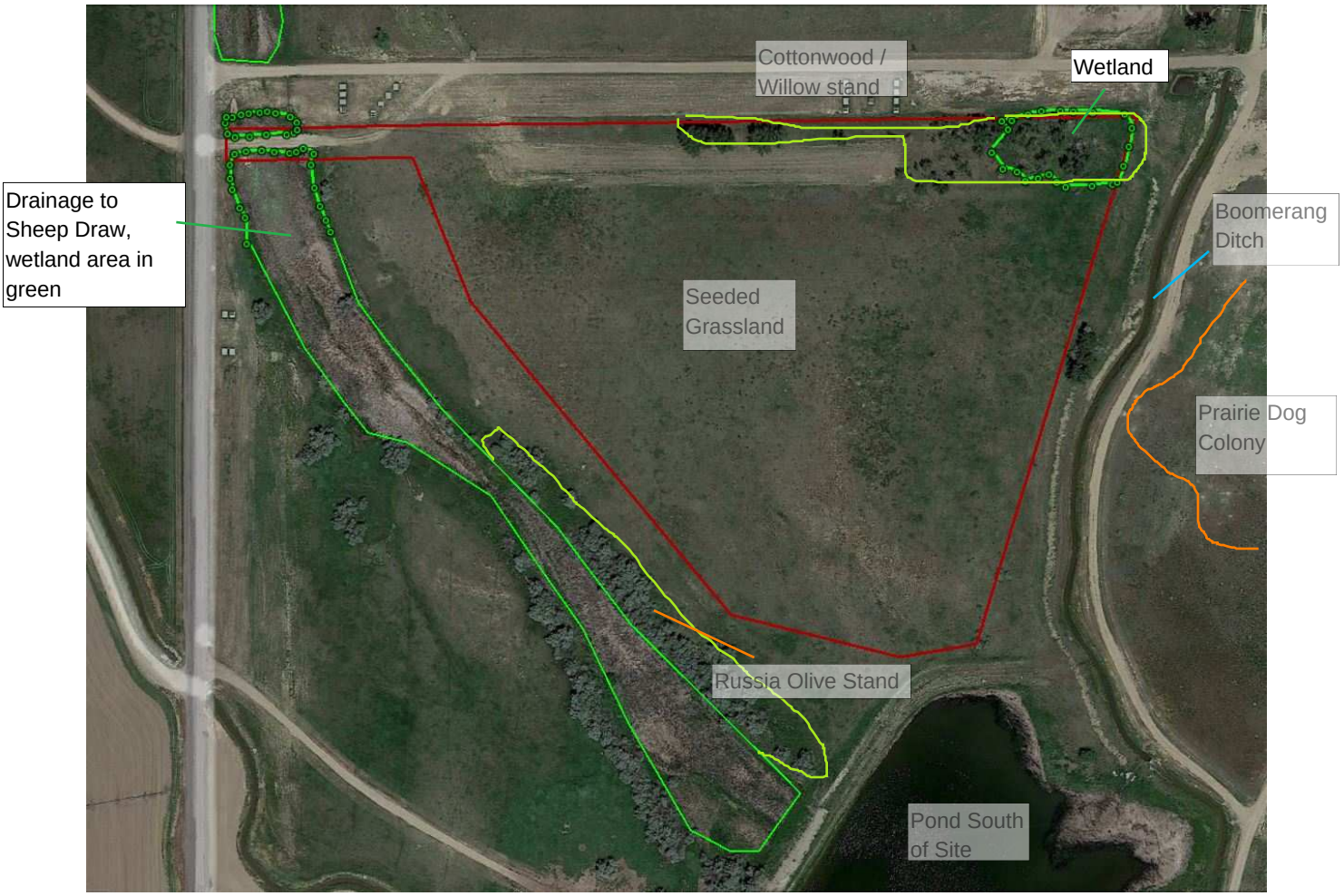
The project area provides habitat to wildlife species adapted to agricultural lands/pasture lands. The pasture land on the site does not provide important wildlife habitat areas.

Wildlife species likely to use the pasture lands and weedy field margins periodically include: coyote; red fox; a variety of small mammals (deer mouse, meadow vole, house mouse, jackrabbit, cottontail rabbit); a variety of birds (meadow lark, mourning dove, house finch, English sparrow, horned lark, black-billed magpie, starling, American kestrel, ring-necked pheasant, Canada goose, and other species); and a few reptiles (western terrestrial garter snake, gopher snake) (Andrews and Righter 1992, Colorado Division of Wildlife 1990, Fitzgerald et al. 1994, Hammerson 1999). Canada geese use the fields for foraging. There are no black-tailed prairie dog colonies on the site. The

nearest colony is just to the east of the site (to the east of the Boomerang Ditch). No raptor nests were observed near the ROW during March 2022 field reviews. Raptors use the area for foraging. Species that may be present include: red-tailed hawk, rough-legged hawk, Swainson's hawk, northern harrier, American kestrel, and great-horned owl.

An active bald eagle nest is located approximately 2.1 miles to the SE of the ROW along the Big Thompson River. The construction ROW is outside the 0.5 mile buffer zone of this nest. Project construction would not impact this nest.

Map 2, Site Inventory Map, Canvasback Compressor Station, site boundary in red.



Currently wildlife can move freely through the area. The wetland fringe along the intermittent drainage to Sheep Draw and the Boomerang Ditch provides a narrow wildlife movement corridor in the area. This area also provides nesting areas to riparian and wetland migratory bird species. The grove of cottonwood and coyote in the northeast site corner also provides a migratory bird nesting area. The pond to the south of the site provide good habitat to waterfowl and waterbirds.

2.3 Sensitive and High Interest Species

Sensitive and High Interest species with potential to occur in the project area include:

Ute ladies' tresses orchid (*Spiranthes diluvialis*), Federally Threatened Species. The wetland area along the canal supports poor potential habitat to the federally listed Ute ladies' tresses orchid (USFWS 1992; Spackman *et al*. 1997). There are no known locations of this plant east of Interstate 25 and no known populations in the City of Greeley. Past negative surveys for this species have been completed in good potential habitat areas of Greeley (Sheep Draw, Cache la Poudre River, South Platte River and other wetlands/wet meadows). The wetlands on and adjacent to the site have been degraded by past human activities (burning, dredging, weed control) it is very unlikely that this species is present in the project area.

Colorado butterfly plant (*Gaura neomexicana*) Formerly Federally Threatened Species, now delisted. The wetland area along the pond supports poor potential habitat to the federally listed Colorado butterfly plant (USFWS 1992; Spackman et al. 1997). There are no known locations no known populations in the City of Greeley. Past negative surveys for this species have been conducted in good potential habitat areas in and near the City of Greeley. The narrow wetland habitat along the pond is the south section of the project area has been degraded by past human activities (burning, dredging, weed control) it is very unlikely that this species is present in the project area.

Preble's meadow jumping mouse (PMJM) (*Zapus hudsonius preblei*). Federally Threatened Species. The Preble's meadow jumping mouse preferred habitat includes shrubby/wooded riparian zones (Armstrong et al. 1997). The nearest good potential habitat area for this species are several miles to the north along the Cache la Poudre River. There is no good potential habitat for this species along or near the pipeline ROW. Trapping efforts conducted in the past on good potential habitat areas in and near Greeley along Sheep Draw, the Cache la Poudre River, and South Platte River completed by WCI and other groups have been negative for this species. It is unlikely that this species is present in the project area. The drainage to Sheep Draw does not provide consistent riparian habitat connections to downstream areas.

Eastern Black Rail: (*Laterallus jamaicensis jamaicensis*). Federally Threatened Species. The distribution of the eastern black rail in Colorado is poorly understood. The species is documented as nesting in the Arkansas River Valley. The USFWS considers Weld County probable for supporting a breeding population and Larimer County as possible for supporting a breeding population (USFWS 2020). The Colorado Breeding Bird Atlas has no locations for this species mapped in Larimer or Weld Counties (Colorado Breeding Bird Atlas 2016). In Colorado's most recent Breeding Bird Atlas, eastern black rails were detected exclusively in extensive cattail marshes with standing water in the Arkansas Valley (Wickersham 2016). Suitable habitat has dense or thick emergent vegetation with high vegetation density (interspersion) as well as a mixture of new and residual growth (Colorado Division of Parks and Wildlife (CDPW) 2016). The drainage to Sheep supports narrow cattail dominated wetlands. However, it is very unlikely that this species is present on or near the project.

Bald eagle (*Haliaeetus leucocephalus*). Formerly listed as Threatened now delisted. The site is mapped as bald eagle winter range (CDPW 2022). The nearest bald eagle nest is located 3.25 miles north of the site along the Cache la Poudre River.

Other raptors and Migratory Birds. During a field reconnaissance of the site completed in March 2022 no raptor nests were located on or near the site. The adjacent wetlands and riparian habitat along the drainage to Sheep Draw provides nesting habitat to red-

winged blackbirds, swamp sparrows and a few other migratory birds species. The mixed cottonwood grove and coyote willow thicket in the northeast site corner provides nesting habitat to a variety of migratory nesting birds.

3.0 Assessment of Potential Impacts

3.1 Vegetation Communities, Wetlands

Project construction will result in the temporary disturbance of approximately 15.3 +- acres of mainly pasture land to industrial use.

No impacts are anticipated to rare plants or rare plant communities, or native plant communities as a result of project construction. The wetland and riparian area in the northeast section of the site will not be disturbed by construction. Project construction would impact the wetland in the northeast site corner. The road access into the site may impact the wetland along the drainage to Sheep Draw. A permit from the Army Corps of Engineers for wetland fill/disturbance may be required for project construction.

3.2 Wildlife and Wildlife Corridors

Project construction will result in the temporary disturbance of approximately 15.3 +- acres of mainly agricultural land during construction.

Except for the small grove of cottonwood trees and coyote willows in the northeast site corner and the adjacent drainage to Sheep Draw there are no key or important wildlife habitats on the site. The grove of cottonwoods and coyote willows in the northeast site corner will not be disturbed by construction. The drainage to Sheep Draw will not be disturbed except for the road crossing. The site provides poor potential habitat to the Preble's meadow jumping mouse and Eastern black-rail. There are no black-tailed prairie dog colonies on the site. No impacts to rare wildlife species are anticipated with project construction. The best migratory bird nesting habitat on and adjacent to the site

(drainage to Sheep Draw, wetland and cottonwood/willow stand NE site corner) will remain undisturbed except for a road crossing of the drainage.

4.0 Conclusions, Mitigation, Enhancement

Project construction will result in the conversion of approximately 15.3+- acres of seeded grassland to industrial uses. A small area of wetlands may be disturbed associated with road construction across the drainage to Sheep Draw. No impacts to rare plant or wildlife species are expected.

The following mitigation and enhancement measures are proposed by the project proponent:

- The ACOE would be consulted to determine the jurisdictional status of wetlands on the site. It is anticipated that the wetland in the northeast site corner would be non-jurisdictional because of lack of connection to other wetlands and waters. The wetland along the drainage to Sheep Draw should be jurisdictional. If required appropriate permit(s) would be obtained from the ACOE for any wetland impacts. Wetland mitigation would be completed if required by the ACOE.
- The only impact to the drainage to Sheep Draw would be the road crossing. A no disturbance buffer area of approximately 120 to 400 feet will be established from the edge of the project to the drainage to Sheep Draw.
- The wetlands and mixed stand of cottonwoods and coyote willow in the northeast site corner would not be disturbed by site construction.
- A no disturbance buffer area of approximately 60 to 200 feet will be established from the edge of the project to the pond south of the site.
- A no disturbance buffer area of approximately 50 to 130 feet will be established from the edge of the project to the Boomerang Ditch.
- Stormwater and Erosion Control: Project construction will follow best management practices (BMP's) outlined in a Stormwater Management Plan for the project. A Stormwater General Permit has be obtained from Colorado

Department of Public Health and Environment. Following this plan and using appropriate BMP's will reduce the potential for sedimentation into the adjacent canals, reduce offsite erosion and sedimentation and reduce dust production during construction.

- Post construction storwmater flows would be channeled into an approved detention/water quality basin to help minimize water quality issues into adjacent waters.

5.0 References

Andrews, R. and R. Righter. 1992. Colorado Birds. Museum of Natural History, Denver, CO. 442pp.

Armstrong, D.M., M.E. Bakeman, N.W. Clippinger, A. Deans, M. Marguiles, C.A. Meaney, C. Miller, M. O'Shea-Stone, T.R. Ryon, and M. Sanders. 1997. Report on Habitat Findings of the Preble's Meadow Jumping Mouse. Presented to the U.S. Fish and Wildlife Service, and Colorado Division of Wildlife.

City of Greeley. 2022. Title 18, Development Code.

City of Greeley. 2011. 2060 Comprehensive Plan.

City of Greeley, 2011. Areas of Ecological Significance Map.

Colorado Division of Wildlife. 2008. Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors. Denver, Colorado. 7 pp.

Colorado Division of Parks and Wildlife. 2022. GIS Data. Denver, CO

Fitzgerald, J.P., C.A. Meaney, D.M. Armstrong. 1994. Mammals of Colorado. Denver Museum of Natural History and University Press of Colorado. 467pp.

Hammerson, G.A. 1999. Amphibians and Reptiles in Colorado. Colorado Division of Wildlife. Denver, CO. 130pp.

National Wetland Inventory Mapping. 2022. U.S. Fish and Wildlife Service, NWI GIS Data.

Spackman, S., B. Jennings, J. Coles, C. Dawson, M. Minton, A. Kratz, and C. Spurrier. 1977. Colorado Rare Plant Field Guide. Colorado Natural Heritage Program.

U.S. Fish and Wildlife Service. 2022. IPAC Resource Report Canvasback.

Attachment A:
Site Photos

Photo 1. Drainage to Sheep Draw looking south from existing road crossing.

Photo 2. Wetland area and cottonwood/willow stand NE site corner looking west.

Photo 3. Looking south along the Boomerang Ditch, just east of the NE site boundary.

Photo 4. Road crossing of drainage to Sheep Draw, looking east along the north site boundary.

Photo 5. View to the south from the NE site boundary, willows and wetland area.

Photo 6. View to the north from the SE site corner.

Photo 7. View to the north from the SW site corner, seeded pasture, Russian olive trees off of the site along the drainage to Sheep Draw.

Photo 8. Pond south of the south site boundary.

Attachment F - Traffic Impact Study

TRIP GENERATION MEMORANDUM

Date:	June 7, 2022
To:	Scott Logan – City of Greeley
From:	Chris Rolling, PE
RE:	Canvasback Booster Station – Greeley, CO
Project #:	022-03158
Cc:	File

Introduction and Objective

This traffic memorandum summarizes the existing and projected traffic conditions of the proposed Canvasback Booster Station in Greeley, CO to be developed on the east side of 95th Avenue approximately ½ mile south of US Highway 34. Access to the site will temporarily be by an existing dirt road adjacent to the north end of the site. Upon completion, access to the site is proposed to be from a driveway approximately 100 feet south of the existing road which aligns with an existing dirt road on the west side of 95th Avenue.

The objective of this memorandum is to review the existing adjacent roadway network and to determine both the trip generation and distribution of the site during the site's expected construction from December 2022 through December 2023. Upon completion in early 2024, the site is not expected to generate daily traffic volumes. This memorandum is performed in accordance with City of Greeley and Institute of Transportation Engineers (ITE) criteria.

Figure 1 shows the vicinity map of the project.

1880 Fall River Drive / Suite 200 / Loveland, CO 80538
O 970.461.7733 / **olsson.com**

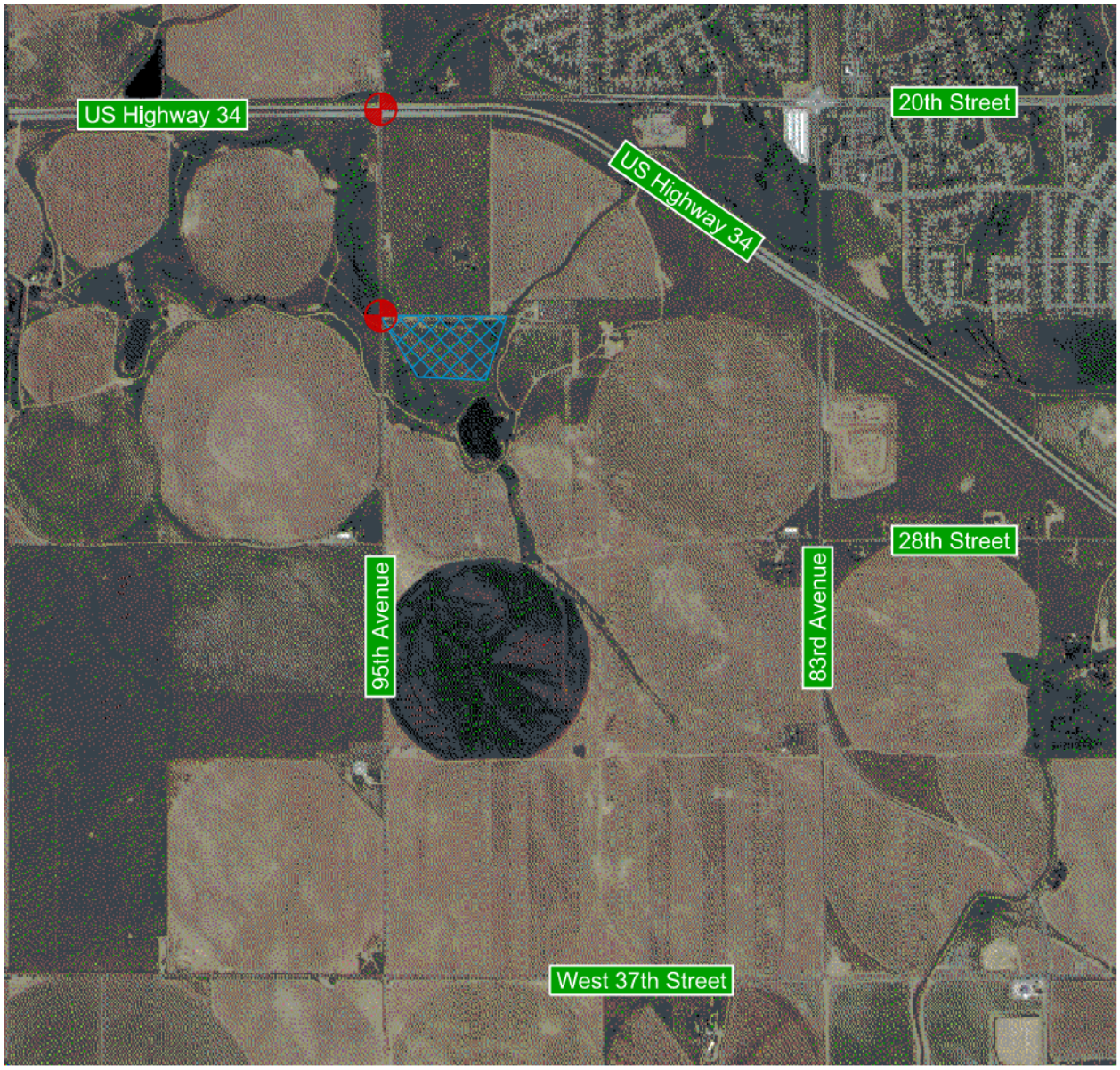


Figure 1: Site Vicinity Map

Existing Roadways

The site to be developed approximately at the southeast corner of 95th Avenue and 24th Street. The site is to temporarily be accessed by an existing dirt access road adjacent to the north end of the site. Upon completion, the site will be accessed by improving an existing dirt road which is 100 feet south of the existing dirt road; this new site access also aligns with a dirt roadway west of 95th Avenue.

US Highway 34 is a 4-lane regional divided freeway/expressway which has left and right deceleration-lanes onto 95th Avenue. The CDOT State Highway Access Code (SHAC) defines the functional classification for state routes and the Online Transportation Information System (OTIS) provides an online catalogue of data for CDOT facilities. The latter shows this as an Expressway (E-X) as defined by CDOT. The intersection of US Highway 34 and 95th Avenue is a full movement, two-way-stop-controlled (TWSC) intersection and is expected to serve most of the site traffic. Existing average annual daily traffic (AADT) is 28,000 vehicles per day (vpd).

95th Avenue, also referred to as WCR 25, is a minor arterial roadway which is currently an unimproved 2-lane dirt roadway. The *Greeley 2035 Transportation Vision Plan* identifies 95th Avenue to be improved as a 2-lane minor arterial between US Highway 34 and West 37th Street by 2035.

West 37th Street, also referred to as WCR 54, is a minor arterial roadway which is a paved 2-lane roadway with unpaved shoulders adjacent near 95th Avenue. While site traffic can access the site via this roadway, it is expected that most trips will reach the site from US 34 to the north.

The existing roadway characteristics are listed in **Table 1** and the roadway geometry is shown in **Figure 2**.

Table 1: Existing Roadway Characteristics

Roadway	Section	Median Type	Posted Speed	Functional Classification
US Highway 34	4-Lane	Divided Highway	65 mph	Expressway (E-X)[1]
95th Avenue	2-Lane	Dirt Road	35 mph	Minor Arterial[2]
West 37th Street	2-Lane	Undivided	35 mph	Minor Arterial2

1. Per CDOT SHAC and OTIS
2. Per Greeley Roadway Classifications

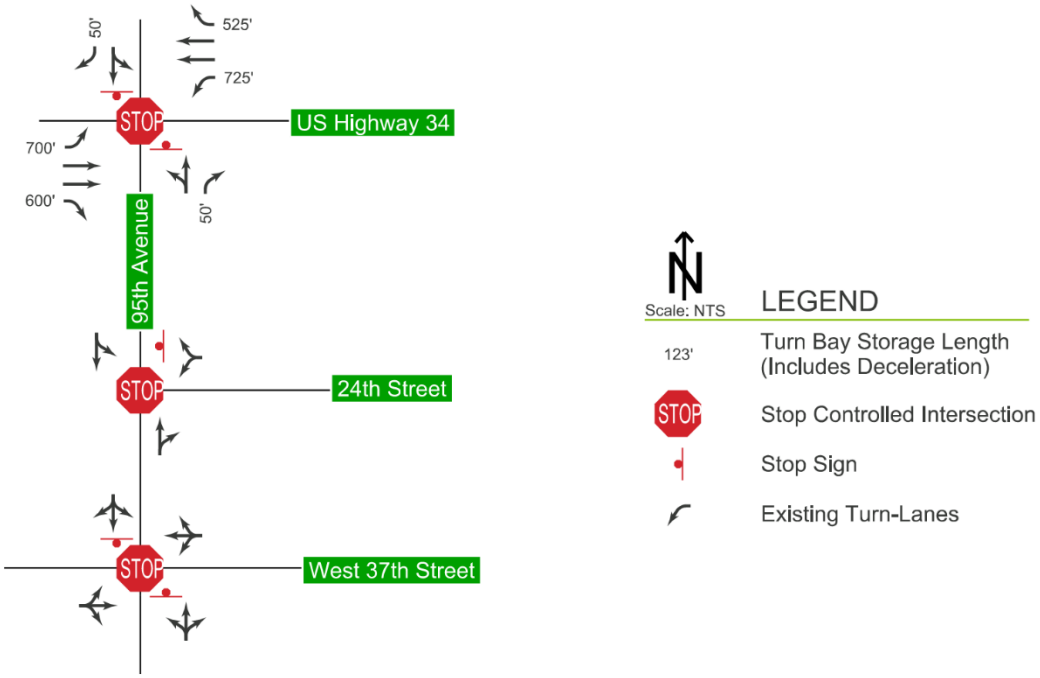


Figure 2: Roadway Geometrics

Site Conditions

The site is currently undeveloped agricultural land and is zoned as H-A Holding Agricultural. The City of Greeley zoning plan identifies the general area in and around the site to be planned as a mixture of residential and light commercial properties. As April 2022, there are no residential or commercial projects under review along 95th Avenue south of US Highway 34 other than this site.

The site intends to temporarily use an existing unpaved driveway used by PVREA before improving another existing access found roughly 100 feet south of this access. These drives are to be designed to accommodate WB-65 truck-turning radii. An existing plan of the site and both the proposed temporary and final access locations can be found in **Figure 3**.

The site is expected to be constructed before 95th Avenue is to be improved and paved. There are no existing transit, bike, or pedestrian facilities adjacent to the site. The *Greeley 2035 Transportation Vision Plan* proposes a recreational trail be built on along the Boomerang Ditch which runs along the southern site boundary. The final proposed site access may need to be adjusted depending on the final alignment of West 24th Street if and when this roadway is developed east of 95th Avenue. There are no current proposed developments in the area and no current plans to develop West 24th Street at 95th Avenue, so no changes to the proposed site access are recommended at this time.

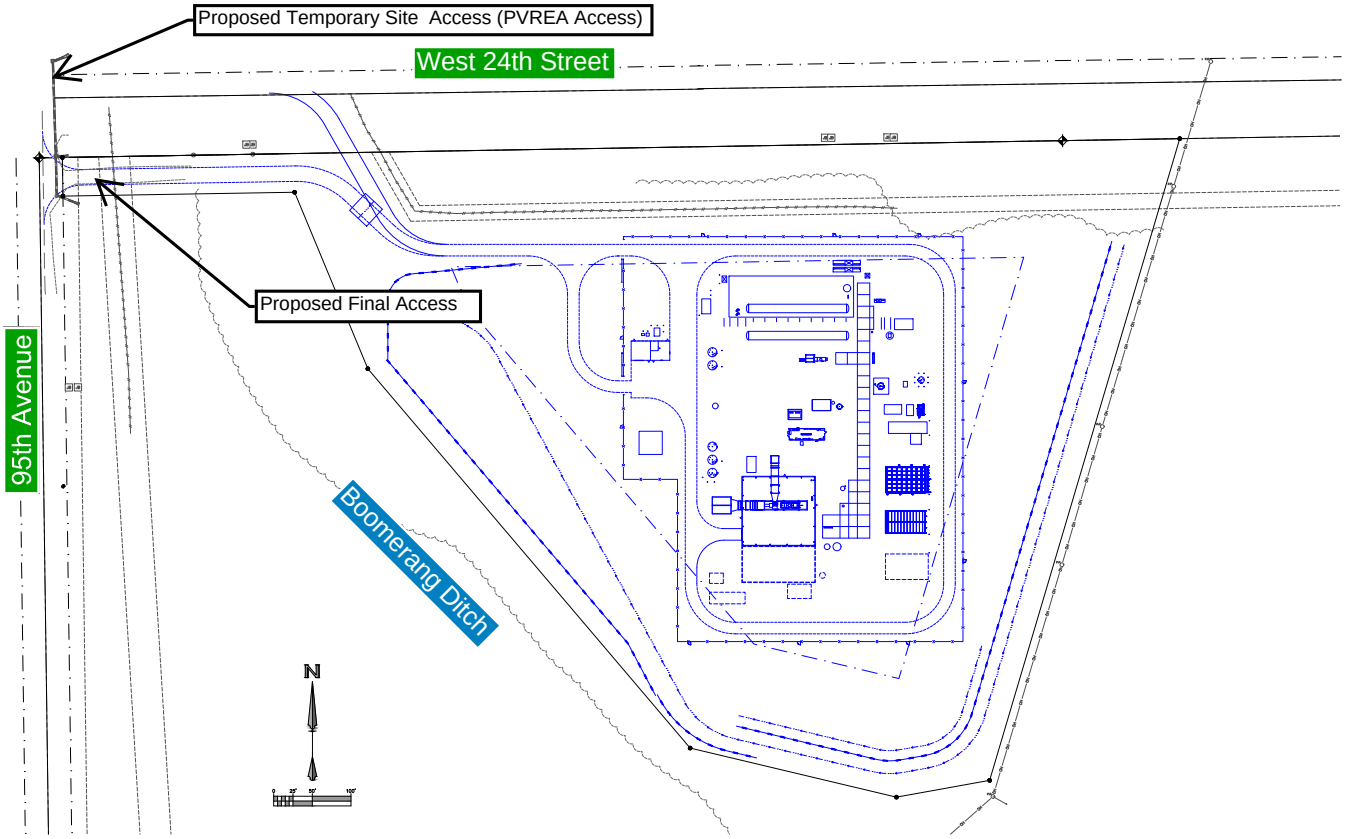


Figure 3: Proposed Site Plan

Trip Generation

Trip generation is typically determined using rates found in the *ITE Trip Generation Manual, 11th Edition*. However, the land use proposed for this site is not included in the manual so trip generation, the traffic volumes are estimated information provided from the owner based on comparable sites previously constructed. Note that the peak trip generation of this site is expected to be during construction of the site, after which traffic will reduce to infrequent maintenance staff. The existing site is undeveloped and does not generate traffic.

The construction schedule for the site is expected to take place for 12 months between December 1st, 2022, and December 1st, 2023. The construction of the site is expected to first consist of grading crews with heavy machinery being mobilized and de-mobilized during this period, then general construction which will have the highest expected craft workers and delivery trucks, and lastly demobilization. Construction activities are expected to be vary throughout the year, with the peak trip generation occurring during general construction. The expected construction timeline and trips generated is outlined in **Table 2**.

Table 2: Trip Generation

Site Trip Generation During Construction									
Phase	Timeline	Time	Trucks	Passenger Vehicles	Trips Generated	Trip Distribution		Primary Trips	
						Enter	Exit	Enter	Exit
Grading	12/1/22 Through 2/15/23	Daily Volumes	6	6	24	50%	50%	12	12
		AM Peak Hour (Site)	1	6	8	90%	10%	7	1
		PM Peak Hour (Site)	1	6	8	5%	95%	0	8
General Construction	2/15/23 Through 10/31/23	Daily Volumes	12	40	104	50%	50%	52	52
		AM Peak Hour (Site)	2	40	44	90%	10%	40	4
		PM Peak Hour (Site)	2	40	44	5%	95%	2	42
Demobilization	10/31/23 Through 12/1/23	Daily Volumes	6	10	32	50%	50%	16	16
		AM Peak Hour (Site)	1	10	12	90%	10%	11	1
		PM Peak Hour (Site)	1	10	12	5%	95%	1	11

The trip generation of the site is expected to be the highest during the general construction phase in which 12 trucks and 40 passenger vehicles are expected to both enter and exit the site each day. Trucks are assumed to be spaced out throughout the day and all craft workers and construction staff are assumed to enter and exit the site during a single AM and PM peak hour, respectively.

A specific contractor and construction schedule are not yet decided upon. Typically, the construction AM peak hour is expected to coincide with the adjacent street traffic peak hour at 7 AM, and the construction PM peak hour is expected to occur before the adjacent street traffic peak hour at 3PM.

Trip Assignment

Trips to the site are expected to mostly go into and out of the US Highway 34 and 95th Avenue intersection roughly ½ mile north of the site being the most direct access to the site which accommodates vehicle and truck turning. The staff is expected to arrive from surrounding communities and be distributed according to a gravity model in which the origin-destination of trips are weighed according to the distance and population of local communities in the Northern Front Range. The assigned trips and external trip distribution for the general construction phase are shown in **Figure 4**.

Trucks are likely to access the site via US Highway 34 at 95th Avenue. The existing roadway infrastructure accommodates trucks turning into the site. Vehicles exiting the site may experience significant delays trying to exit the site during peak hours if making a northbound left-turn at this intersection. Therefore, truck deliveries should occur outside the peak hours. If large trucks are leaving the site during peak hours, they could exit the site using an alternate route by driving south along 95th Avenue to West 37th Street, then head west to US Highway 257, then head north to access US Highway 34 via an interchange with ramp terminals. The geometry of each intersection along this route should be examined to verify the ability to accommodate large truck turning.

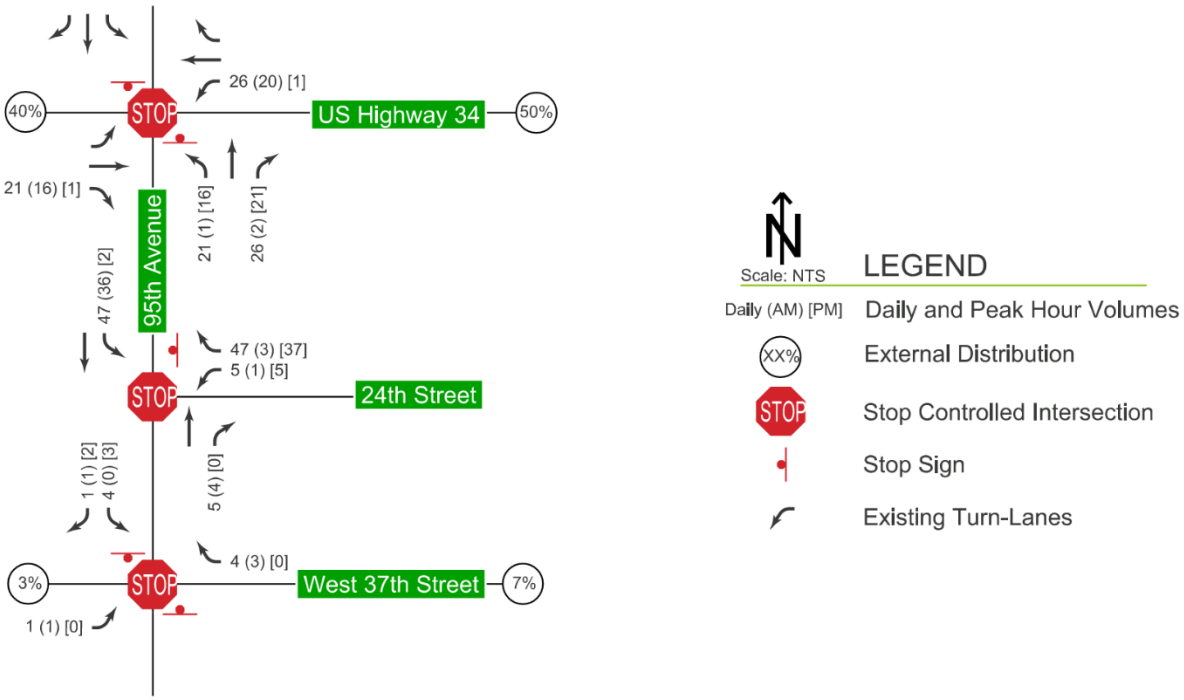


Figure 4: General Construction Phase Site Traffic Volumes

Summary and Conclusions

The purpose of this memorandum is to summarize the existing site conditions and the expected trips generated by the proposed Canvasback USR pumping station to be constructed east of 95th Avenue ½ mile south of US Highway 34, roughly at the future alignment of West 24th Street.

The site is on an undeveloped agricultural parcel which is accessible via two unpaved drives along 95th Avenue, which is also currently unpaved but planned to be improved as a 2-lane minor arterial roadway. The site is expected to be completed before 95th Avenue is improved. During the initial stages of construction, the site proposes to use the existing access currently used to access a PVREA site roughly 100 feet north of the site. The site proposes to use the final access at the northern site boundary as shown in **Figure 3**.

The site construction is expected to last for approximately 12 months from December 1, 2022 through December 1, 2023. Construction consists of grading, general construction, and demobilization periods. The most intensive period of construction is expected to be the general construction phase, lasting roughly 9 months during the middle of the construction timeline. During the general construction period, the site is expected to have 12 daily truck deliveries/hauls, and 40 staff which generate roughly 104 daily trips, and 44 trips during each of the site peak hours as shown in **Table 2**. Most of these trips are expected to reach the site using the intersection of US Highway 34 and 95th Avenue as the most direct route to the site. Upon completion of construction, the site is not expected to generate significant daily trips.

The existing infrastructure is expected to be sufficient for the expected trip generation of the site and no further improvements are recommended at this time. The site access may need to be adjusted in the future once an access management plan is developed for 95th Avenue as identified in the *Greeley 2035 Transportation Vision Plan*. Currently there are no residential or commercial design proposals within the site vicinity.

Attachment G - Tactical Response Plan

SITE SAFETY AND EMERGENCY ACTION PLAN

DCP Midstream, LLC

Canvasback Compressor Station – DCP Midstream

Greeley, CO, 80631

Address: TBD

WELD COUNTY, COLORADO

Table of Contents

SECTION 1 – APPROVAL SIGNATURES

Instructions: Company Representative to sign with concurrence review by local Fire Department/Districts

DCP Midstream			
Name	**Signature**	**Title**	**Date**
Michael Pishaki	8/10/2022 X Michael Pishaki Signed by: mobile.dcpmidstream.com	Sr. Permitting Specialist	8/10/2022
Fire District			
Name	**Signature**	**Title**	**Date**

Weld County Office of Emergency Management

Digitally Signed

SECTION 2 – SITE ADDRESS AND DIRECTIONS

a) Directions:

From the intersection of Highway 34 and 95th Avenue head South for 0.5 miles. The site's access road will be located on the West side of 95th Ave, you'll make a left turn directly onto the facilities access road and continue down for approximately 150 feet which will bring you right to the front gate which will be appropriately marked with DCP Midstream information.

b) Ingress and egress information:

The Canvasback facility will remain secured at all times. Main access is through an automatic gate where a code is entered to open the gate. All ingress and egress routes will be clearly identified and kept clear from parked/staged vehicles at all times.

c) Physical Address and GPS coordinates

- **Legal Description** – NWNW of Section 18, Township 5 North, Range 66 West
- **Address - TBD**
- **Town, CO, Zip –** Greeley, CO, 80631
- **Lat/Long:** Lat: 40°23'54.44"N Long: -104°49'44.92"W

d) Emergency Evacuation/Muster Assembly point(s)

For incidents in a particular area could pose a hazard to personnel onsite, such as a fire or hazardous material release, evacuation may be required to ensure the safety of onsite personnel. In the event of an emergency, site personnel will initially be evacuated to pre-designated muster assembly points.

- The Muster assembly points are identified on Figure 1 in this plan.
- The Muster assembly points will be identified during all site safety briefings for visitors, employees, and contract personnel.
- **Sign-In Sheets:** All employees and approved visitors to the Canvasback facility will be required to check in and out with operator on duty using an accountability sheet located in the control room. Upon checking in, employees and visitors will review and complete a safe work permit where safety precautions, site emergency information, and other DCP expectations will be reviewed. In addition, all personnel who enter the location must sign-out upon their departure.

SECTION 3 – LIST OF EMERGENCY CONTACTS

a) Energy Company

Name	Office Phone	Emergency/Cell
Corporate Office and Address	303-595-3331	888-204-1781
DCP Emergency Number	N/A	720-471-9715
EHS Supervisor	N/A	970-381-7527
EHS – Environmental	970-378-6711	720-357-6891

b) Energy Company Community/Media Relations

Name	Office Phone	Cell Phone
Jeanette Alberg	303-605-3424	720-376-4773
Personnel Name	303-264-2042	303-594-9201

c) First Responders (Fire, EMS, HazMat)

Name	Emergency Number	Non-Emergency Number
***All emergency notifications require notification to 911 first**		
Greeley Fire Department – Station #1	911	970-350-9504
Weld County Sheriff	911	970-356-4015
Colorado State Highway Patrol	911	970-506-4999

d) Local, State, and Federal Contacts

Name	Emergency Number	Non-Emergency Number
Weld County Office of Emergency Management	911	970-304-6540
CDPHE	none	877-518-5608
Colorado Parks & Wildlife	none	303-291-7227
National Response Center	800-424-8802	none

e) Medical Facilities *(Nearest locations to site)*

Name	Office Phone
Northern Colorado Medical Center	970-352-4121
Medical Center of the Rockies	970-624-2500
Northern Colorado Medical Facility (Burn Unit)	970-810-4121

f) Spill Response Organization (*Contracted***)**

Name	24/7 Emergency Number	Non-Emergency Number
ChemTrec	800-424-9300	800-262-8200

SECTION – 4 SITE SPECIFIC INFORMATION

a) Site Description

The Canvasback facility is a natural gas compressor station. Located off County Road 25, approximately 0.49 mile south of where the road intersects Highway 34. The natural gas compression station is required to expand and enhance the existing natural gas being collected from nearby gathering systems and will compress the gas for delivery to pipelines for processing at existing DCP gas plants. This facility will be unmanned and remotely monitored 24 hours a day, 7 days a week. Daily/ periodic visits by DCP employees or contractors for maintenance monitoring, and contracted services will also be necessary.

b) Nearby Schools, High Occupancy Buildings, Waterways

- Schools - None within 2500' of location.
- High Occupancy Buildings - None within 2500' of location.
- Waterways – Boomerang Ditch.

c) Site Safety Requirements and General Safety Information

The minimum personal protective equipment (PPE) to enter any DCP Midstream facilities include hard hat, safety glasses, safety toe boots, and personal gas monitors. All contractors and visitors are responsible for providing their employees with the appropriate training on and use of PPE while on DCP Midstream locations. In addition, all contract personnel entering a DCP Midstream location to perform work must understand and abide by DCP Midstream's contractor expectations relating to environmental, health, and safety requirements. All contractors' safety programs are verified using ISNetworld, a contractor management system.

The primary hazards that any person must be aware of while on a DCP Midstream facility include, but are not limited to, the potential for release of hydrocarbon gases and/or liquids from process equipment, heavy truck and equipment traffic, loud noise, high pressures, and the potential for a flash fire. These hazards can vary depending on the work being performed.

The facility has 24/7 remote monitoring using advanced SCADA systems. Operators are called out to site for various predetermined alarms.

d) SDS: Depending on the operations taking place on location, chemicals stored on-site may vary. In accordance with 49 CFR 1910.1200, Safety Data Sheets (SDS) will be made available for site personnel performing work and for first responders in a centralized location onsite**.**

e) Fire Suppression Water Supply

There are no fire suppression systems or water supply at the Canvasback facility. The facility has fire detection equipment which shuts down the facility to isolate fires.

f) Heavy Equipment List

There is no heavy equipment stored onsite at the Canvasback facility. Occasionally, trucks drive into the facility to haul condensate liquids out. Also, during construction activities, cranes and forklifts may be brought into the facility.

g) Chemicals stored on-site (Gallons)

TAG	TYPE	DESCRIPTION	CAPACITY
V–410401	PRESSURE VESSEL	CONDENSATE STORAGE TANK	90000 GAL.
TK–410271	TANK	LUBE OIL DAY TANK (FRAME OIL)	88 GAL.
TK–410272	TANK	LUBE OIL DAY TANK	500 GAL.
TK–410273	TANK	LUBE OIL DAY TANK (CYLINDER OIL)	88 GAL.
TK–410471	TANK	PRODUCED WATER SUMP	300 BBL
TK–410472	TANK	COMPRESSOR SKID DRAIN SUMP SLOP LUBE OIL/MIXED HYDROCARBON/WATER	300 BBL
TK–410473	TANK	OPEN DRAIN SUMP SLOP LUBE OIL/MIXED HYDROCARBON/WATER	90 BBL
TK–410474	TANK	PRODUCED WATER SUMP	300 BBL
TK–411202	TANK	TEG STORAGE TANK	90 BBL
TK–411301	TANK	METHANOL STORAGE TANK	90 BBL

Storage Location

- Lube Oil day tank - Compressor building
- Sumps - along the north side of the facility
- Condensate Storage Tank - West end of the facility
- TEG storage tank - South Side of the facility
- Methanol storage tank - Southwest of condensate vessel

SECTION 5 – MAPS AND DRAWINGS

Facility drawing

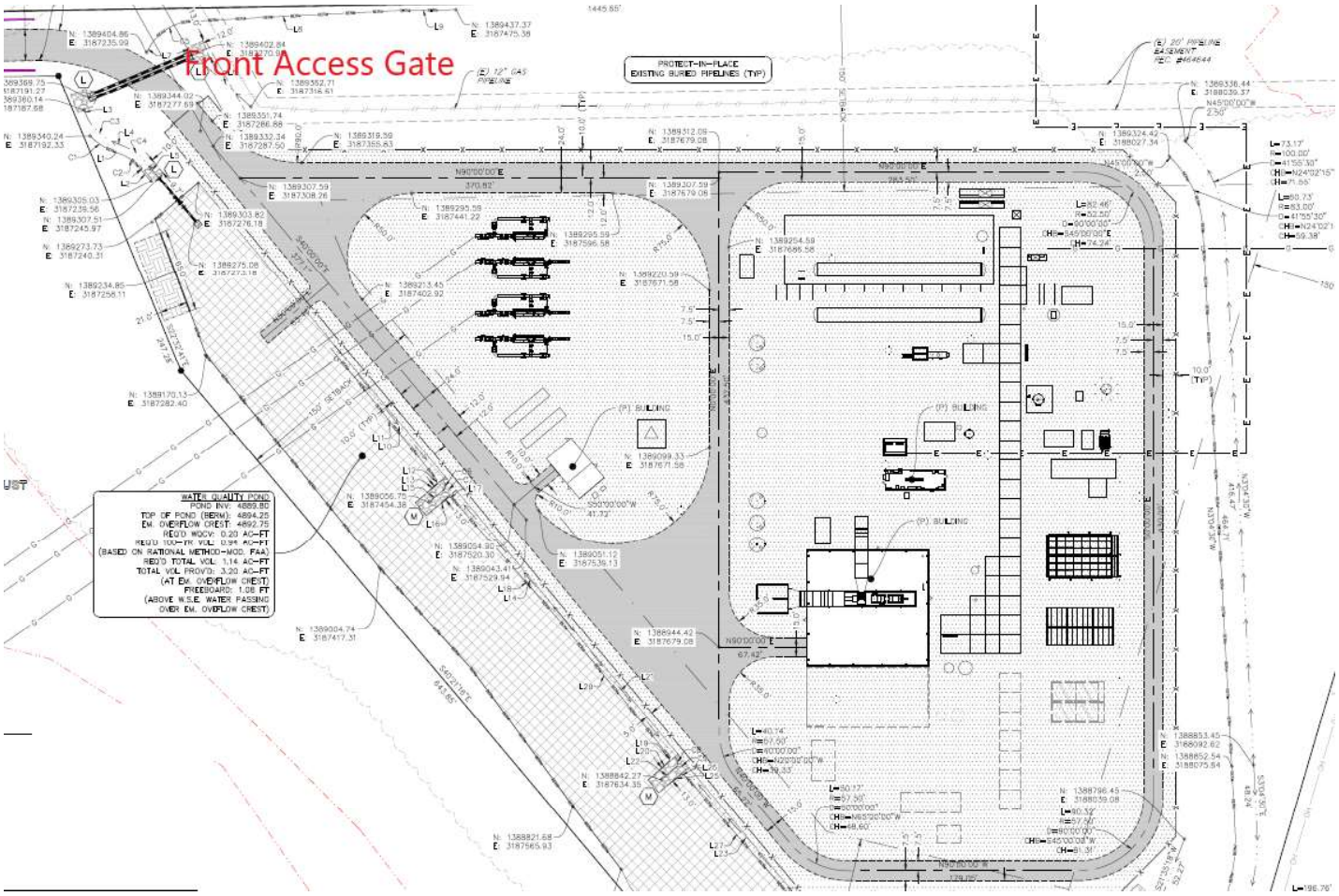
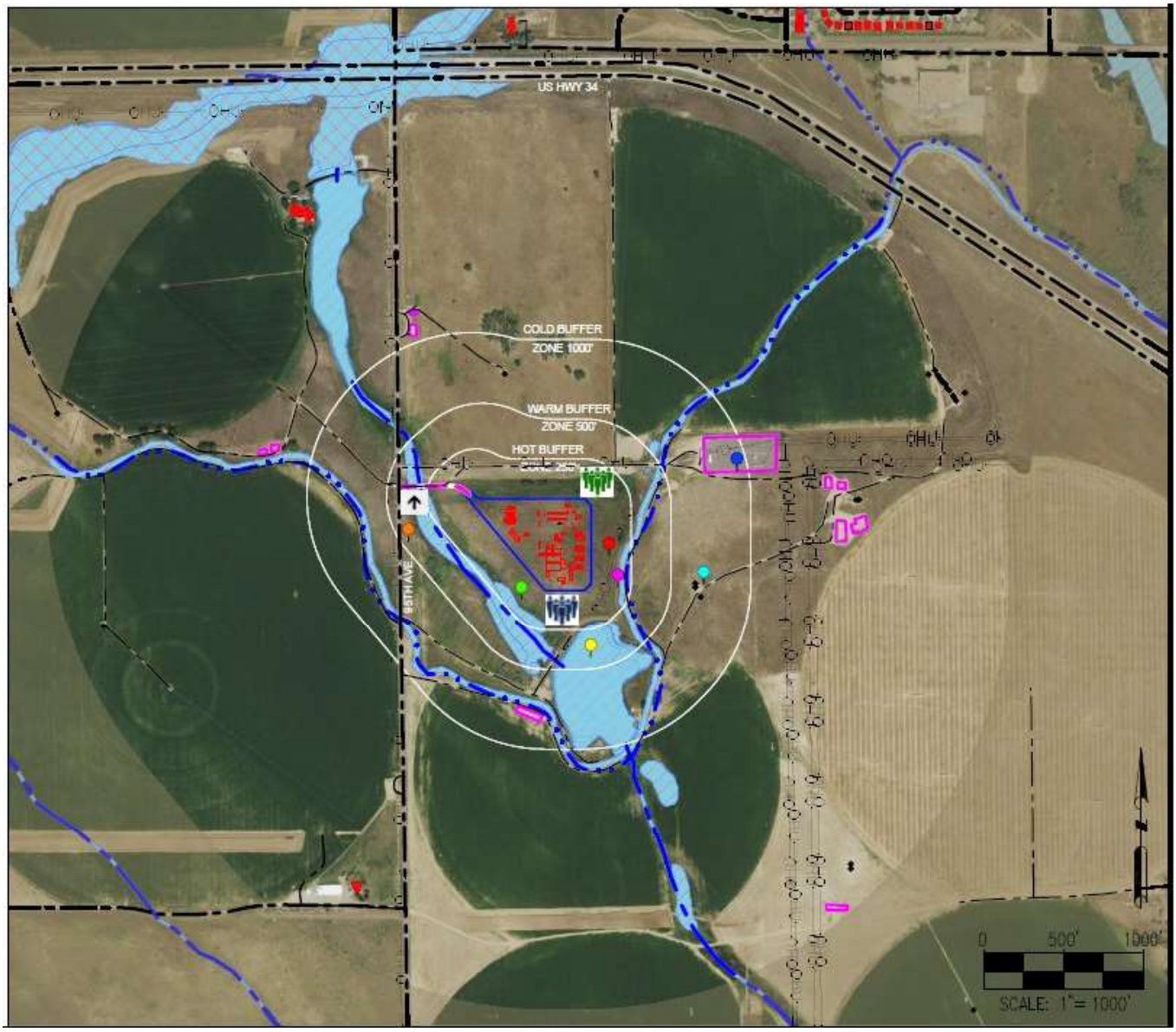


Figure 1

Project Location Access Map and Muster Point



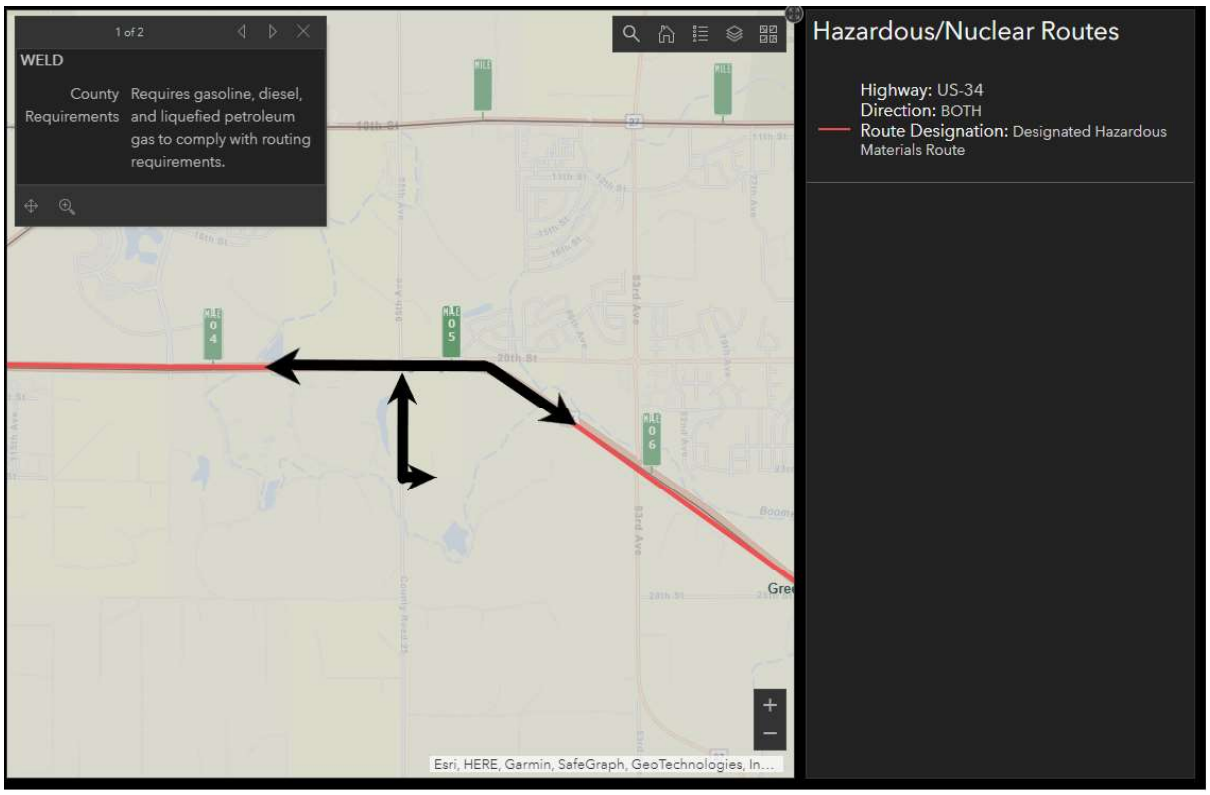
LEGEND

- PRIMARY MUSTER POINT
- SECONDARY MUSTER POINT
- PRIMARY INGRESS/EGRESS
- CRITICAL RECEPTOR
- EXISTING WELL
- FLOODPLAIN
- POND
- PROPOSED DISTURBANCE AREA
- PROPOSED FACILITIES
- EXISTING FACILITIES
- RESIDENCE
- WETLAND
- HOT, WARM, & COLD BUFFER ZONES

ERG ZONE (800 METERS)

- PROPOSED ACCESS ROAD
- PUBLIC ROAD
- PRIVATE ROAD
- OHU — OVERHEAD UTILITY
- STREAM
- DITCH

Figure 2
Haul Route /HazMat deliver Map
DCP Midstream and authorized contractors will use the recommended and approved HazMat routes as defined by CDOT (CDOT official routing recommendations below)



Hazardous Materials Routing

As a general rule, vehicles carrying an amount of hazardous materials that require placards, must remain on designated hazardous materials routes. There are some exceptions to the rule:

- You may leave an authorized route in order to service a vehicle.
- You may leave an authorized route for local pickup or delivery of hazardous materials.
- You may leave an authorized route due to emergencies that would make continued use of the route unsafe.
- You may leave an authorized route when it is closed pursuant to 42-20-304, CRS.

A person transporting hazardous materials may make successive local pickups and deliveries without returning to the route between deliveries, when returning to the route is unreasonable.

SECTION 6 – SPILL RESPONSE AND CLEAN-UP

a) Spill Response

Once a release has been discovered, it will be immediately stopped and contained if possible and if safe to do so. When containing a spill; a combination of sorbent rolls, pads, mats, socks, or containment boom may be deployed, or earthen berms will be constructed around the release to keep spilled material contained and from spreading. These materials will be provided by DCP Midstream and the contract company and kept on-site. During a spill, efforts will be made to minimize contact with live vegetation, nearby drainage, rivers, creeks, or streams. If the release is outside of secondary containment or poses a threat to flow off site, or impact environmentally sensitive areas, the spill response contractor should be notified for cleanup assistance, if needed, and for removal and disposal of spilled materials and contaminated areas.

In the event of a large incident requiring outside assistance/cascading resources, DCP Midstream has contracted with a January Environmental and Foster Trucking. January Environmental possesses a working knowledge of DCP Midstream operations, emergency response and the Incident Command System (ICS). Once notified January Environmental personnel can be on location within 3 hours.

b) Spill Reporting

The person reporting a spill may be required to supply the minimum spill assessment information to provide a complete understanding of the incident as possible to local, state, or federal agencies if applicable. Some initial spill response actions and information that may be reported are presented below:

- A spill/release will be reported to the Weld County LEPC if released material is property of DCP Midstream and meets the reporting thresholds mandated by Section 304 of the Emergency Planning and Community Right-To-Know Act (EPCRA).
- A spill/release will be reported to the CDPHE if released material is in the custody of a third party for spills meeting CDPHE reporting thresholds or are of any size that impact or threaten to impact waters of the state, a residence or occupied structure, livestock or public byway. An example would be an oil hauler over filling a truck and spills product onto the ground next to a flowing irrigation ditch.
- Once a spill is determined reportable, there is a 24-hour deadline to make initial notification to the LEPC and CDPHE depending on the product ownership. Spills/releases in the custody of DCP Midstream will be reported by a Company representative. Spills/releases in the custody of a third party will be reported by the responsible company's EHS Department to the appropriate agency and to DCP Midstream .

These regulatory guidelines will be strictly followed by DCP Midstream and any contractors operating under DCP Midstream guidance during all activities at the DCP Midstream .

SECTION 7 – REPORTABLE QUANTITIES

a) Reportable Quantities

Mandated by Section 312 of the Emergency Planning and Community Right-To-Know Act (EPCRA) – also known as SARA Title III – the Tier II form captures information about the types, quantities, and locations of hazardous chemicals at a given facility. The form also lists contact information for the facility's designated emergency point-of-contact.

- Any facility that is required to maintain MSDSs (or SDSs) under the Occupational Safety and Health Administration (OSHA) 49 CFR 1910.1200 regulations for hazardous chemicals stored or used in the workplace.
- Facilities with chemicals in quantities that equal or exceed the lists of lists thresholds must report.
- Propane, benzene, propane and methane are on the lists of lists and are known to be in crude oil. In addition, diesel is on the lists of lists and may be stored on oil and gas sites during construction and development.

b. Reportable Requirements

DCP Midstream will meet the requirements under 40 CFR Part 370 as needed, and submit any necessary Tier II reporting to the State of Colorado every year before March 1st.

SECTION 8 – EVACUATION INFORMATION

a. Evacuation Plan Procedures (public)

The procedure to be used in alerting the public in the event of than incident which could pose a threat to life or property will be arranged and coordinated with first responders and Weld County Emergency Management.

In the event of an emergency, the following steps will be immediately taken:

1. The DCP Midstream representative will immediately notify first responders (911), to warn the public of a potential chemical exposure.
2. First responders may conduct door to door evacuation notices in addition to reverse 911 and utilizing the Integrated Public Alert and Warning System (IPAWS).
3. DCP Midstream will be responsible for employees and contract personnel and will monitor essential and non-essential personnel traffic on or near the incident site.
4. General:
    a. The area included within the radius of exposure is considered to be the zone with the maximum potential hazard, per the Emergency Response Guide (ERG). When it is determined that conditions exist which create an additional area (beyond the initial zone of maximum potential hazard) vulnerable to possible hazard, public areas in the additional hazardous area will be evacuated.
    b. In the event of a incident, after the public areas have been evacuated and traffic stopped, it is expected that local civil authorities will have arrived and within a few hours will have assumed direction of and control of the public, including all public areas.
    c. DCP Midstream will cooperate with these authorities to the fullest extent and will exert every effort by careful advice to such authorities to prevent panic or rumors.

DCP Midstream will dispatch appropriate personnel to the disaster site as soon as possible. The company's personnel will cooperate with and provide such information to civil authorities as they might require.

SECTION – 9 TRAINING AND EXERCISES

All facility supervisors at DCP have completed Incident Commander training and are expected to set up a Unified Command with local authorities and first responders including planning, training, and preparedness exercises.

DCP Midstream employees participate in multiple tabletop emergency scenarios, plant evacuations, and a regionwide drill conducted with local first responders. Facility operators review additional reoccurring emergency response training.

SECTION – 10 COORDINATION WITH FIRST RESPONDERS

a) In the event of an emergency requiring First Responders, Unified Command will be established between the DCP Midstream employee on location and First Responders present. Unified Command post will be established based on conditions present at time of incident.

b) DCP Midstream HS/PSM representative and first responders identified in this Emergency Action Plan have reviewed the EAP and have discussed coordination efforts in the event of an emergency requiring first responder assistance.

SECTION – 11 Plan Review and Update Procedures

a) Multi-year plan review and update:
DCP Midstream will notify OEM of changes to this plan.

b) Post incident plan review and update:
After an incident, DCP Midstream personnel debrief on the emergency response and complete a drill critique form. If deficiencies are noted, action plans to correct the deficiencies are created and tracked in an incident management system.

CANVASBACK COMPRESSOR STATION

ADDRESS:

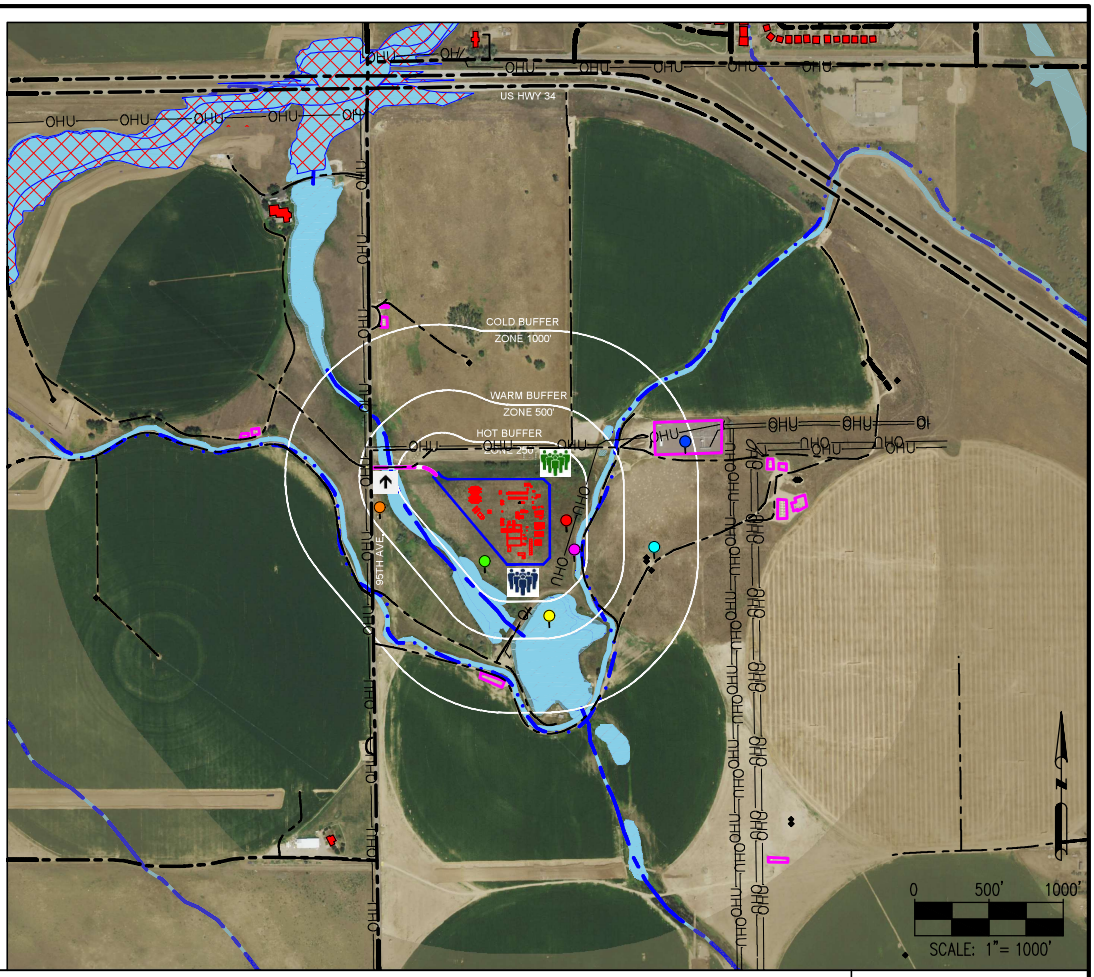
FACILITY LOCATION: 40.39842 °N, 104.82887 °W
ACCESS LOCATION: 40.39937 °N, 104.83225 °W

NOTIFICATIONS

1. DCP Midstream, LP 24-Hour Hotline
   970-356-9700
   888-204-1781
2. Greeley Police Department:
   911 AND 970-350-9600 (NON-EMERGENCY)
3. Greeley Fire Department
   911 & 970-350-9504 (NON-EMERGENCY)
4. Weld County OEM
   970-350-9600
5. Weld County Sheriff
   970-356-4015
6. Colorado Highway State Patrol
   303-239-4501
7. Weld County O&G Energy Department
   970-400-3580
7. Colorado Oil & Gas Commission
   303-894-2100
8. Colorado Department of Public Health & Environment
   877-518-5608
9. Colorado Parks & Wildlife
   303-291-7227
10. National Response Center
    800-424-8802

CRITICAL RECEPTORS

1. OVERHEAD UTILITIES
2. SURROUNDING WETLANDS
3. EXISTING FACILITIES
4. EXISTING WELLS
5. SURROUNDING DITCHES/STREAMS
6. 95TH AVENUE
7. EXISTING POND



SITE NAME:
CANVASBACK COMPRESSOR STATION

SURFACE LOCATION:
NW 1/4 SW 1/4 SEC. 18, T5N, R66W, 6TH P.M.
WELD COUNTY, COLORADO

ASCENT GEOMATICS SOLUTIONS
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128
www.ascentgeomatics.com

FIELD DATE:	
N/A	
DRAWING DATE:	
06-20-22	
BY: CSG	CHECKED BY: IJM

LEGEND

- = PRIMARY MUSTER POINT
- = SECONDARY MUSTER POINT
- = PRIMARY INGRESS/EGRESS
- = CRITICAL RECEPTOR
- = EXISTING WELL
- = FLOODPLAIN
- = POND
- = PROPOSED DISTURBANCE AREA
- = PROPOSED FACILITIES
- = EXISTING FACILITIES
- = RESIDENCE
- = WETLAND
- = HOT, WARM, & COLD BUFFER ZONES
  ERG ZONE (800 METERS)
- = PROPOSED ACCESS ROAD
- = PUBLIC ROAD
- = PRIVATE ROAD
- —OHU— = OVERHEAD UTILITY
- = STREAM
- = DITCH

Note: This Tactical Response Card is a reference tool and is intended to provide guidance during an actual event or exercise. Placement of resources may need to be adjusted according to environmental variables. It is the responsibility of emergency response personnel to be trained in response and to be able to make adjustments to the card as needed.

DATA SOURCES:
-AERIAL IMAGERY: NAIP 2019
-HYDROLOGY: NHD

PUBLICLY AVAILABLE DATA SOURCES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY ASCENT.

FIRE DEPARTMENT RESPONSE GUIDELINES

COMMAND

- Establish initial command post near the oil & gas location entrance.
- Position should provide a clear view of the entire scene.
- Advise responding units and resources to stage near location entrance.
- Locate operator lease sign on location (located at the entrance /site access).
- If industry personnel are not on location, call the 24-Hour Emergency Contact number located on the sign.
- Establish unified command with operator on-site liaison.
- Develop incident action plan with the operator to mitigate incident
- **Strategy - *Always defensive unless a life safety need is identified!***

INCIDENT STABILIZATION

- Implement Hazardous Materials response protocols.
- All personnel operating in hazard zones should be in appropriate PPE, to include a personal mobile air monitoring device.
- Establish Hot, Warm, Cold Zones, and ERG zones.
- Exposure Concerns --- Equipment, nearby structures, neighborhoods, roadways, etc.
- Monitor weather conditions, especially wind direction.
- Air monitoring for vulnerable areas and locations around incident.
- Conduct evacuations of citizens, bystanders, and resources at risk.
- Identify and address any water supply and/or foam requirements necessary to mitigate the incident.

SPECIAL CONSIDERATIONS

- If evacuations are needed, coordinate with Weld County OEM before ordering an evacuation to establish evacuation routes, shelters, shelter in-place and to utilize IPAWS (reverse 9-1-1).
- Request mutual aid apparatus and equipment asap to minimize operational delays.
- Consider and address any potential impacts to critical receptors identified near the location.
- Consider requesting a HazMat Team if needed to assist with mitigation.
- Consider requiring a fire investigation for any fire and/or explosion.
- Keep the public and stakeholders informed of response activities.
- Notify FAA if Air Traffic restrictions are needed (requested through OEM) ***(very large incident)***

ASCENT GEOMATICS SOLUTIONS
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128
www.ascentgeomatics.com

INDUSTRY RESPONSE OBJECTIVES

Ensure safety of the public, first responders, employees, and contractors. Minimize impact to the environment and local community. The following response objectives checklist shall be followed:

SAFETY - PROTECT LIFE

- Evaluate and account for all personnel
- Isolate all potential ignition sources
- Establish site control (safe perimeter and evacuation routes)
- Contact emergency services as needed (911, Fire, LEPC)
- Identify hazard(s) of emitted material (obtain SDS)
- Implement air monitoring around impacted area
- Continually assess site hazards/risks

RESPONSE - INCIDENT STABILIZATION

- Notify internal personnel and agencies
- Assign on-site liaison to the incident commander
- Establish a unified command post and field communications
- Establish Hot, Warm, Cold Zones, and ERG Zone
- Identify and establish staging area to support response operations
- Activate emergency shutdown procedures (ESD)
- Activate response action contractors for equipment and manpower as needed (e.g, Well Control, spill/HazMat clean-up, etc.)

ENVIRONMENTAL - PROTECT THE ENVIRONMENT

- Identify, prioritize, and protect environmentally sensitive areas
- Verify if water has been impacted
- Implement waste handling, disposal and decontamination procedures as needed
- Contain and recover spilled materials
- Notify appropriate agencies

SPECIAL CONSIDERATIONS

- Keep the public and stakeholders informed of response activities

FACILITY INFORMATION

Compressor Station Liquid Storage:

- **Oil (BBL) - XXXX BBL**
- **Water (BBL) - XXXX BBL**
- *1 Barrel (BBL) = 42 Gallons

Specific Facility Hazardous Conditions: (chemicals stored on site)

TAG	TYPE	DESCRIPTION	CAPACITY
V-410401	PRESSURE VESSEL	CONDENSATE STORAGE TANK	90000 GAL.
TK-410271	TANK	LUBE OIL DAY TANK (FRAME OIL)	88 GAL.
TK-410272	TANK	LUBE OIL DAY TANK	500 GAL.
TK-410273	TANK	LUBE OIL DAY TANK (CYLINDER OIL)	88 GAL.
TK-410471	TANK	PRODUCED WATER SUMP	300 BBL
TK-410472	TANK	COMPRESSOR SKID DRAIN SUMP SLOP LUBE OIL/MIXED HYDROCARBON/WATER	300 BBL
TK-410473	TANK	OPEN DRAIN SUMP SLOP LUBE OIL/MIXED HYDROCARBON/WATER	90 BBL
TK-410474	TANK	PRODUCED WATER SUMP	300 BBL
TK-411202	TANK	TEG STORAGE TANK	90 BBL
TK-411301	TANK	METHANOL STORAGE TANK	90 BBL

Storage Location

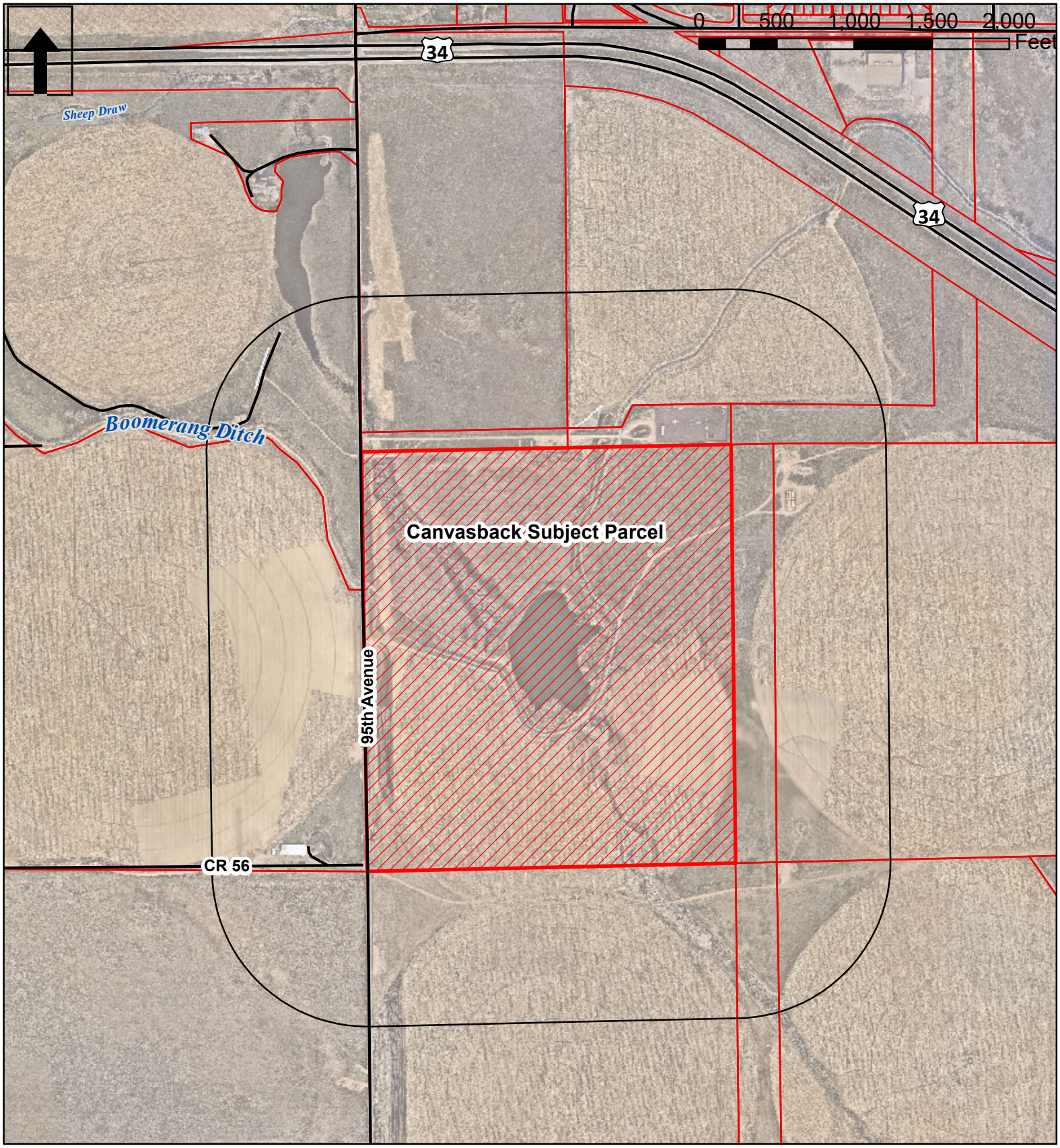
- **Lube Oil day tank - Compressor building**
- **Sumps - along the north side of the facility**
- **Condensate Storage Tank - West end of the facility**
- **TEG storage tank - South Side of the facility**
- **Methanol storage tank - Southwest of condensate vessel**

Is Water Supply Available on Location?

FIRE HYDRANTS – NONE
WATER STORAGE TANKS

DCP Midstream is a memeber of the Colorado Preparedness & Response Network (CPRN) and has access to foam for firefighting through CPRN in the event of an incident with a fire.

Attachment H - Canvasback Compressor Noticing Boundary Area



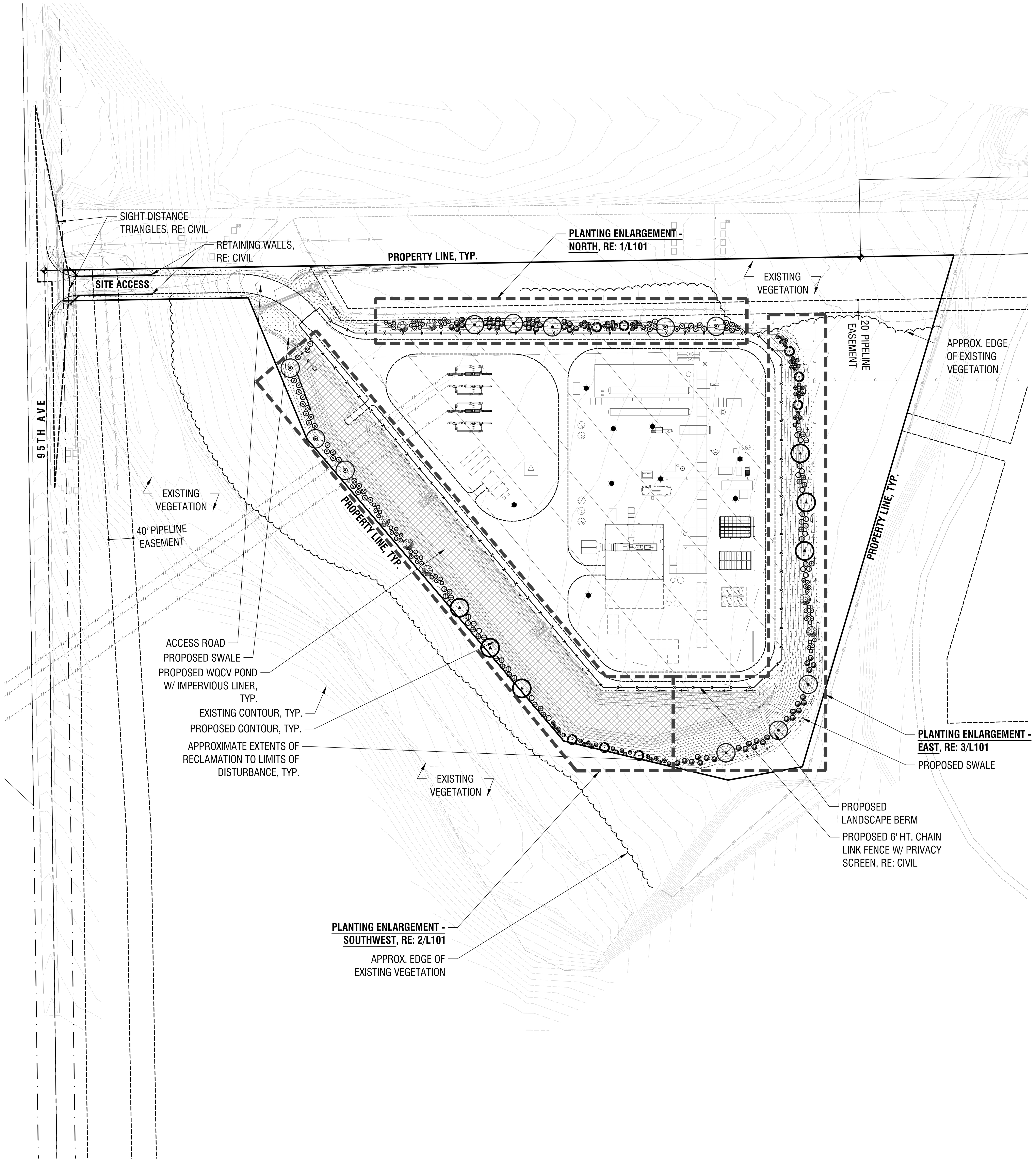
Canvasback Subject Parcel
Canvasback_Noticing_Buffer
Greeley Parcels
Streets

City of Greeley Colorado
COMMUNITY DEVELOPMENT

Attachment I - Landscape Plan

CANVASBACK COMPRESSOR STATION USE BY SPECIAL REVIEW USR2022-0011

PLAT INFO
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, CITY OF GREELEY, STATE OF COLORADO
670,083.98 SQ.FT., 15.38 ACRES



1 LANDSCAPE PLAN
1"=100'

PLANTING REQUIREMENTS

NORTH EDGE

TYPE II PERIMETER - IN COMBINATION WITH EXISTING VEGETATION FOR 25% REDUCTION OF PERIMETER LANDSCAPE REQUIREMENTS (PROPOSED USE: MEDIUM-INTENSITY, ADJACENT SHARE USE: LOW-INTENSITY)

10' WIDTH MIN.				
QUANTITY / TYPE (PER 100 LF)		*LENGTH (FT)*	*REQUIRED**	***PROVIDED***
2	TREES	615	9	9
16	SHRUBS	615	74	74

*(QUANTITY x (LENGTH / 100)) x 25% REDUCTION= REQUIRED

EAST EDGE

TYPE II PERIMETER - IN COMBINATION WITH BERM FOR 25% REDUCTION OF PERIMETER LANDSCAPE REQUIREMENTS (PROPOSED USE: MEDIUM-INTENSITY, ADJACENT SHARE USE: LOW-INTENSITY)

10' WIDTH MIN.				
QUANTITY / TYPE (PER 100 LF)		*LENGTH (FT)*	*REQUIRED**	***PROVIDED***
2	TREES	750	11	11
16	SHRUBS	750	90	90

*(QUANTITY x (LENGTH / 100)) x 25% REDUCTION= REQUIRED

SOUTHWEST EDGE

TYPE II PERIMETER - IN COMBINATION WITH EXISTING VEGETATION FOR 25% REDUCTION OF PERIMETER LANDSCAPE REQUIREMENTS (PROPOSED USE: MEDIUM-INTENSITY, ADJACENT SHARE USE: LOW-INTENSITY)

10' WIDTH MIN.				
QUANTITY / TYPE (PER 100 LF)		*LENGTH (FT)*	*REQUIRED**	***PROVIDED***
2	TREES	775	12	12
16	SHRUBS	775	93	93

*(QUANTITY x (LENGTH / 100)) x 25% REDUCTION= REQUIRED

PLANT SCHEDULE

TYPE	SYM.	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	ESTIMATED SIZE AT MATURITY
TREES						
DEC.	AN	5	ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	2" CAL.	25-30' HT X 20-25' SPD
DEC.	CO	6	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL.	50-60' HT X 40-50' SPD.
DEC.	GD	6	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL.	50-60' HT X 40-50' SPD.
EVG.	PE	8	PINUS EDULIS	PINON PINE	6' HT.	20-30' HT X 10-20' SPD
EVG.	PP	7	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	60-80' HT X 30-40' SPD
SHRUBS						
DEC.	ART	42	ARTEMESIA TRIDENTATA	TALL WESTERN SAGE	#5 CONT.	3-12' HT X 3-6' SPD.
EVG.	JM	49	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5-6' HT X 6-8' SPD.
DEC.	PC	41	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	#5 CONT.	6-8' HT X 4-6' SPD.
DEC.	RT	57	RHUS TRILOBATA	THREELEAF SUMAC	#5 CONT.	3-8' HT X 3-6' SPD.
DEC.	RG	47	RHUS GLABRA	SMOOTH SUMAC	#5 CONT.	8-15' HT X 8-10' SPD.
PERENNIALS						
ANNUALS		0 SF				
GROUNDCOVER		0 SF				
MULCH		0 SF				

NATIVE SEED MIX

DRYLAND PASTURE MIX	
TYPE	PERCENTAGE
DAHURIAN WILDRYE, JAMES	20%
FORAGE PERENNIAL RYEGRASS, VNS	20%
ORCHARDGRASS, PROFILE	15%
SMOOTH BROME, VNS	15%
INTERMEDIATE WHEATGRASS, RUSH	15%
PUBESCENT WHEATGRASS, LUNA	15%

SEEDING RATE: 20-25 LBS. PER ACRE

BROADCASTING RATE: 30-35 LBS. PER ACRE

PLANTING NOTES

1. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL INCLUDING SEEDED AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
3. ALL SHRUBS AND TREES TO BE MULCHED WITH WESTERN RED CEDAR MULCH, DEPTH PER DETAIL.
4. PROJECT INCLUDES EXTENSIVE UTILITY SYSTEMS. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. REPORT ANY CONFLICTS TO OWNER.
5. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE UNLESS APPROVED BY OWNER.
6. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE USR, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.

IRRIGATION NOTES

1. TWO (2) FRESH WATER TANKS WILL BE ERECTED ON OR NEAR THE COMPRESSOR STATION FOR THE USE OF IRRIGATING THE TREES AND SHRUBS VIA A FULLY FUNCTIONING, AUTOMATIC DRIP IRRIGATION SYSTEM. THE WATER TANKS WILL BE USED FOR IRRIGATION ONLY.
2. POINT SOURCE DRIP EMITTERS SHALL BE UTILIZED TO WATER INDIVIDUAL PLANTS.
3. APPROPRIATE DPC PERSONNEL WILL MONITOR & MAINTAIN RESPONSIBILITY FOR IRRIGATION SYSTEM.

SEEDING NOTES

1. ALL AREAS TO BE SEEDED SHALL BE DE-COMPACTED TO AN 8" DEPTH PRIOR TO ANY AMENDMENT OR SEEDING ACTIVITIES.
2. ALL LANDSCAPE AREAS TO RECEIVE A1 ORGANICS CLASS I COMPOST AT A RATE OF 3 CY/1,000 SF OR AS NEEDED PER SOIL ANALYSIS. SOIL TESTS, ANALYSIS AND RECOMMENDATIONS TO BE PROVIDED BY REVEGETATION CONTRACTOR.
3. TILL SOIL TO A 6" DEPTH (SEPARATE OPERATION FROM 8" DE-COMPACTION) TO CREATE A UNIFORM SEED BED AND TO INCORPORATE COMPOST AMENDMENTS. THE OBJECTIVE IS TO HAVE THE SURFACE SOIL LOOSE ENOUGH TO ALLOW FOR ROOT GROWTH AND FIRM ENOUGH ON THE SURFACE FOR GOOD SEED TO SOIL CONTACT.
4. THE SOIL SURFACE AFTER SHALL BE RELATIVELY FREE OF ROCKS, DEBRIS, AND DIRT CLODS GREATER THAN 3" DIAMETER TO ALLOW FOR PROPER SEED PLACEMENT.
5. DRILL SEED ON ALL SLOPES 2.5:1 OR FLATTER. DRILL SEEDERS SHALL CONTAIN AT LEAST TWO SEED BOXES, ONE FOR FLUFFY OR TRASHY SEED AND ONE FOR SMALL GRASSES, DOUBLE DISK FURROW OPENERS ON SEVEN INCH SPACING, DEPTH BANDS, AND PRESS WHEELS OR DRAG CHAINS. SEED SHOULD BE PLANTED TO A DEPTH OF ONE-QUARTER TO ONE-HALF INCH. IF AT ALL POSSIBLE SEED IN SPRING (SPRING THAW TO JUNE 1) AND FALL (SEPT. 10 TO CONSISTENT GROUND FREEZE) SEEDING WINDOWS.
6. HAND SEEDING MAY BE UTILIZED ON SMALL LOCALIZED AREAS THAT ARE EITHER TOO STEEP OR CANNOT BE ACCESSED USING STANDARD SEEDING EQUIPMENT. ALL BROADCAST SEED RATES TO BE DOUBLED AND RAKE INCORPORATED.
7. UNIFORMLY APPLY CERTIFIED WEED FREE STRAW MULCH AT 2 TONS/ACRE. CRIMP STRAW MULCH INTO THE SOIL A MINIMUM 1.5" DEPTH TO PREVENT BLOWING. IF SOIL CONDITIONS DO NOT ALLOW FOR A GOOD CRIMP/ANCHORING OF THE STRAW MULCH APPLY PLANTAGO TACKIFIER AT A RATE OF 200 LB/ACRE.

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT ______ DATE ______

WILDRYE DESIGN

CANVASBACK COMPRESSOR STATION

WELD COUNTY, FACILITY 41

Prepared For
DCP Operating Company, LP
6900 E Layton Ave, Suite 900
Denver, Colorado 80237

Landscape Architect
Wildrye Design LLC
802 Senecio Ct
Lafayette, Colorado 80026
303 325 1461

811 Know what's below. Call before you dig.

Stamp:
CHRISTINA M SCHNEIDER L.A.0001107 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT
09/08/2022

Issue:

Preliminary Landscape Plan	06/20/22
Final Landscape Plan	09/08/22

Project Number:	22-008
Date:	06/20/22
Drawn By:	CS

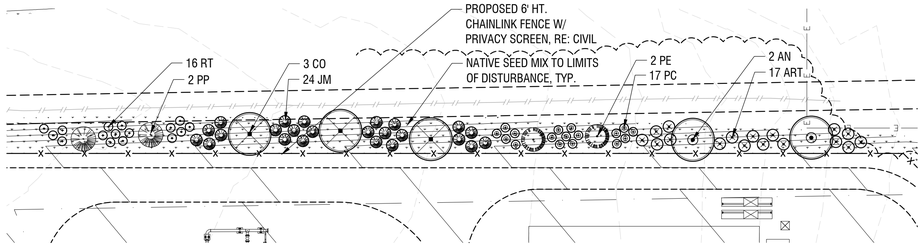
LANDSCAPE PLAN & NOTES

L100
SHEET 1 OF 3

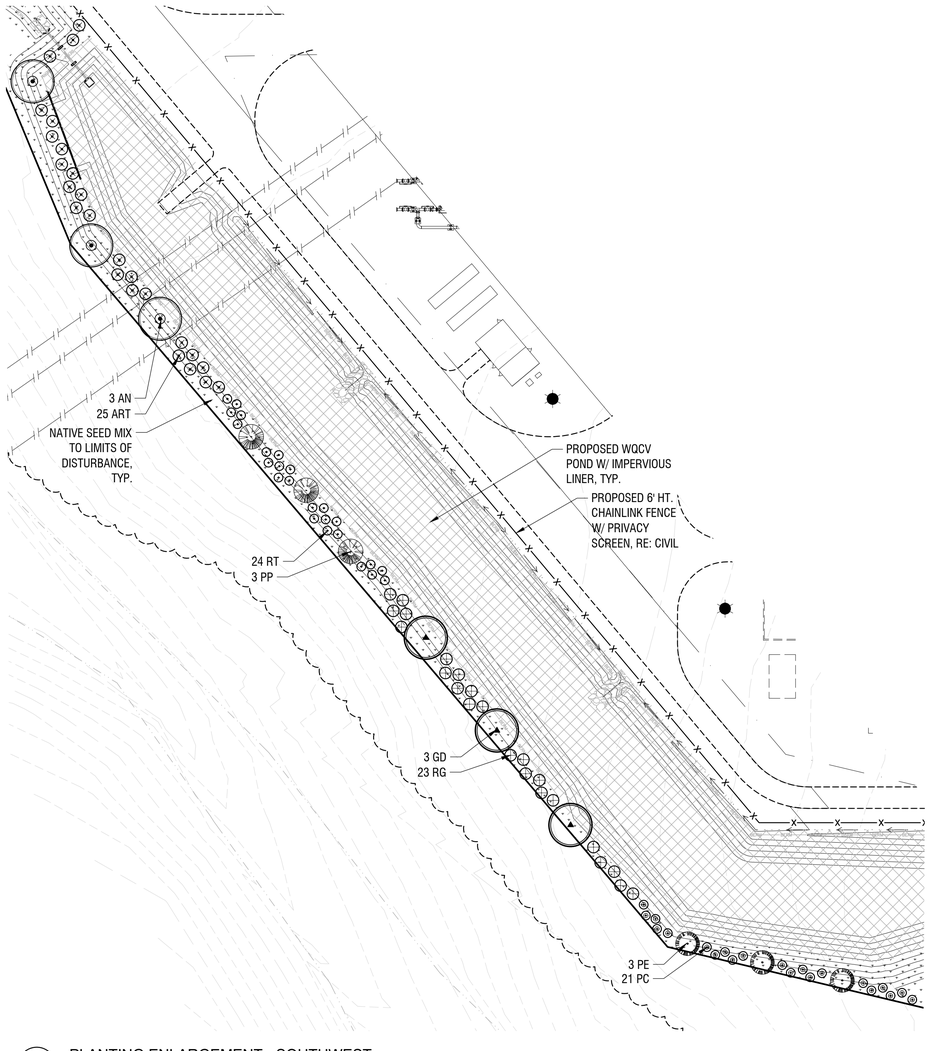
CANVASBACK COMPRESSOR STATION USE BY SPECIAL REVIEW USR2022-0011

PLAT INFO

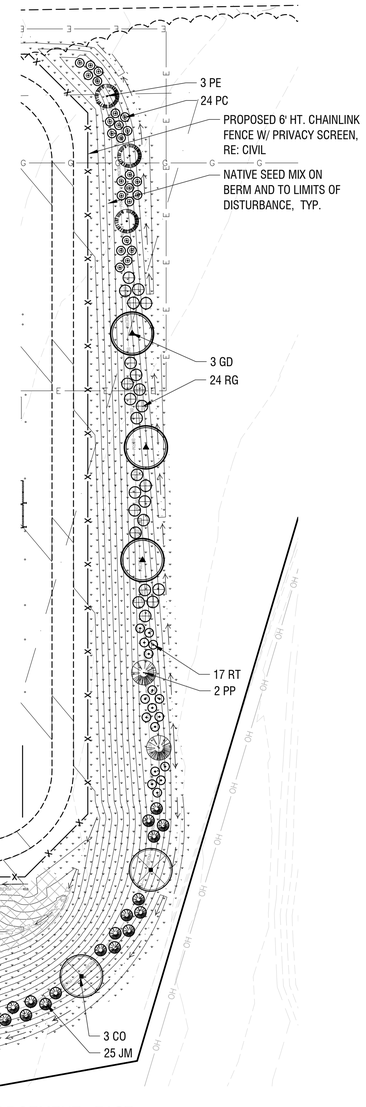
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, CITY OF GREELEY, STATE OF COLORADO
670,083.98 SQ.FT., 15.38 ACRES



1 PLANTING ENLARGEMENT - NORTH
1"=50'



2 PLANTING ENLARGEMENT - SOUTHWEST
1"=50'



3 PLANTING ENLARGEMENT - EAST
1"=50'

PLANT SCHEDULE

	TYPE	SYM.	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	ESTIMATED SIZE AT MATURITY
	TREES						
	DEC.	AN	5	ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	2" CAL.	25-30' HT X 20-25' SPD
	DEC.	CO	6	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL.	50-60' HT X 40-50' SPD.
	DEC.	GD	6	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL.	50-60' HT X 40-50' SPD.
	EVG.	PE	8	PINUS EDULIS	PINON PINE	6' HT.	20-30' HT X 10-20' SPD
	EVG.	PP	7	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	60-80' HT X 30-40' SPD
	SHRUBS						
⊗	DEC.	ART	42	ARTEMESIA TRIDENTATA	TALL WESTERN SAGE	#5 CONT.	3-12' HT X 3-6' SPD.
◉	EVG.	JM	49	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5-6' HT X 6-8' SPD.
◎	DEC.	PC	41	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	#5 CONT.	6-8' HT X 4-6' SPD.
⊙	DEC.	RT	57	RHUS TRILOBATA	THREELEAF SUMAC	#5 CONT.	3-8' HT X 3-6' SPD.
⊕	DEC.	RG	47	RHUS GLABRA	SMOOTH SUMAC	#5 CONT.	8-15' HT X 8-10' SPD.
	PERENNIALS						
	ANNUALS		0 SF				
	GROUNDCOVER		0 SF				
	MULCH		0 SF				

NATIVE SEED MIX

DRYLAND PASTURE MIX	
TYPE	PERCENTAGE
DAHURIAN WILDRYE, JAMES	20%
FORAGE PERENNIAL RYEGRASS, VNS	20%
ORCHARDGRASS, PROFILE	15%
SMOOTH BROME, VNS	15%
INTERMEDIATE WHEATGRASS, RUSH	15%
PUBESCENT WHEATGRASS, LUNA	15%

SEEDING RATE: 20-25 LBS. PER ACRE

BROADCASTING RATE: 30-35 LBS. PER ACRE

WILDRYE DESIGN

CANVASBACK COMPRESSOR STATION

WELD COUNTY, FACILITY 41

Prepared For

DCP Operating Company, LP
6900 E Layton Ave, Suite 900
Denver, Colorado 80237

Landscape Architect

Wildrye Design LLC
802 Senecio Ct
Lafayette, Colorado 80026
303 325 1461

811 Know what's **below.** **Call** before you dig.

Stamp:

CHRISTINA M SCHNEIDER LA.0001107 Digitally Signed Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

09/08/2022

Issue:

Preliminary Landscape Plan	06/20/22
Final Landscape Plan	09/08/22

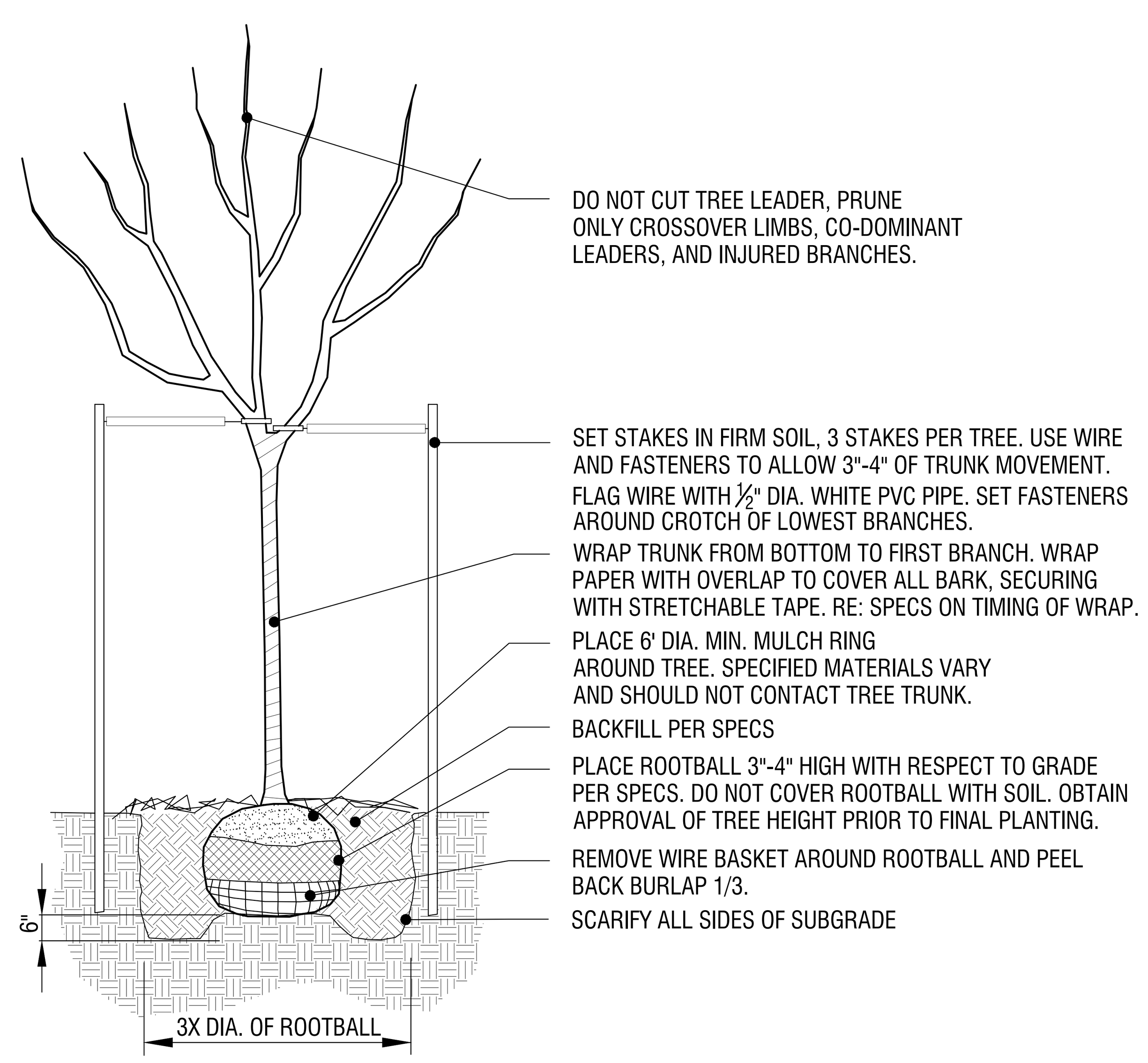
Project Number:	22-008
Date:	06/20/22
Drawn By:	CS

PLANTING ENLARGEMENTS

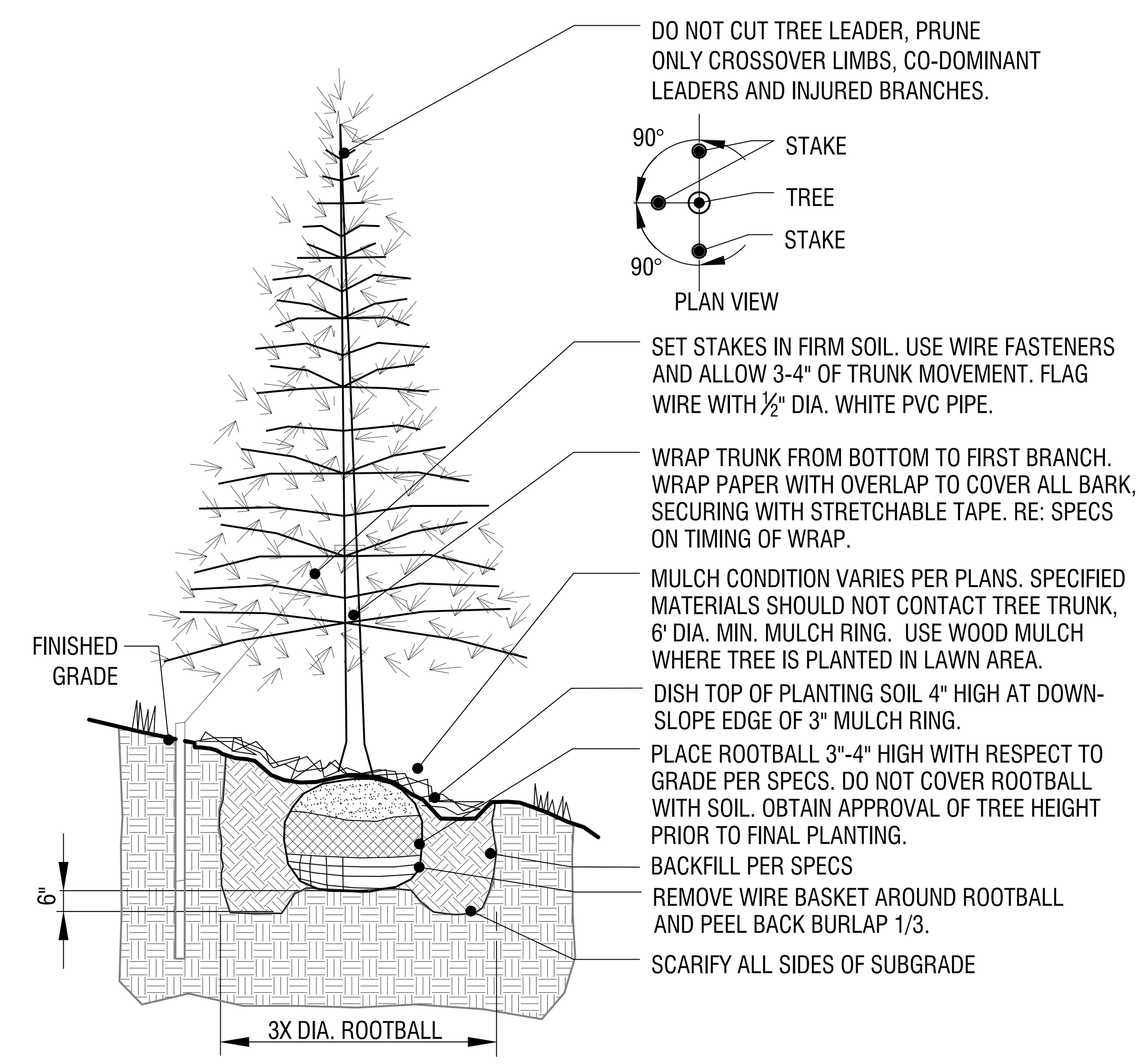
L101
SHEET 2 OF 3

CANVASBACK COMPRESSOR STATION USE BY SPECIAL REVIEW USR2022-0011

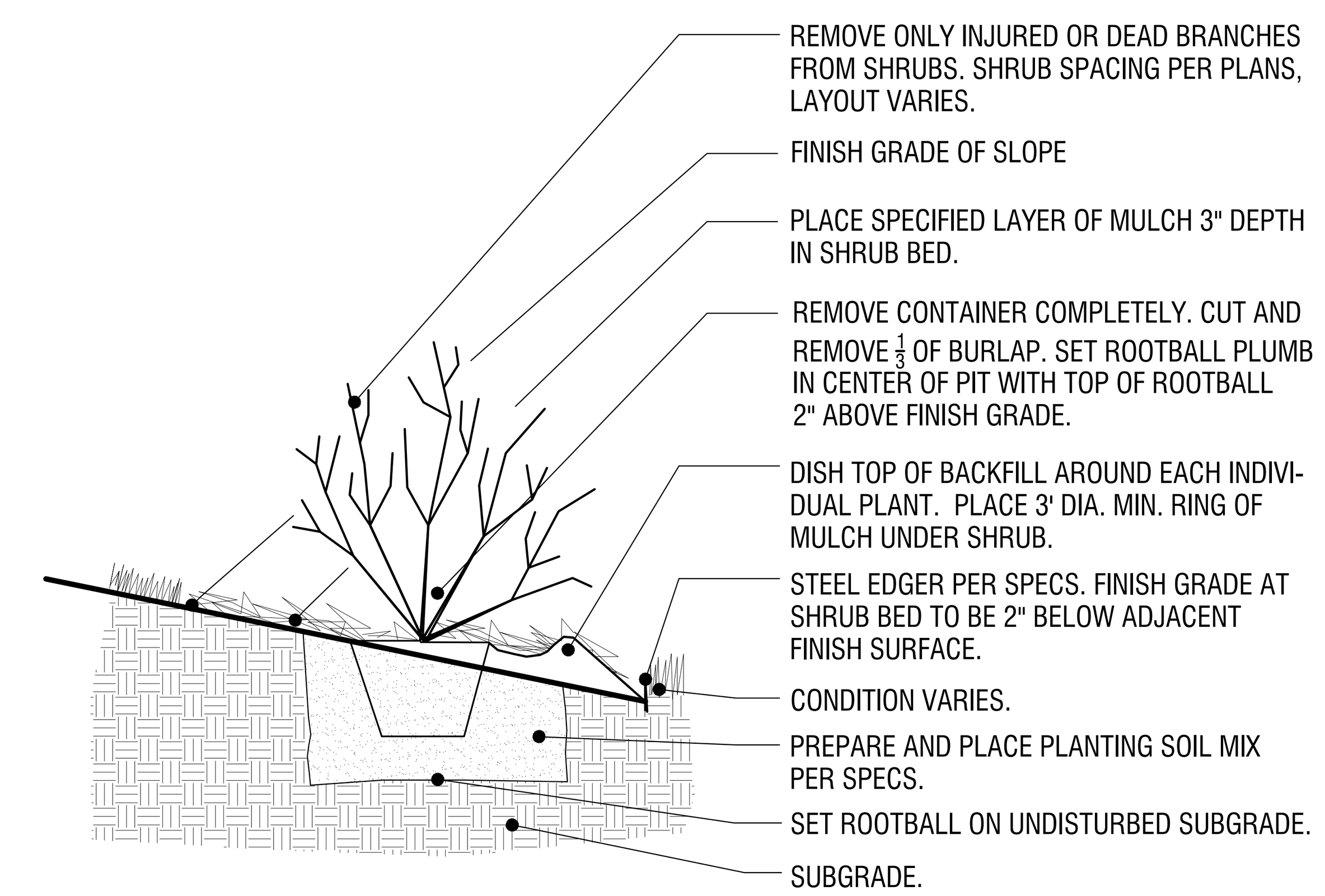
PLAT INFO
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF WELD, CITY OF GREELEY, STATE OF COLORADO
670,083.98 SQ.FT., 15.38 ACRES



1 DECIDUOUS TREE PLANTING
NTS



2 EVERGREEN TREE ON SLOPE PLANTING
NTS



3 SHRUB ON SLOPE PLANTING
NTS

WILDRYE DESIGN

CANVASBACK COMPRESSOR STATION

WELD COUNTY, FACILITY 41

Prepared For
DCP Operating Company, LP
6900 E Layton Ave, Suite 900
Denver, Colorado 80237

Landscape Architect
Wildrye Design LLC
802 Senecio Ct
Lafayette, Colorado 80026
303 325 1461

811 Know what's below. Call before you dig.

Stamp:
CHRISTINA M SCHNEIDER LA.0001107 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT
09/08/2022

Issue:

Preliminary Landscape Plan	06/20/22
Final Landscape Plan	09/08/22

Project Number:	22-008
Date:	06/20/22
Drawn By:	CS

PLANTING DETAILS

L102
SHEET 3 OF 3