



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Development Review Team Comments

Date: 3/20/2026

Responses to all Development Review Team comments are included immediately following this document.

Project Number: PRC2026-00003

Project Name: Conner-Wakeman Pipeline Connection Conditional Use Permits

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 03/20/2026

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: Three viable pipeline options are required as a part of this application. It is staff's opinion that the alternative #1 is the best option. Please provide a summary of each option and explain why your preferred route was chosen.

PLN02: Redlines of the Development Agreement are to be provided in this comment packet. Please resubmit a Word version to avoid problematic formatting. Exhibit A should be attached to each.

PLN03: The proposed pipeline area is largely zoned Agricultural-3, with a small portion being zoned Agricultural-2. The proposed pipeline routes all are within appropriate zone districts. The County's Comprehensive Plan has designated future land uses in the area for agricultural and public use, which will limit future development in these areas.

PLN04: Will there be any above-ground structures? If so, can you provide a summary of them and include dimensional details. If you have already provided this, then please direct me to where I can find it in your 900-page application. My apologies.

PLN05: Please provide an analysis of the pipeline goals, tie-ins, end points, why the one alternative doesn't connect both pads?

PLN06: Please include construction haul routes in Development Agreement.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: ROW Review

Name of Reviewer: Thayeng Chang

Date: 03/20/2026

Email:

Resubmittal Required

ROW1: Revise Exhibit F (site plan) to show (1) any existing and proposed easements.

ROW2: On the site plan, show the recorded information of the document(s) providing right-of-way access to the site from the adjacent parcels. Additionally, show all survey section corner information to help determine the location of the site boundary

ROW3: Pending engineering review, any storm water quality facilities will require a permanent drainage easement conveyed to the county by separate instrument. The easement agreement shall include a legal description and illustration depicting the legal description prepared by a licensed professional land surveyor. Permanent and Temporary easement requirements, please reference the submittal checklist/packet: https://adamscountyco.gov/wp-content/uploads/2025/08/Adams-County-Dedication-Transmittal-Packet_1.pdf

ROW4: Harvest Road is classified as a Section Line Arterial roadway. The right-of-way half width for this classification is 60 feet.

ROW5: A haul route map needs to be submitted for review along with the engineering review of the traffic impacts to adjacent roads.

ROW6: May request for full title commitment that includes Schedule A, B, and BII, to verify current legal ownership, easements, encumbrances; hyperlinks to all cited documents included in the report.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 03/19/2026

Email:

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

The following comments apply to alternative routes:

ENV1. Please provide the pipeline alternative route analysis, including discussion and reasoning for the preferred alternative and alternate routes.

The application only includes the following descriptions:

Preferred Alternative - "primary route pursuing easements"

Alternate Route 1 - "considered but not pursuing"

Alternate Route 2 - "considered but not pursuing"

The following comments apply to natural resources:

ENV2. Natural drainage areas are visible across the subject parcels. These drainage areas and wildlife habitat should be addressed in an environmentally sensitive manner in order to protect natural features and processes, protect and enhance important wildlife corridors, and generally sustain a high-quality natural environment.

ENV3. The application indicates, "burrowing owl habitat in the form of prairie dog burrows were documented in the central and northern portions of the study area. The burrows appeared to be abandoned and were covered with vegetation but may still

become occupied during the burrowing owl nesting season. Additional burrowing owl surveys will be conducted prior to construction." "An on-site nest survey will be conducted prior to commencement of construction."

The results of the threatened and endangered species field survey can be found in the Natural Resources Report included with this submittal as Exhibit I.

ENV4. All recommendations and requirements identified in the Natural Resources Report (Olsson, Feb 2026) will be met and maintained.

ENV5. The application indicates, "there are no cultural resources identified within this review considered to be of historic or archaeological importance, therefore, AK Pioneer Consulting recommends no further work regarding cultural resources within the Adams County Project area."

The results of the cultural resources search can be found in the Cultural Resources Report included with this submittal as Exhibit J.

ENV6. All recommendations and requirements identified in the Cultural Resources Report (AK Pioneer Consulting, Feb 2026) will be met and maintained.

The following comments apply to approval and permitting:

ENV7. All federal and state regulatory permits, including those required by the United States Pipeline and Hazardous Materials Safety Administration (PHMSA), and Colorado Energy and Carbon Management Commission (ECMC), as applicable, must be provided to Adams County for review.

The applicant has indicated that all federal and state regulatory permits shall be provided to the County prior to the start of construction.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 03/19/2026

Email:

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

The following comments apply to alternative routes:

ENV1. Please provide the pipeline alternative route analysis, including discussion and reasoning for the preferred alternative and alternate routes.

The application only includes the following descriptions:

Preferred Alternative - "primary route pursuing easements"

Alternate Route 1 - "considered but not pursuing"

Alternate Route 2 - "considered but not pursuing"

The following comments apply to natural resources:

ENV2. Natural drainage areas are visible across the subject parcels. These drainage areas and wildlife habitat should be addressed in an environmentally sensitive manner in order to protect natural features and processes, protect and enhance important wildlife corridors, and generally sustain a high-quality natural environment.

ENV3. The application indicates, "burrowing owl habitat in the form of prairie dog burrows were documented in the central and northern portions of the study area. The burrows appeared to be abandoned and were covered with vegetation but may still

become occupied during the burrowing owl nesting season. Additional burrowing owl surveys will be conducted prior to construction." "An on-site nest survey will be conducted prior to commencement of construction."

The results of the threatened and endangered species field survey can be found in the Natural Resources Report included with this submittal as Exhibit I.

ENV4. All recommendations and requirements identified in the Natural Resources Report (Olsson, Feb 2026) will be met and maintained.

ENV5. The application indicates, "there are no cultural resources identified within this review considered to be of historic or archaeological importance, therefore, AK Pioneer Consulting recommends no further work regarding cultural resources within the Adams County Project area."

The results of the cultural resources search can be found in the Cultural Resources Report included with this submittal as Exhibit J.

ENV6. All recommendations and requirements identified in the Cultural Resources Report (AK Pioneer Consulting, Feb 2026) will be met and maintained.

The following comments apply to approval and permitting:

ENV7. All federal and state regulatory permits, including those required by the United States Pipeline and Hazardous Materials Safety Administration (PHMSA), the Colorado Public Utilities Commission (PUC), and Colorado Energy and Carbon Management Commission (ECMC), as applicable, must be provided to Adams County for review.

The applicant has indicated that all federal and state regulatory permits shall be provided to the County prior to the start of construction.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 03/19/2026

Email:

Comment

ENV8. If the proposed pipeline requires air permits or revisions to existing air permits from Colorado Department of Public Health and Environment (CDPHE), please provide this information. If the proposed pipeline is exempt from air permitting requirements, please include this documentation as well.

The applicant has indicated that all CDPHE permits shall be provided to the County prior to the start of construction. Due to the area of disturbance, no air permit is required for the proposed construction.

ENV9. The applicant/operator shall follow all applicable hazardous materials and waste management regulations to ensure proper management of hazardous materials and waste such that they do not present a significant actual or potential hazard to public health, safety, or the environment.

ENV10. The applicant has indicated that they have provided documentation of the proposed project to the Bennett-Watkins Fire District and the Adams County Office of Emergency Management for review. Emergency response procedures are described in an Emergency Response Plan for the Project, which is included with this submittal as Exhibit E.

ENV11. Applicant must submit an emergency response plan for referral to the responding Colorado Designated Emergency Response Authority (DERA) for the entire pipeline segment or various responding agencies for the specific jurisdiction in which the pipeline crosses. Please provide documentation to Adams County that this has been completed.

ENV12. All plans shall be reviewed and approved by the applicable fire district and this documentation provided for Adams County review.

The following comments apply to construction and operation:

ENV13. All potential pollutant sources shall be stored within a covered area and in secondary containment. Spill containment and cleanup materials for oils, hydraulic fluids, fuel, and other fluid leaks will be required to be kept on-site.

ENV14. A Nuisance Control Plan or descriptions that addresses how nuisance hazard impacts, including offsite vehicle tracking, fugitive dust, noise, trash, and lighting will be controlled is required.

ENV15. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction and operation.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 03/19/2026

Email:

Comment

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Doriso

DISTRICT 4

Lynn Baca

DISTRICT 5

ENV16. Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Noise attenuation shall comply with the Colorado Noise Statute (CRS 25-12-103) and applicable, local noise regulations. All necessary steps should be taken to mitigate off-site noise.

ENV17. The operator will need to ensure that refuse (trash) is properly controlled and collected as often as necessary to prevent nuisance conditions.

ENV18. Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way.

The applicant has indicated that there is no lighting proposed with this project.

ENV19. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

The following comments apply to oil and gas:

ENV20. There are multiple plugged and abandoned, shut in, and producing oil and gas wells on the subject parcels and surrounding parcels. Prior to submittal of a site-specific development plan, all wells on the subject parcels shall be located and surveyed. The wells must be shown on the site plan. The pipeline route needs to include explanation of existing vertical oil and gas wells.

ENV21. Adams County has requirements for residential construction currently, and this may expand to all construction in the future. The applicant should be aware of the standards and regulations, and adherence is recommended for safety and environmental health. Please refer to Adams County Development Standards and Regulations (ACDSR) Section 4-11-02-03-03-05 Residential Construction Standards.

a) For active oil and gas wells (which includes producing and shut in), the setback is 250 feet from the well and no structures may be constructed in that buffer area. Access will be provided by a public street or recorded easement for private access.

b) For plugged and abandoned wells, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No permanent structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.

ENV22. All known oil and gas well flow lines and/or easements shall be graphically depicted on the site-specific development plan. In the interest of public health and safety, Adams County recommends that the applicant locate and verify the status of the flowlines. A buffer around the pipeline is recommended. Due to the age and status of the oil and gas wells along the pipeline route, abandoned flowlines are likely still in place. Historic records review, buried utility location, and flowline identification are highly recommended to prevent encountering flowlines during proposed pipeline installation.

ENV23. Well details and location, as well as historical aerials and records, are available through the Colorado Energy and Carbon Management Commission (ECMC) website and map features: <https://ecmc.colorado.gov/data-maps/cogis-database>

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 03/19/2026

Email:

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panels # (08001C0355H and 08001C0360H), Federal Emergency Management Agency, January 20, 2016. According to the above references, the project site is not located within a delineated 100-year flood hazard zone; a Floodplain Use Permit will not be required.

ENG2: A Utility Street Cut Permit (UTL) will be required prior to construction for the Harvest Road crossing location.

ENG3: CDPS Permit #COR401222, expiration date 3/31/2029, was submitted within the SWMP Report.

ENG4: Add areas of permanent seeding to the Erosion Control Plans.

ENG5: Add dust abatement for unpaved haul route roads to the SWMP and Erosion Control Plans.

ENG6: Provide written approval of the plans from Mile High Flood District (MHFD).

ENG7: Provide written approval of the plans from the Fire District.

ENG8: All engineering plans, letters and reports require stamps and signatures from the Engineer(s) of Record.

ENG9: The Traffic Letter is approved as submitted.

ENG10: All construction activities shall be in compliance with the Development Agreement. The Development Agreement shall cover the proposed haul routes during the construction phase of the project.

ENG11: See ROW comments for permanent and temporary easement requirements.

Commenting Division: Attorney Review

Name of Reviewer: Sally Daggett

Date: 03/13/2026

Email:

Resubmittal Required

Redlined comments on each development agreement (crude oil pipeline DA and natural gas pipeline DA) shared with case manager via email. Exhibit A needs to be attached to each agreement too.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 03/10/2026

Email: gmoon@adcogov.org

Complete

There are no OPEN violations at this location at this time. NO COMMENT

Commenting Division: Parks Review

Name of Reviewer: Ashley Coleman

Date: 03/02/2026

Email:

Complete

No comment.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Development Review Team Comments Rocky Mountain Midstream Response

Commenting Division: Planner Review
Name of Reviewer: Greg Barnes
Date: 03/20/2026
Email: gjbarnes@adcogov.org
Resubmittal Required

PLN01: Three viable pipeline options are required as a part of this application. It is staff's opinion that the alternative #1 is the best option. Please provide a summary of each option and explain why your preferred route was chosen.

Response:

The proposed primary route, Rocky Mountain Midstream's preferred alignment, will connect to an existing interconnect site located on parcel 0156700000062. This site is now reflected in the updated alignments included with this submittal. The preferred route was selected to minimize infrastructure crossings, eliminate the need for an additional access point on Powhaton Road, and avoid construction of a new above-ground interconnect facility. This alignment will not require any additional permanent surface disturbance and will not alter existing surface use.

The first alternate route would require additional infrastructure crossings, including those of Tri-State and Xcel/PSCO, as well as a bore under Powhaton Road. It would also necessitate construction of a new above-ground interconnect site on the east side of Powhaton Road, along with a new permanent access crossing the Xcel/PSCO easement. Development of this interconnect site would result in approximately 50 by 175 feet of new surface disturbance, in addition to a permanent access road measuring roughly 20 by 300 feet.

The second alternate route also connects the Conner and Wakeman pad sites to the existing pipeline system. The route drawings have been updated to reflect both pad connections to the proposed alignment, correcting a previous omission. This revised drawing is included with the current submittal. The second alternate is not preferred, as its alignment would place the pipeline closer to an existing residence

The proposed pipeline system will result in temporary construction-related activity. Following construction, long-term traffic to the surface site is expected to be minimal, limited to a pickup truck approximately twice per month. In the absence of the pipeline, the pad sites would require flaring to release gas and would generate significantly higher traffic volumes, with an estimated 20 to 30 tanker truck trips per day at each site to transport oil.

PLN02: Redlines of the Development Agreement are be provided in this comment packet. Please resubmit a Word version to avoid problematic formatting. Exhibit A should be attached to each.

Response: Noted.

PLN03: The proposed pipeline area is largely zoned Agricultural-3, with a small portion being zoned Agricultural-2. The proposed pipeline routes all are within appropriate zone districts. The County's Comprehensive Plan has designated future land uses in the area for agricultural and public use, which will limit future development in these areas.

Response: Noted.

PLN04: Will there be any above-ground structures? If so, can you provide a summary of them and include dimensional details. If you have already provided this, then please direct me to where I can find it in your 900-page application. My apologies.

Response: An existing 60 by 175-foot interconnect site is located on parcel 015670000062, to which the proposed oil and gas pipelines will connect. The location of this above-ground facility is shown on the drawings included with this submittal.

PLN05: Please provide an analysis of the pipeline goals, tie-ins, end points, why the one alternative doesn't connect both pads?

Response: Both pipelines will connect the Conner and Wakeman pad sites into an existing gathering pipeline system at the interconnect site.

The second alternate route also connects the Conner and Wakeman pad sites to the existing pipeline system. The drawings depicting all three routes have been updated to show both pad connections to the proposed alignment, correcting a previous omission. The revised drawings are included with this submittal. This route is not preferred, as its alignment would place the pipeline closer to an existing residence.

PLN06: Please include construction haul routes in Development Agreement.

Response: The haul routes have been added to Section I, Subsection 2, Paragraph L of the Development Agreement included with this submittal.

Commenting Division: ROW Review

Name of Reviewer: Thayeng Chang

Date: 03/20/2026

Email:

Resubmittal Required

ROW1: Revise Exhibit F (site plan) to show (1) any existing and proposed easements.

Response: Reception numbers have been added to the site plan included with this submittal.

ROW2: On the site plan, show the recorded information of the document(s) providing right-of-way access to the site from the adjacent parcels. Additionally, show all survey section corner information to help determine the location of the site boundary

Response: Permanent, temporary, and future access locations, along with section, township, and range information, have been added to the site plan.

ROW3: Pending engineering review, any storm water quality facilities will require a permanent drainage easement conveyed to the county by separate instrument. The easement agreement shall include a legal description and illustration depicting the legal description prepared by a licensed professional land surveyor. Permanent and Temporary easement requirements, please reference the submittal checklist/packet: https://adamscountyco.gov/wp-content/uploads/2025/08/Adams-County-Dedication-Transmittal-Packet_1.pdf

Response: Noted.

ROW4: Harvest Road is classified as a Section Line Arterial roadway. The right-of-way half width for this classification is 60 feet.

Response: Noted.

ROW5: A haul route map needs to be submitted for review along with the engineering review of the traffic impacts to adjacent roads.

Response: A haul route map has been added to updated Exhibit D Traffic Letter included with this submittal.

ROW6: May request for full title commitment that includes Schedule A, B, and BII, to verify current legal ownership, easements, encumbrances; hyperlinks to all cited documents included in the report.

Response: Noted.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 03/19/2026

Email:

Resubmittal Required

The following comments apply to alternative routes:

ENV1. Please provide the pipeline alternative route analysis, including discussion and reasoning for the preferred alternative and alternate routes.

The application only includes the following descriptions:

Preferred Alternative - "primary route pursuing easements"

Alternate Route 1 - "considered but not pursuing"

Alternate Route 2 - "considered but not pursuing"

Response:

The proposed primary route, Rocky Mountain Midstream's preferred alignment, will connect to an existing interconnect site located on parcel 0156700000062. This site is now reflected in the updated alignments included with this submittal. The preferred route was selected to minimize infrastructure crossings, eliminate the need for an additional access point on Powhaton Road, and avoid construction of a new above-ground interconnect facility. This alignment will not require any additional permanent surface disturbance and will not alter existing surface use.

The first alternate route would require additional infrastructure crossings, including those of Tri-State and Xcel/PSCO, as well as a bore under Powhaton Road. It would also necessitate construction of a new above-ground interconnect site on the east side of Powhaton Road, along with a new permanent access crossing the Xcel/PSCO easement. Development of this interconnect site would result in approximately 50 by 175 feet of new surface disturbance, in addition to a permanent access road measuring roughly 20 by 300 feet.

The second alternate route also connects the Conner and Wakeman pad sites to the existing pipeline system. The route drawings have been updated to reflect both pad connections to the proposed alignment, correcting a previous omission. This revised drawing is included with the

current submittal. The second alternate is not preferred, as its alignment would place the pipeline closer to an existing residence

The proposed pipeline system will result in temporary construction-related activity. Following construction, long-term traffic to the surface site is expected to be minimal, limited to a pickup truck approximately twice per month. In the absence of the pipeline, the pad sites would require flaring to release gas and would generate significantly higher traffic volumes, with an estimated 20 to 30 tanker truck trips per day at each site to transport oil.

The following comments apply to natural resources:

ENV2. Natural drainage areas are visible across the subject parcels. These drainage areas and wildlife habitat should be addressed in an environmentally sensitive manner in order to protect natural features and processes, protect and enhance important wildlife corridors, and generally sustain a high-quality natural environment.

Response: Noted.

ENV3. The application indicates, "burrowing owl habitat in the form of prairie dog burrows were documented in the central and northern portions of the study area. The burrows appeared to be abandoned and were covered with vegetation but may still become occupied during the burrowing owl nesting season. Additional burrowing owl surveys will be conducted prior to construction." "An on-site nest survey will be conducted prior to commencement of construction." The results of the threatened and endangered species field survey can be found in the Natural Resources Report included with this submittal as Exhibit I.

Response: Correct.

ENV4. All recommendations and requirements identified in the Natural Resources Report (Olsson, Feb 2026) will be met and maintained.

Response: Noted.

ENV5. The application indicates, "there are no cultural resources identified within this review considered to be of historic or archaeological importance, therefore, AK Pioneer Consulting recommends no further work regarding cultural resources within the Adams County Project area." The results of the cultural resources search can be found in the Cultural Resources Report included with this submittal as Exhibit J.

Response: Correct.

ENV6. All recommendations and requirements identified in the Cultural Resources Report (AK Pioneer Consulting, Feb 2026) will be met and maintained.

Response: Noted.

The following comments apply to approval and permitting:

ENV7. All federal and state regulatory permits, including those required by the United States Pipeline and Hazardous Materials Safety Administration (PHMSA), and Colorado Energy and Carbon Management Commission (ECMC), as applicable, must be provided to Adams County for review. The applicant has indicated that all federal and state regulatory permits shall be provided to the County prior to the start of construction.

Response: Correct.

ENV8. If the proposed pipeline requires air permits or revisions to existing air permits from Colorado Department of Public Health and Environment (CDPHE), please provide this information. If the proposed pipeline is exempt from air permitting requirements, please include this documentation as well. The applicant has indicated that all CDPHE permits shall be provided to the County prior to the start of construction. Due to the area of disturbance, no air permit is required for the proposed construction.

Response: Correct.

ENV9. The applicant/operator shall follow all applicable hazardous materials and waste management regulations to ensure proper management of hazardous materials and waste such that they do not present a significant actual or potential hazard to public health, safety, or the environment.

Response: Noted.

ENV10. The applicant has indicated that they have provided documentation of the proposed project to the Bennett-Watkins Fire District and the Adams County Office of Emergency Management for review. Emergency response procedures are described in an Emergency Response Plan for the Project, which is included with this submittal as Exhibit E.

Response: Correct.

ENV11. Applicant must submit an emergency response plan for referral to the responding Colorado Designated Emergency Response Authority (DERA) for the entire pipeline segment or various responding agencies for the specific jurisdiction in which the pipeline crosses. Please provide documentation to Adams County that this has been completed.

Response: Per Exhibit K in the original submittal, a copy of the alignments and a copy of the corresponding emergency response plan were submitted by email on February 12th.

ENV12. All plans shall be reviewed and approved by the applicable fire district and this documentation provided for Adams County review.

Response: Noted.

The following comments apply to construction and operation:

ENV13. All potential pollutant sources shall be stored within a covered area and in secondary containment. Spill containment and cleanup materials for oils, hydraulic fluids, fuel, and other fluid leaks will be required to be kept on-site.

Response: Noted.

ENV14. A Nuisance Control Plan or descriptions that addresses how nuisance hazard impacts, including offsite vehicle tracking, fugitive dust, noise, trash, and lighting will be controlled is required.

Response: A Nuisance Control Summary is included with this submittal which includes an excerpt from the Stormwater Management Plan specific to waste management.

ENV15. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction and operation.

Response: Noted.

ENV16. Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Noise attenuation shall comply with the Colorado Noise Statute (CRS 25-12-103) and applicable, local noise regulations. All necessary steps should be taken to mitigate off-site noise.

Response: Noted.

ENV17. The operator will need to ensure that refuse (trash) is properly controlled and collected as often as necessary to prevent nuisance conditions.

Response: Noted.

ENV18. Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way. The applicant has indicated that there is no lighting proposed with this project.

Response: Correct.

ENV19. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

Response: Noted.

The following comments apply to oil and gas:

ENV20. There are multiple plugged and abandoned, shut in, and producing oil and gas wells on the subject parcels and surrounding parcels. Prior to submittal of a site-specific development plan, all wells on the subject parcels shall be located and surveyed. The wells must be shown on the site plan. The pipeline route needs to include explanation of existing vertical oil and gas wells.

Response: Per the original site plans, Verdad's flowlines are shown crossing the proposed easement south of the existing interconnect site. No additional flowlines cross the easements.

Wells are also depicted on the subject parcels traversed by the easements.

ENV21. Adams County has requirements for residential construction currently, and this may expand to all construction in the future. The applicant should be aware of the standards and regulations, and adherence is recommended for safety and environmental health. Please refer to Adams County Development Standards and Regulations (ACDSR) Section 4-11-02-03-05 Residential Construction Standards.

a) For active oil and gas wells (which includes producing and shut in), the setback is 250 feet from the well and no structures may be constructed in that buffer area. Access will be provided by a public street or recorded easement for private access.

b) For plugged and abandoned wells, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No permanent structures shall be located within this setback. The plugged and

abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.

Response: Noted.

ENV22. All known oil and gas well flow lines and/or easements shall be graphically depicted on the site-specific development plan. In the interest of public health and safety, Adams County recommends that the applicant locate and verify the status of the flowlines. A buffer around the pipeline is recommended. Due to the age and status of the oil and gas wells along the pipeline route, abandoned flowlines are likely still in place. Historic records review, buried utility location, and flowline identification are highly recommended to prevent encountering flowlines during proposed pipeline installation.

Response: Noted.

ENV23. Well details and location, as well as historical aerials and records, are available through the Colorado Energy and Carbon Management Commission (ECMC) website and map features:

<https://ecmc.colorado.gov/data-maps/cogis-database>

Response: Noted.

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 03/19/2026

Email:

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panels # (08001C0355H and 08001C0360H), Federal Emergency Management Agency, January 20, 2016. According to the above references, the project site is not located within a delineated 100-year flood hazard zone; a Floodplain Use Permit will not be required.

Response: Noted.

ENG2: A Utility Street Cut Permit (UTL) will be required prior to construction for the Harvest Road crossing location.

Response: Noted.

ENG3: CDPS Permit #COR401222, expiration date 3/31/2029, was submitted within the SWMP Report.

Response: Correct.

ENG4: Add areas of permanent seeding to the Erosion Control Plans.

Response: Noted.

ENG5: Add dust abatement for unpaved haul route roads to the SWMP and Erosion Control Plans.

Response: Dust abatement measures for unpaved haul routes have been incorporated into the updated SWMP and erosion control plan included with this submittal.

ENG6: Provide written approval of the plans from Mile High Flood District (MHFD).

Response: Noted.

ENG7: Provide written approval of the plans from the Fire District.

Response: Noted.

ENG8: All engineering plans, letters and reports require stamps and signatures from the Engineer(s) of Record.

Response: PE-stamped engineering plans, letters, and reports will be submitted upon final approval, once all documents are deemed complete by Adams County.

ENG9: The Traffic Letter is approved as submitted.

Response: Noted.

ENG10: All construction activities shall be in compliance with the Development Agreement. The Development Agreement shall cover the proposed haul routes during the construction phase of the project.

Response: Noted.

ENG11: See ROW comments for permanent and temporary easement requirements.

Response: Noted.

Commenting Division: Attorney Review

Name of Reviewer: Sally Daggett

Date: 03/13/2026

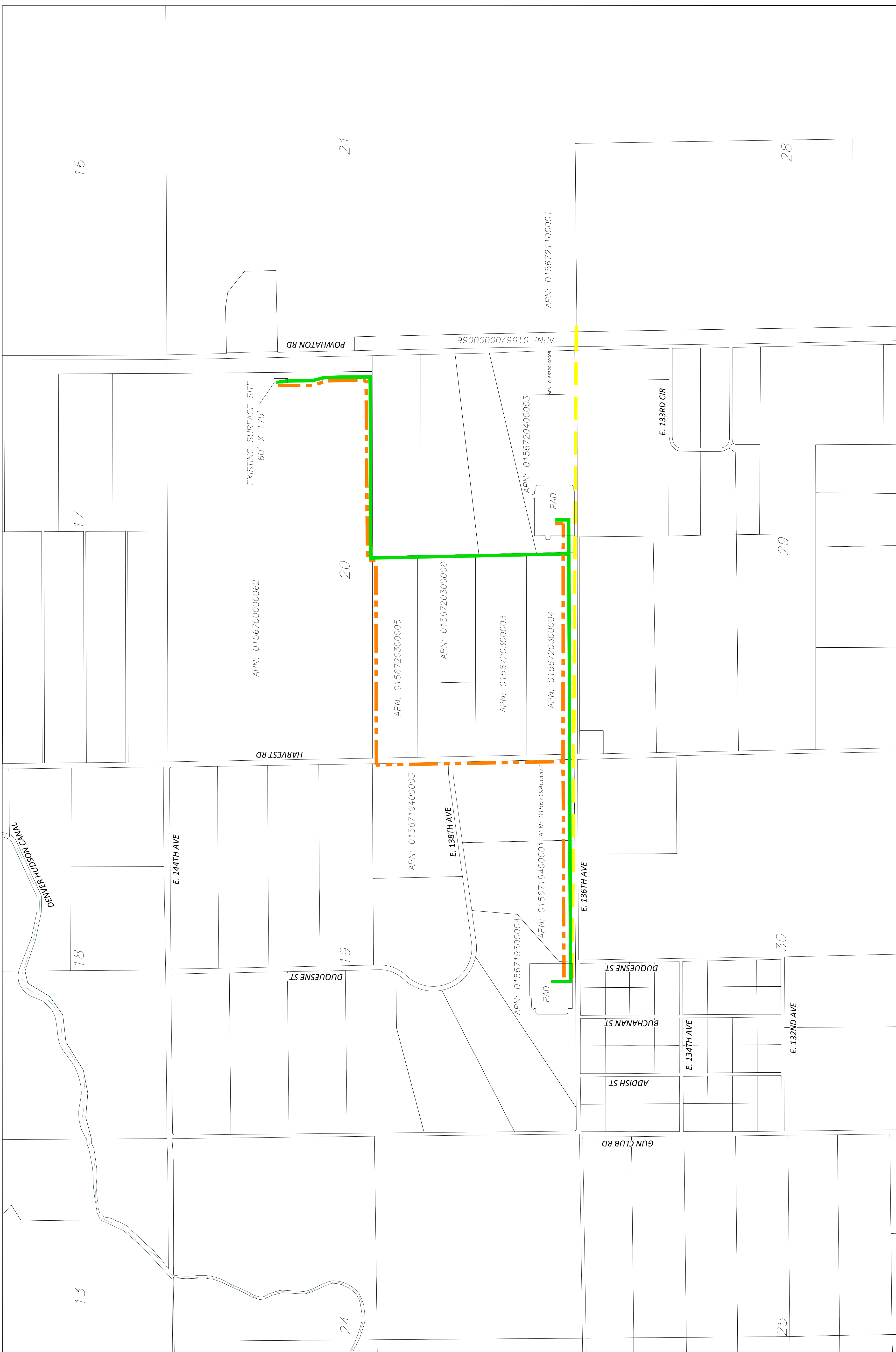
Email:

Resubmittal Required

Redlined comments on each development agreement (crude oil pipeline DA and natural gas pipeline DA) shared with case manager via email. Exhibit A needs to be attached to each agreement too.

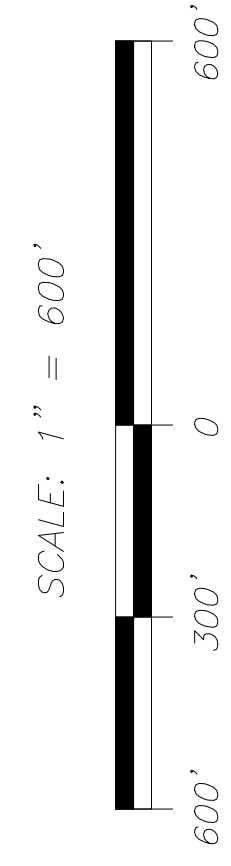
Response:

- Section I, Subsection 1, Paragraph A was corrupt and I have deleted and re-entered this paragraph.
- Section I, Subsection 1, Paragraph H referenced a CDOT permit for I-70. This project does not cross I-70 and, therefore, a CDOT permit is not required. This paragraph has been deleted.
- Per Planner's comment PLN06, the haul route description has been added to Section I, Subsection 2, Paragraph L of the Development Agreement included with this submittal.
- Exhibit A will be included once final version is approved by the County.



LEGEND

	PRIMARY ROUTE
	FIRST ALTERNATE ROUTE
	SECOND ALTERNATE ROUTE



REV. NO.	B	DRAWN BY:	CHKD BY:
PERMIT NO.	EBM 3312026	GRS	GRS

CONNER AND WAKEMAN CONNECTION
VICINITY MAP
ADAMS COUNTY, COLORADO



**CONNOR & WAKEMAN CONNECTIONS
LOCATED IN SECTIONS 19 & 20,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO**

CONSTRUCTION NOTES:

1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE ADAMS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.
2. ALL CONCRETE CURB, GUTTER AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 PSI CONCRETE WITH FIBER MESH.
3. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED, BY THE ENGINEER OF RECORD AND, SUBMITTED TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.
4. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND, IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
6. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND GUTTER REPLACEMENT.
7. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOWFILL AND, PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.
8. A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW.
9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.
10. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO ISSUANCE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER, SUPPLY YARDAGE/SQUARE
11. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT. PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
12. NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
13. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER, AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED.

DATUM & BENCHMARK:

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 BENCHMARKS
NATIONAL GEODETIC SURVEY BENCHMARK
FLANGE-ENCASED ROD STAMPED - C 457 2005
DESIGNATION = C 457
PID = DH9140
ELEVATION = 5525.6

NOTE:

PUBLIC IMPROVEMENTS SHALL CONFORM TO ADAMS COUNTY STANDARDS AND SPECIFICATIONS AND LATEST EDITION OF COLORADO DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS.

APPLICANT/OPERATOR:

ROCKY MOUNTAIN MIDSTREAM, LLC
13781 PACIFIC CIRCLE
MEAD, CO 80542
PHONE: 303-500-5053 (EXT. 408)

SURVEYOR:
AVERY LAND SERVICES LLC
1321 W. MAIN ST. #522
STERLING, CO 80751
PHONE: (580)-320-9744

VICINITY MAP



DRAWING INDEX	
SHEET NO.	DRAWING DESCRIPTION
1	COVER SHEET
2	ALIGNMENT SHEET STA: 0+00 TO 55+00
3	ALIGNMENT SHEET STA: 55+00 TO 89+00
4	ALIGNMENT SHEET STA: 89+00 TO 121+36

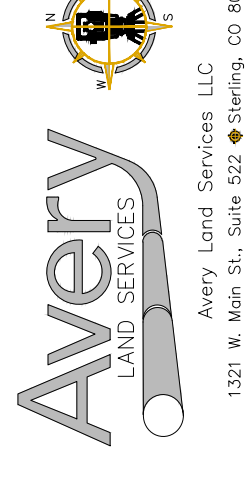
TRACT NO. COUNTY RECORD NO.

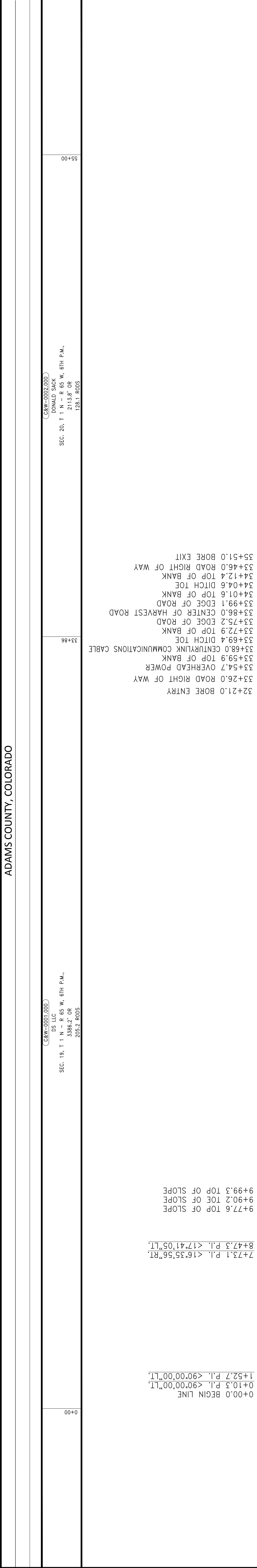
C&W-0001.000 R0174267/R0174266/R0174265
C&W-0002.000 R0210390/R0210389
C&W-0003.000 R0219448/R0219449
C&W-0004.000 R0000845

DRAWING REVISIONS		
No.	DESCRIPTION	DATE
1	UPDATE PIPE MATERIALS	1/28/26
2	UPDATE PIPE MATERIALS	2/23/26
3	TIE-IN LOCATION ADDED	3/31/26
4	UPDATE PIPE MATERIALS	4/9/26

REFERENCED DRAWINGS		
ID	DWG. NO.	TITLE

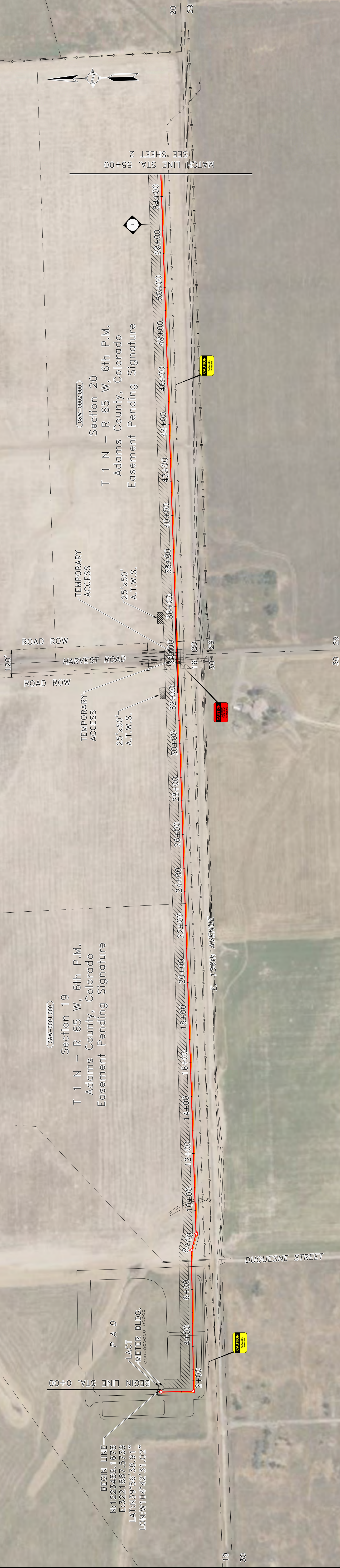
ISSUED FOR REVIEW			
CONNOR & WAKEMAN CONNECTIONS			
8" GAS PIPELINE			
ADAMS COUNTY, COLORADO			
STA. 0+00	TO	STA. 121+36	
DRAFT: FHZ	CHECK: GRS	DATE: 4/16/26	REV-4
DWG: C&W-HFC-2026		SHEET: 1 of 4	





PLAN
 SCALE: 1"=200'

STATIONING



PROFILE
 HORIZONTAL: 1"=200'
 VERTICAL: 1"=20'

PIPE DETAIL
 NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

GENERAL NOTES:

- BEARINGS AND DISTANCES SHOWN CONFORM TO THE STATE PLANE COORDINATE SYSTEM, COLORADO NORTH 1983. DISTANCES, COORDINATES AND BEARINGS SHOWN ARE GRID VALUES.
- OWNERSHIP PROVIDED BY CLIENTS' AGENT.
- ALL LEASE ROADS TO BE OPEN CUT.

GENERAL INFORMATION

ISSUED FOR CONSTRUCTION
 4/16/2026

CONFIDENTIAL

CALL 811 BEFORE YOU DIG
 MAP DISCLAIMER
 No warranty is made by the contractor for the accuracy of the information shown on this map.

GENERAL INFORMATION

ITEM No. QUANTITY DESCRIPTION

- 5170.0' 8.625" OD x 0.250" W.T. CS Pipe, API 5L X-52, PS2, ERW, 14-16 mil FBE Coating
- 330.0' 8.625" OD x 0.322" W.T. CS Pipe, API 5L X-52, PS2, ERW, 14-16 mil FBE Coating, 30 mil ARD Coating
- 1 CATHODIC LEAD

CROSSING TABLE

No. ITEMS PER SHEET No. DESCRIPTION DATE

- 1 EXISTING PIPELINE UPDATE PIPE MATERIALS 1/28/26
- 2 DITCH/CANAL UPDATE PIPE MATERIALS 2/3/26
- 1 OH POWER LINE TIE-IN LOCATION ADDED 3/31/26
- 1 ROADS FENCE GAPS MATERIALS CHANGE 4/8/26

REVISION

No. DESCRIPTION DATE

- 1 UPDATE PIPE MATERIALS 1/28/26
- 2 UPDATE PIPE MATERIALS 2/3/26
- 3 TIE-IN LOCATION ADDED 3/31/26
- 4 MATERIALS CHANGE 4/8/26

PI LIST

No. DEFLECTION

- IRREGULAR 15'
- 30'
- 45'
- 90'

TOTAL 4

ISSUED FOR CONSTRUCTION

CONNER & WAKEMAN CONNECTIONS
 8" GAS PIPELINE
 ADAMS COUNTY, COLORADO
 STA. 0+00 TO STA. 55+00

LEGEND

- MILE MARKER
- CATHODIC TEST LEAD
- BEND OR FITTING
- PROPOSED CENTERLINE
- TEMPORARY WORK SPACE
- TEMPORARY BOUNDARIES
- EXISTING PIPELINE
- EXISTING BOUNDARIES
- FENCE/POST
- GAS LINE
- ROADWAY
- BORE OR HDD

LEGEND

- MILE MARKER
- CATHODIC TEST LEAD
- BEND OR FITTING
- PROPOSED CENTERLINE
- TEMPORARY WORK SPACE
- TEMPORARY BOUNDARIES
- EXISTING PIPELINE
- EXISTING BOUNDARIES
- FENCE/POST
- GAS LINE
- ROADWAY
- BORE OR HDD

LEGEND

- MILE MARKER
- CATHODIC TEST LEAD
- BEND OR FITTING
- PROPOSED CENTERLINE
- TEMPORARY WORK SPACE
- TEMPORARY BOUNDARIES
- EXISTING PIPELINE
- EXISTING BOUNDARIES
- FENCE/POST
- GAS LINE
- ROADWAY
- BORE OR HDD

LEGEND

- MILE MARKER
- CATHODIC TEST LEAD
- BEND OR FITTING
- PROPOSED CENTERLINE
- TEMPORARY WORK SPACE
- TEMPORARY BOUNDARIES
- EXISTING PIPELINE
- EXISTING BOUNDARIES
- FENCE/POST
- GAS LINE
- ROADWAY
- BORE OR HDD

LEGEND

- MILE MARKER
- CATHODIC TEST LEAD
- BEND OR FITTING
- PROPOSED CENTERLINE
- TEMPORARY WORK SPACE
- TEMPORARY BOUNDARIES
- EXISTING PIPELINE
- EXISTING BOUNDARIES
- FENCE/POST
- GAS LINE
- ROADWAY
- BORE OR HDD

LEGEND

- MILE MARKER
- CATHODIC TEST LEAD
- BEND OR FITTING
- PROPOSED CENTERLINE
- TEMPORARY WORK SPACE
- TEMPORARY BOUNDARIES
- EXISTING PIPELINE
- EXISTING BOUNDARIES
- FENCE/POST
- GAS LINE
- ROADWAY
- BORE OR HDD

LEGEND

- MILE MARKER
- CATHODIC TEST LEAD
- BEND OR FITTING
- PROPOSED CENTERLINE
- TEMPORARY WORK SPACE
- TEMPORARY BOUNDARIES
- EXISTING PIPELINE
- EXISTING BOUNDARIES
- FENCE/POST
- GAS LINE
- ROADWAY
- BORE OR HDD

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P.M.,
 3386.2' OR 205.2 RODS

SECTION 20, T1N - R65W, 6TH P.M.,
 2113.8' OR 128.1 RODS

SECTION 19, T1N - R65W, 6TH P

(C&W-0002.000)
 DONALD SACK
 SEC. 20, T 1 N - R 65 W, 6TH P.M.,
 1795.6' OR
 103.6 RODS

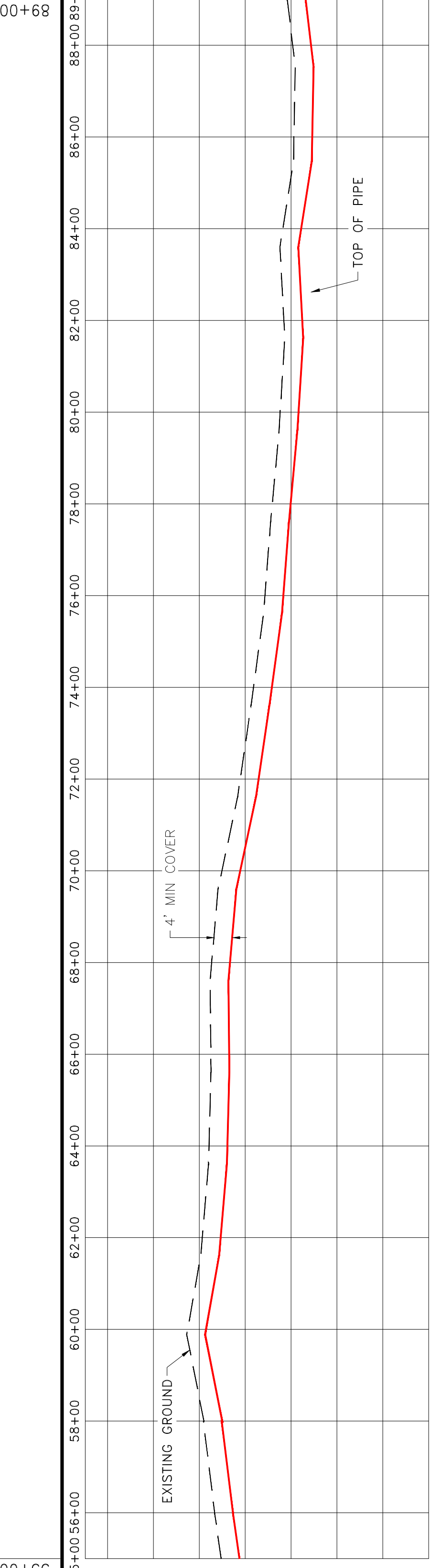
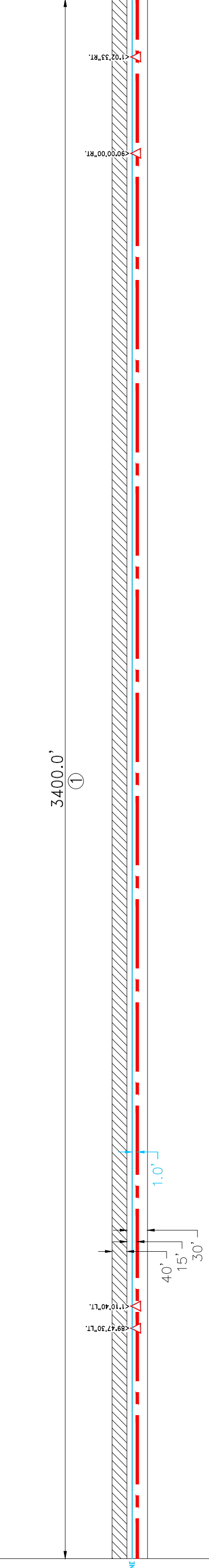
(C&W-0003.000)
 LAVERNIE F FLUNER
 SEC. 20, T 1 N - R 65 W, 6TH P.M.,
 1334.0' OR
 80.8 RODS

(C&W-0004.000)
 DIBC ADAMS COUNTY LLC, ET AL.
 SEC. 20, T 1 N - R 65 W, 6TH P.M.,
 556.6' OR
 21.6 RODS

00+68

60+02.4 P.L. < 89°47'30" LT.
 60+49.7 P.L. < 110°40' LT.

85+63.9 P.L. < 90°00'00" RT.
 87+74.3 P.L. < 102°33' RT.



◆ MILE MARKER
 ○ CATHODIC TEST LEAD
 △ BEND OR FITTING
 --- PROPOSED CENTERLINE
 --- TEMPORARY WORK SPACE
 --- EXISTENT BOUNDARIES
 --- EXISTING PIPELINE
 --- FENCE LINE
 --- GAS LINE
 --- ROADWAY
 --- BORE OR HOD

GENERAL INFORMATION
 GENERAL NOTES:
 1) BEARINGS AND DISTANCES SHOWN ARE TO THE STATE PLANE COORDINATE SYSTEM "COLORADO NORTH 1983". DISTANCES, COORDINATES AND BEARINGS SHOWN ARE GRID VALUES.
 2) OWNERSHIP PROVIDED BY CLIENT'S AGENT.
 3) ALL LEASE ROADS TO BE OPEN CUT.
 ORIGINAL DOCUMENT SIZE: 24" X 36"

SUMMARY OF MATERIALS

ITEM NO.	QUANTITY	DESCRIPTION
1	3400.0'	6.625 OD x 0.280" W.T. CS Pipe, API 5L X-52, PS1.2, ERW, 14-16 mil FBE Coating
2	3400.0'	6.625" OD x 0.280" W.T. CS Pipe, API 5L X-52, PS1.2, ERW, 14-16 mil FBE Coating, 30 mil AFO Coating

CROSSING TABLE

No.	ITEMS PER SHEET	No.	DESCRIPTION	DATE	REVISION
	EXISTING PIPELINE	1	UPDATE PIPE MATERIALS	1/28/26	
	DITCH/CANAL	2	TIE-IN LOCATION ADDED	3/31/26	
	OH POWER LINE				
	FENCE GAPS				
	ROADS				
	TOTAL	4			

PI LIST

No.	DEFLECTION
1	IRREGULAR
2	15°
	30°
2	45°
	90°
TOTAL	4

ISSUED FOR CONSTRUCTION
 CONNER & WAKEMAN CONNECTIONS
 6" OIL PIPELINE
 ADAMS COUNTY, COLORADO
 STA. 55+00 TO STA. 89+00

WILLIAMS
 AVERY LAND SERVICES
 AVERY LAND SERVICES LLC
 1521 N. Main St., Suite 102 • Denver, CO 80202

DRAFT: FHZ
 CHECK: GRS
 DATE: 4/16/2026
 SHEET: 2 of 3
 REV: 2

Conner-Wakeman Oil and Gas Pipeline Traffic Control Plan

Adams County

Company: Rocky Mountain Midstream, LLC

Date: April 19, 2026

Revision: 2

1. Introduction

This Traffic Control Plan (TCP) has been developed for the Conner-Wakeman Oil and Gas Pipeline Project, located within Adams County, Colorado. The purpose of this plan is to outline traffic management procedures, routes, and controls necessary to minimize disruptions to public traffic, ensure the safety of the traveling public and construction personnel, and comply with applicable state, county, and municipal requirements.

2. Project Overview

The Conner-Wakeman Oil and Gas Pipeline Project involves the construction of up to an 8" crude oil and 12" natural gas pipeline infrastructure by Rocky Mountain Midstream LLC. Construction activities will take place over an estimated 2-month period and will include material deliveries, equipment mobilization, daily construction commuting and on-site installation work.

3. Construction Traffic Plan

The construction contractor will utilize state highways and paved roads where possible, as these are typically designed to accommodate larger vehicles. All necessary overweight or oversized permits will be obtained prior to mobilization.

3.1 Construction Period and Vehicle Activity

During the construction period (approximately 2 months), semi-trucks transporting equipment, materials, and supplies will enter and exit the project site using a temporary construction access. Initial mobilization will involve 2-4 trucks delivering civil equipment to the project right-of-way via Interstate Highway I-76, going east on E 152nd Ave., and then south on Powhaton Rd. Pipe will be delivered directly to the right of way via existing access points off E 136th Ave. All trucks will be scheduled prior and will arrive during regular construction hours. in Adams County. These will be demobilized approximately 60 days after initial mobilization. Mid-September there will be 8-10 pipeline delivery trucks over the span of 1-2 weeks to deliver all the pipeline to the ROW. Afterward deliveries will primarily consist of occasional hot shot trucks for smaller equipment and materials until the end of construction. Trucks will be required to enter the site fully, unload within the right-of-way temporary workspace area, and exit within their allotted time window. The ROW area can accommodate 1–2 waiting trucks if needed.

3.2 Traffic Routes

Coming from I-76 to Pipeline Start

Construction traffic will exit I-76, head east on E 152nd Ave., and then south on Powhatan Rd. Pipe will be delivered directly to the right of way via access points off Powhatan Rd., 136th Ave., and Harvest Rd. per the Haul Route Map included with this Traffic Letter.

3.3 Manpower and Parking

During construction, the project will average approximately 20 personnel onsite, with a peak of up to 40 workers during the fall of 2026 for an estimated 6 weeks. All worker parking will be provided within the ROW & temp workspace accessed via the same construction entrance(s).

3.4 Trucking and Weight Limits

Truck loads will comply with CDOT requirements for axle weight and vehicle size. Equipment will be transported into and out of the site as needed, ensuring compliance with all applicable permitting and routing requirements.

4. Post-Construction Traffic

Upon completion of construction, site traffic will be minimal. Routine maintenance and inspection visits will occur weekly with 1-2 operators in technician vehicles entering and exiting the necessary sites via the Conner Pad and Wakeman Pad access roads. All operations and maintenance activities will be performed by trained and qualified personnel.

5. Safety and Compliance

All construction traffic control measures will comply with applicable Adams County standards, including the Manual on Uniform Traffic Control Devices (MUTCD). Temporary traffic control devices, flaggers, and signage will be implemented as required to ensure the safety of the public and workers.

Rocky Mountain Midstream
PRC2026-00003
Haul Route



Rocky Mountain Midstream, LLC
PRC2026-00003
Nuisance Control Summary

Localized construction noise and fugitive dust will occur along the pipeline route during construction. Water will be applied to construction areas as needed to control dust, and road cleaning will be performed as necessary if soil accumulates at construction entrances or exits onto public roads.

Project-related waste will be collected daily and disposed of in appropriate receptacles. All construction materials will be contained within the designated construction right-of-way or work areas.

Temporary increases in noise levels will occur near active construction spreads but will be limited to daylight hours. Elevated noise in any given area will be short-term, generally lasting only a few days during active construction.

No lighting is proposed for this project.

An excerpt of the Waste Management Plan from the Stormwater Management Plan is included with this summary.

SECTION 4: WASTE MANAGEMENT PLAN

Instructions:

Complete the Waste Management Plan below by describing site-specific pollution prevention CMs that will be implemented to control pollutants in stormwater from construction sites. Indicate which of the following CM categories are applicable for your construction site:

- Covering Outdoor Storage and Handling Areas (required)
- Spill Prevention and Response Plan (required)
- Good Housekeeping (required)
- Vehicle Maintenance, Fueling and Storage (required, if applicable)
- Street Sweeping and Cleaning (required, if applicable)
- Storm Sewer System Cleaning (required, if applicable)

4.1 Covering Outdoor Storage and Handling Areas

Instructions:

- Practices for outdoor storage and handling areas are required to be implemented in all 3 phases of construction (initial, interim and final).

Covering Outdoor Storage and Handling Areas Used: Yes Phase(s): 1, 2, 3

Permanent

Temporary Procedure

Description: When raw materials, byproducts, finished products, storage tanks, and other materials are stored or handled outdoors, stormwater runoff that comes in contact with the materials can become contaminated. Proactively covering storage and handling areas can be an effective source control for such areas. Coverings can be permanent or temporary and consist of tarp, plastic sheeting, roofing, enclosed structures, or other approaches that reduce exposure of materials to precipitation and wind.

Uses: Covering is appropriate for areas where solids (e.g., gravel, compost, building materials) or liquids (e.g., oil, gas, tar) are stored, prepared, or transferred. Cover the following areas that are applicable to this construction site:

- **Loading and Unloading:** Loading and unloading operations usually take place at outside storage or staging area on the construction site. Materials may be spilled during transfer between storage facilities and trucks during pumping of liquids, pneumatic transfer of dry chemicals, and mechanical transfer of bags, boxes, drums, or other containers by material handling equipment.
 - **Aboveground Tanks/Liquid Storage:** Accidental releases of chemicals from above-ground liquid storage can contaminate stormwater with a variety of pollutants. Several common causes of accidental releases from above-ground storage include: external corrosion and structural failure, problems due to improper installation, spills and overfills due to operator error, failure of piping systems, and leaks or spills during pumping of liquids or gases between trucks to a storage facility.
 - **Outside Manufacturing:** Common outside manufacturing activities may include parts assembly, rock grinding or crushing, metals painting or coating, grinding or sanding, degreasing, concrete manufacturing, parts cleaning or operations that use hazardous materials. These activities can result in dry deposition of dust, metal and wood shavings and liquid discharges of dripping or leaking fluids from equipment or process and other residuals being washed away in storm runoff. In addition, outside storage of materials and waste products may occur in conjunction with outside manufacturing.
 - **Waste Management:** Wastes spilled, leached, or lost from outdoor waste management areas or outside manufacturing activities may accumulate in soils or on other surfaces and be carried away by storm runoff. There is also the potential for liquid wastes from surface impoundments to overflow to surface waters or soak the soil where they can be picked up by runoff. Possible stormwater contaminants include toxic compounds, oil and grease, oxygen-demanding organics, paints and solvents, heavy metals and high levels of
-

suspended solids. Lack of coverage of waste receptacles can result in precipitation seeping through the material and collecting contaminants or the material being blown around the site and into the storm sewer system. Containment sources include waste piles, wastewater and solid waste treatment and disposal, land application sites, dumpsters, or unlabeled drums.

- **Outside Storage of Materials:** Raw materials, intermediate products, byproducts, process residuals, finished products, containers, and materials storage areas can be sources of pollutants such as metals, oils and grease, sediment and other contaminants. Pollutant transport can occur when solid materials wash off or dissolve into water, or when spills or leaks occur.

Practice Procedures:

- Where practical, conduct operations indoors. If outdoors, then select a temporary or permanent covering to reduce exposure of materials to precipitation and runoff.
- The type of covering selected depends on a variety of factors such as the type and size of activity being conducted and materials involved. Types of cover range from relatively inexpensive tarps and plastic sheeting to overhead structures or fully enclosed buildings equipped with ventilation, lighting, etc.
- Covering practices should be combined with Good Housekeeping to be most effective.
- Tarps and plastic sheets require more frequent inspection and maintenance.

Place site-specific information here:

[INSERT TEXT HERE](#)

4.2 Spill Prevention and Response Plan

Instructions: Implement spill prevention, containment and control practices during all 3 phases of construction.

Spill Prevention & Response Plan	Used: Yes	Phase(s): 1, 2, 3
<input type="checkbox"/> Permanent	<input checked="" type="checkbox"/> Temporary Procedure	

Spills and leaks of solid and liquid materials processed, handled or stored outdoors can be a source of stormwater pollution. Spilled substances can reach receiving waters when runoff washes these materials from impervious surfaces or when spills directly enter the storm system during dry weather conditions. Effective controls depend on spill prevention and response measures, proper training, and may include structural spill containment or control devices. Spill containment measures include temporary or permanent curbs or berms that surround a potential spill site. Berms may be constructed of concrete, earthen material, metal, synthetic liners, or other material. Spill control devices include valves, slide gates, or other devices that can control and contain spilled material.

Spill Prevention Measures

- Train key employees in plan and provide clear, common-sense spill prevention practices and clean-up procedures to be strictly followed.
- Identify equipment that is exposed to precipitation, pollutants that may be generated and possible sources of leaks or discharges.
- Perform inspections and preventative maintenance of equipment for proper operation and to check for leaks or evidence of discharge (stains). Ensure repairs are completed or provide temporary leak containment until such repairs can be made.
- Drain used motor oil and other automotive fluids in a designated area away from storm inlets. Collect spent fluids and recycle or dispose of properly. Never dispose into storm or sanitary sewer.
- In fueling areas, clean up spills with dry methods (absorbents) and use damp cloths on gas pumps and damp mops on paved surfaces.
- Never hose down a spill or absorbent materials into the storm drain, or down into an interior floor drain which leads to the sanitary sewer system.
- Reduce stormwater contact with equipment and materials by implementing covered storage, reduce stormwater run-on and follow good housekeeping practices.
- Post signs at critical locations with Spill Prevention and Response Plan information.

Identification of Spill Areas: Spill prevention and response measures shall be implemented at construction sites in areas where materials may be spilled in quantities that can adversely impact receiving waters or the storm system. Identify potential spill areas, potential spill volumes, material types, frequency of material used, and drainage paths from spill areas with relation to storm sewer inlets, adjacent water bodies, structural CMs, and containment structures. Use this

information to determine the types of spill prevention and control measures needed specific to the site conditions. Show the potential spill areas on the EC Plan:

- Loading and unloading areas
- Outdoor storage areas
- Outdoor manufacturing or processing activities
- Waste disposal
- Areas that generate significant dust or particulates that may later deposit on the ground
- Areas prone to spills based on past experience at the site
- Locations where other routine maintenance activities occur
- Areas where smaller leaks may occur (parkinglots)

Material Handling Procedures: From a water quality perspective, the primary principle behind effective material handling practices is to minimize exposure to precipitation. Store the material indoors, otherwise implement the following outdoor materials handling procedures:

- Divert stormwater around materials storage areas.
- Keep bulk solid materials (raw materials, sand, gravel, topsoil, compost, concrete, packing materials, metal products, etc) covered and protected from stormwater.
- When practical, store materials on impermeable surfaces.
- Store hazardous materials according to federal, state, and local requirements.
- Adopt procedures to reduce spills or leaks during filling or transfer of materials.
- Substitute less toxic or nontoxic materials for toxic materials.
- Store containers that are easily punctured or damaged away from high traffic areas.
- Add waste-capture containers such as collection pans for lubricating fluids.
- Store drums and containers with liquids on impermeable surfaces and provide 2dary containment. Place drums stored outdoors on pallets to minimize contact with runoff.

Spill Response Procedures: Tailor spill response procedures to site-specific conditions and industry-specific regulatory requirements. Follow procedures:

- Contain and cleanup spills promptly after the spill is discovered.
 - Sweep up small quantities of pollutants to reduce exposure to runoff.
 - Place absorbents at fueling areas or areas susceptible to spills.
 - Wipe up small spills with a rag, store rags in appropriate containers, dispose of rags properly or use a professional industrial cleaning service.
 - Contain medium-sized spills with absorbents and use berms or absorbent "snakes" as temporary booms for the spill. Store and dispose of absorbents properly. Wet/dry vacuums may be used, but not for volatile fluids.
 - Install drip pans below minor equipment leaks until a repair can be made.
-

-
- For large spills, first contain the spill and plug storm inlet where the liquid may migrate off-site, then clean up the spill.
 - Excavation of spill areas to removed contaminated material may be required where large liquid spills occur on unpaved surfaces.
 - Maintain an inventory of cleanup materials onsite and strategically locate them based on the types and quantities of chemicals present.
 - Records of spills, leaks, or overflows that result in the discharge of pollutants must be documented and maintained.

Two approaches are used when implementing spill containment measures: 1) Design system to contain the entire spill; or 2) Use curbing to route spilled material to a collection basin. Both containment berming and curbing should be sized to safely contain or convey to a collection basin a spill from the largest storage tank, tanker truck, or other containment device in the possible spill area. The spill containment area must have an impermeable surface (impermeable liner, asphalt or concrete) to prevent groundwater contamination. Design containment system to enable collection and removal of spilled material through a pump or vacuum trucks, sorbent or gelling material, etc. Material removed must be disposed of or recycled according to local, state, and federal standards. If the capacity of the spill containment is exceeded, supplemental measures should be available such as a portable containment device, sorbent materials, or gelling agents to solidify the material. Water that collects within containment areas due to rainfall or snowmelt must be appropriately treated before release from the spill area.

Emergency 24-Hour Site Contact (with spill response and clean-up authority):

[Kenny Berger](#)

[Williams Front Range, LLC.](#)

Office #: (xxx)-xxx-xxxx

Cell #: (303)-319-8211

Email: Kenneth.berger@williams.com

Notification Procedures: Some spills may need to be reported to the State of Colorado, Water Quality Control Division and Adams County Stormwater Division immediately upon discovery. Releases of chemical, oil, petroleum product, sewage, etc., which may enter State Waters must be reported to: State of Colorado, 24-hour Emergency Spill Reporting Line: 1-877-518-5608. www.cdphe.state.co.us/emp/spillsandreleased.htm). Adams County Stormwater Hotline: 720-523-6400; Public Works: 303-453-8787. Tri-County Health Department: 303-220-9200.

[Beacon Environmental: 720-500-2487](#)

[Insert: List of spill clean-up materials on-site](#)

[Insert: Incorporate by reference any part of a Spill Prevention Control and Countermeasure \(SPCC\) plan under section 311 of the Clean Water Act \(CWA\)](#)

The relevant sections of any referenced plans must be available on-site

[Insert: Incorporate by reference any part of the Spill Prevention Plan required by a separate CDPS permit](#)

The relevant sections of any referenced plans must be available on-site

[INSERT ADDITIONAL INFORMATION HERE](#)

4.3 Good Housekeeping

Instructions: Implement good housekeeping practices during all 3 phases of construction (initial, interim & final).

Good Housekeeping Practices	Used: Yes	Phase(s): 1, 2, 3
<input type="checkbox"/> Permanent	<input checked="" type="checkbox"/> Temporary	

Description: Good housekeeping practices are designed to maintain a clean and orderly work environment. The most effective first steps towards preventing stormwater pollution at construction sites simply involve using common sense to improve the site's basic housekeeping methods. Poor housekeeping practices result in increased waste and potential for stormwater contamination. A clean and orderly work site reduces the possibility of accidental spills caused by mishandling of chemicals and equipment and should reduce safety hazards to personnel. A well-maintained material and chemical storage area will reduce the possibility of stormwater mixing with pollutants. Some simple procedures a site can use to promote good housekeeping include improved operation and maintenance of machinery and processes, material storage practices, material inventory controls, routine and regular clean-up schedules, maintaining well organized work areas, signage, and educational program for employees and the general public.

Practice Procedures for Operation and Maintenance:

- Maintain dry and clean floors and ground surfaces by using brooms, shovels, vacuums or cleaning machines, rather than wet clean-up methods.
- Regularly collect and dispose of garbage and waste material.
- Routinely inspect equipment to ensure that it is functioning properly without leaking and conduct preventative maintenance and needed repairs.
- Train employees on proper clean up and spill response procedures.
- Designate separate areas for auto parking, vehicle refueling and routine maintenance.
- Promptly clean up leaks, drips and other spills.
- Cover and maintain dumpsters and waste receptacles. Add additional dumpsters or increase frequency of waste collection if overflowing conditions reoccur.
- For outdoor painting and sanding: Conduct activities in designated areas that provide adequate protection to prevent overspray and uncontrolled emissions. All operations should be conducted on paved surfaces to facilitate cleanup. Use portable containment as necessary for outside operations. Clean up and properly dispose of excess paint, paint chips, protective coatings, grit waste, etc.
- Maintain vegetation on facility grounds in a manner that minimizes erosion. Follow the Landscape Maintenance and Pesticide, Herbicide and Fertilizer Usage CMs to ensure that minimum amounts of chemicals needed for healthy vegetation are applied to minimize transport of these materials in runoff.

Practice Procedures for Material Storage Practices:

- Provide adequate aisle space to facilitate material transfer and access for inspection.

-
- Store containers, drums, and bags away from direct traffic routes to reduce container damage resulting in accidental spills.
 - Stack containers according to manufacturer's instructions to avoid damaging the containers from improper weight distribution. Also store materials in accordance with directions in Material Safety Data Sheets (MSDSs).
 - Store containers on pallets or similar devices to prevent corrosion of containers that results from containers coming in contact with moisture on the ground.
 - Store toxic or hazardous liquids within curbed areas or secondary containers.

Practice Procedures for Material Inventory Practices: An up-to-date materials inventory can keep material costs down by preventing overstocking, track how materials are stored and handled onsite, and identify which materials and activities pose the most risk to the environment. Assign responsibility of hazardous material inventory to individuals trained to handle such materials. A material inventory should include these steps:

- Identify all chemical substances present at work site. Perform a walk-through of the site, review purchase orders, list all chemical substances used and obtain Material Safety Data Sheets (MSDS) for all chemicals.
- Label all containers with name and type of substance, stock number, expiration date, health hazards, handling suggestions, and first aid information. Find info on the MSDS.
- Clearly identify special handling, storage, use and disposal considerations for hazardous materials on the material inventory.
- Institute a shelf-life program to improve material tracking and inventory to reduce the amount of materials overstocked and ensure proper disposal of expired materials. Careful tracking of materials ordered can result in more efficient materials use. Decisions on the amounts of hazardous materials that are stored on site should include an evaluation-of any emergency control systems that are in place. All storage areas for hazardous materials should be designed to contain spills.

Practice Procedures for Training and Participation: Provide frequent and proper training in good housekeeping techniques to reduce mishandling of chemicals or equipment. Educate by:

- Discussing good housekeeping practices in training programs and meetings.
 - Publicizing pollution prevention concepts through posters or signs.
 - Posting bulletin boards with updated good housekeeping procedures and tips.
-

Place site-specific information here:

[Tailgate meetings, JSA's, Good Housekeeping Practices](#)

4.4 Vehicle Maintenance, Fueling and Storage

Instructions:

- Identify procedures by selecting the blue **Yes/NA** then type "Yes" or "NA".
- If applicable, CMs is required during all 3 phases of construction (initial, interim and final).

Vehicle Maintenance, Fueling and Storage

Used: **Yes**

Phase(s): 1, 2, 3

Permanent

Temporary

Description: Areas where vehicles are fueled, maintained, and stored/parked can be pollutant "hot spots" that can result in hydrocarbons, trace metals, and other pollutants being transported in precipitation runoff. Proper fueling operations, storage of automotive fluids and effective spill cleanup procedures can help reduce contamination of stormwater runoff from vehicle maintenance and fueling facilities. Fuel-related spills can occur due to lack of attention during fueling or "topping off" fuel tanks. Common activities at construction sites include vehicle fluid replacement and equipment replacement and repair. Some of the wastes generated maintaining automobiles include solvents (degreasers, paint thinners, etc.), antifreeze, brake fluid, brake pad dust, battery acid, motor oil, fuel, and lubricating grease.

Uses: procedures are applicable to vehicle maintenance and fueling. Vehicle wash water is considered process wastewater that will not be discharged to the storm sewer system.

Practice Procedures for Vehicle Maintenance: The most effective way to minimize wastes generated by automotive maintenance activities is to prevent their production in the first place. The following practices will be implemented:

- Perform maintenance activities inside or under cover. When repairs cannot be performed indoors, use drip pans or absorbents.
 - Keep equipment clean and free of excessive oil and grease buildup.
 - Promptly cleanup spills using dry methods and properly dispose of waste. When water is required, use as little as possible to clean spills, leaks, and drips.
 - Use a solvent collection service to collect spent solvent used for parts cleaning.
 - When using liquids for cleaning, use a centralized station to ensure that solvents and residues stay in one area. Locate drip pans and draining boards to direct solvents back into a solvent sink or holding tank for reuse.
 - Store used oil for recycling in labeled tanks. Locate used oil tanks and drums away from storm sewer, flowing streams, and preferably indoors.
 - Use non-hazardous or less hazardous alternatives when practical. For example, replace chlorinated organic solvents with non-chlorinated ones like kerosene or mineral spirits.
 - Properly recycle or dispose of grease, oil, antifreeze, brake fluid, cleaning solutions, hydraulic fluid, batteries, transmission fluid, worn parts, filters, and rags.
 - Drain and crush oil filters before recycling or disposal.
-

-
- Drain all fluids and remove batteries from salvage vehicles and equipment.
 - Closely monitor parked vehicles for leaks and place pans under leaks to collect the fluids for proper disposal or recycling.
 - Install berms or other measures to contain spills and prevent work surface runoff from entering storm sewer system.
 - Develop a spill prevention plan with measures such as spill kits, and information about location of storm drains and how to protect them if a large spill occurs.
 - Conduct periodic employee training to reinforce proper disposal practices.
 - Promptly transfer used fluids to recycling drums or hazardous waste containers.
 - Store cracked batteries in leak-proof secondary containers.
 - Inspect outdoor storage areas regularly for drips, spills and improperly stored materials (for example: unlabeled containers, auto parts that might contain grease or fluids, etc). This is particularly important for parking areas for vehicles awaiting repair.
 - Structural CMs, such as traps, installed in vehicle hotspot areas require routine cleanout of oil and grease. During heavy rainfall, cleanout is required more often to ensure that pollutants are not washed through the trap. Sediment removal is also required on a regular basis to keep the CM working efficiently.

Practice Procedures for Vehicle Fueling:

- Fueling areas should be designed to prevent stormwater runoff and spills. Fuel-dispensing areas should be paved with concrete or equivalent impervious surface, with an adequate slope to prevent ponding, and separated from the rest of the site by a grade break or berm to prevent run-on of precipitation.
 - For sites using a mobile fuel truck, establish a designated fueling area. Place temporary "caps" over nearby catch basins or manhole covers so that if a spill occurs, it is prevented from entering the storm sewer. Secondary containment should be used when transferring fuel from the tank truck to the fuel tank. Cover storm drains in the vicinity. Install vapor recovery nozzles to help control drips, and reduce air pollution.
 - Keep spill response information and spill cleanup materials onsite and readily available.
 - Employ dry cleanup methods cleaning up fuel spills. Such methods include sweeping to remove litter and debris, and using rags and absorbents for leaks and spills.
 - Water should not be used to wash fuel spill areas. During routine cleaning, use a damp cloth on the pumps and a damp mop on the pavement. Fuel dispensing nozzles should be fitted with automatic shutoff except where prohibited by fire department. Post signs at the fuel dispenser warning operators against "topping off" vehicle fuel tanks.
 - Provide written procedures describing CMs to employees who will be fueling.
-

Place site-specific information here:

[Perform all fueling activities within designated fueling area. Keep spill response information and spill cleanup kit readily available. Perform any spill responses per the spill response plan.](#)

4.5 Street Sweeping and Cleaning

Instructions:

- Identify CMs for the construction site by selecting the blue **Yes/NA** then type "Yes" or "N/A".
- If applicable, street sweeping shall be implemented for all 3 phases of construction (initial, interim and final).

Street Sweeping (SS)	Used: Yes	Phase(s): 1, 2, 3
<input type="checkbox"/> Permanent	<input checked="" type="checkbox"/> Temporary	

Description: SS uses either manual or mechanical pavement cleaning practices to collect or vacuum sediment, litter and other debris from the streets before being washed into storm sewers by runoff. This practice can reduce pollutant loading to receiving waters, reduce clogging of storm sewer pipes, prolong the life of infiltration CMs and reduce clogging of outlet structures in detention ponds. Mechanical designs include: broom and conveyor belt sweeper, wet or dry vacuum-assisted sweepers, and regenerative-air sweepers. The effectiveness depends upon particle loadings being swept, street texture, moisture conditions, parked cars, equipment conditions and frequency of cleaning.

Uses: SS is a technique in urban areas where sediment and litter accumulated on streets is of concern for aesthetic, sanitary, water and air quality reasons. SS is required at construction sites per SWMP to reduce off-site tracking.

Procedures:

1. SS may be performed manually (broom and shovel) or with a vacuum sweeper (no kick-broom). Choose the most effective approach for site conditions.
2. SS shall be completed when there is sediment tracking from the construction site exits into the public road or right-of-way.
3. SS frequency depends on presence of sediment tracking. If tracking is occurring, either a VTC shall be installed, the VTC needs maintenance, or the VTC is inadequate; all require SWMP updates.
4. Off-site sediment tracking from the construction site shall be swept immediately.
5. Conduct SS prior to precipitation events.
6. Operate sweepers at manufacturer recommended optimal speed levels.
7. Regularly inspect vehicles and equipment for leaks and repair promptly.
8. Keep accurate logs of number of curb-miles swept and amount of waste collected.
9. Dispose of SS debris and dirt at a landfill.
10. Do not store swept material along the side of the street or near a storm drain inlet.

Place site-specific information here:

Perform sweeping at the end of each work day, with increased sweeping schedules during high trackout conditions.

4.6 Storm Sewer Cleaning

Instructions:

- Select CMs to remove accumulated sediment, trash, and other pollutants from the storm system for the applicable construction site wastes identified in **Section 1.8 Potential Sources of Pollution** to maintain a clean and orderly construction site.
- Identify CMs by selecting the blue **Yes/NA** then type "Yes" or "N/A". If applicable, the following practices shall be implemented for all 3 phases of construction (initial, interim and final).

Storm Sewer System Cleaning

Used: **NA**

Phase(s): 1, 2,3

Permanent

Temporary

Description: Periodic storm sewer cleaning can help remove accumulated sediment, trash, and other pollutants from the storm system including inlets, pipes and also construction CMs. Routine cleaning reduces the amount of pollutants in the storm system and in receiving waters. Clogged drains can cause overflow, leading to increase erosion. Cleaning increases dissolved oxygen, reduces levels of bacteria, and supports in-stream habitat. Areas with flat grades or low flows should be given special attention because they rarely achieve high enough flows to flush themselves. Water used in storm drain cleaning must be collected and properly disposed of, typically at a sanitary wastewater treatment facility. Simpler methods in localized areas can also include manual trash collection and shoveling sediment and debris from inlets and outlets. Frequency and prioritization of storm sewer cleaning is affected by the activity and intensity of construction and the proper installation and maintenance for construction CMs.

Uses: Inspection of the existing storm system is recommended prior construction to document condition. The storm sewer shall be cleaned at minimum at completion of construction.

Practice Guidelines: Inspect the storm system as part of the required stormwater inspection.

- **Technology available:** manual cleaning (shovel), vacuum cleaning and vacuum combination jet cleaning. Choose the most effective approach for site conditions.
 - **Staff training:** train about maintenance, waste collection and disposal methods.
 - **Waste disposal:** Most catch basin waste is acceptable for landfills. If hazardous material is suspected, it should be tested and disposed of accordingly.
-

Place site specific information here:

INSERT TEXT HERE

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into this ____ day _____, 2026, between **Rocky Mountain Midstream LLC**, a Texas limited liability company, qualified to do business in Colorado (“Developer”), whose address is 13781 Pacific Circle Mead, CO 80504, and the Board of County Commissioners of the **County of Adams**, State of Colorado (“County”), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

WHEREAS, Developer desires to construct approximately 2.25 miles of up to 8 inch-nominal outside diameter steel crude oil pipeline and associated appurtenances for the transportation of fuels in Adams County, Colorado, as shown in the alignment sheets in **Exhibit A** (“Project”); and

WHEREAS, on or about February 13, 2026, Developer submitted an application for a Conditional Use Permit (CUP) to the County in accordance with the requirements outlined in Chapter 2 of the Adams County Development Standards and Regulations (“Regulations”), as may be amended, which application is further described as part of Case No. PRC2026-00003; and

WHEREAS, the Project is more particularly described in Developer’s CUP application; and

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

WHEREAS, the County has designated its future road expansion plans in the Adams County Transportation Plan adopted April 2022 (“County Transportation Plan”); and

WHEREAS, Developer has reviewed the County Transportation Plan and planned and designed the Project so it will not prohibit future development, and so that it will not add cost to the County’s future infrastructure plans to support development.

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

I. DEVELOPER’S OBLIGATIONS:

1. **Pre-Construction Activities.** Prior to site disturbance and prior to commencing construction for the Project within the County, Developer shall:
 - a. [Provide the County’s Director of Community and Economic Development with a summary of the permits necessary from all applicable jurisdictions for the construction and installation of the Project; the summary shall include the permit name, permit number \(if applicable\), date of application for permit, permit status \(if not approved and anticipated timing of such approval\), and date of approval \(if](#)

required for the subject permit).

- b. Apply for the applicable construction permits for the Project.
 - c. Prepare a Storm Water Management Plan (“SWMP”). Storm Water Best Management Practices (“BMPs”) will be implemented for the construction phase to capture and treat onsite Storm Water runoff in accordance with the requirements of the SWMP for the Project.
 - d. Secure applicable local, state, and federal permits for the Project and submit copies of these permits to the County if so requested.
 - e. Secure Adams County Right-of-Way permits (if applicable) prior to constructing crossings for the Project.
 - f. Record all executed pipeline and surface site easements and submit evidence of the requisite land rights necessary for Project construction in unincorporated Adams County to the County’s Director of Community and Economic Development.
 - g. Submit engineering plans for an approximately 30-foot-wide permanent easement plus up to an additional 40-foot-wide temporary easement for a total construction corridor of up to 70 feet in width to be designed and constructed in accordance with Chapter 7 of the Regulations, as may be amended.
 - h. Confirm existing flowlines running to oil and gas wells as follows: All associated equipment, facilities (including, but not limited to, oil and gas wells), pipelines, gathering lines, and flowlines as defined by the Colorado Energy and Carbon Management Commission (“ECMC”) (collectively, “Oil and Gas Infrastructure”) shall be shown on the “as-built” drawings for those located within Developer’s easement area. Additionally, Developer shall deliver to the County a copy of Developer’s pre-construction locate report, which will identify the location of any underground Oil and Gas Infrastructure within Developer’s easement area discovered by Developer during its pre-construction development and inspection work. If flowlines within Developer’s easement area are abandoned in place, those shall be shown or denoted on the final “as-built” drawings. The status of wells and flowlines shall be confirmed through reports from the ECMC. Any reportable spills or releases from Oil and Gas Infrastructure encountered during the installation or construction of the pipeline shall be reported to the ECMC in accordance with that agency’s reporting requirements.
2. Construction Activities. During construction, Developer shall:
- a. Construct the Project in accordance with the CUP.
 - b. Manage Stormwater in accordance with a SWMP prepared under the applicable provisions of the Colorado Department of Public Health and Environment (“CDPHE”) Colorado Discharge Permitting System (“CDPS”) Permit and Adams County’s Grading Erosion and Sediment Control standards. BMPs will be

Deleted: Provide the County’s Director of Community and Economic Development with a summary of the permits necessary from all applicable jurisdictions for the construction and installation of the Project; the summary shall include the permit name, permit number (if applicable), date of application for permit, permit status (if not approved and the anticipated timing of such approval), and date of approval (if required for the subject permit).

Deleted: <#>Submit evidence (e.g., permit number) of approved Colorado Department of Transportation (“CDOT”) Utility Permit for the crossing of Interstate 70 to the County.

- implemented for the construction phase to capture and, if necessary, treat onsite Storm Water runoff in accordance with the applicable requirements of the SWMP.
- c. Operate at the Project site only from 7:00 AM to 7:00 PM, Monday through Saturday. Construction may occur outside the hours of 7:00 AM to 7:00 PM timeframe on an as-required basis, including, but not limited to, during inclement weather, during hydrostatic testing, horizontal directional drilling (“HDD”), during other events or operations that require uninterrupted processes, and emergency situations that would cause Developer to be out of compliance with any applicable local, state, or federal permit. The County’s Director of Community and Economic Development may extend the hours and days of operation if Developer first makes a request in writing and demonstrates sufficient need.
 - d. Comply with applicable guidelines of Section 106 of the National Historic Preservation Act of 1966 in locations that have been identified as federally regulated within the County. Comply with applicable provisions of the State of Colorado Historical, Paleontological, and Archeological Resources Act of 1973 (C.R.S. §§ 24-80- 401 to 410) on all identified state lands within the County. All best management practices and avoidance measures applicable within the approved CUP on lands that are state and federally regulated by the above-listed laws will be enforced.
 - e. Comply with the terms of the applicable provisions of the Project’s Air Pollution Emissions Notice (“APEN”) issued by CDPHE, if an APEN is required.
 - f. Comply with C.R.S. § 42-4-1407, covering loads for all hauling/construction trucks.
 - g. If at any time roadways adjacent to the Project become dangerous or not passable due to debris or mud caused by Project activities, Developer will promptly clear the roadway of any and all debris or mud caused by the Project activities. If Developer fails to clean and remove debris from such roadways in a timely manner, Adams County Public Works Department has the option to perform the required clean up and bill the cleanup charges directly to Developer.
 - h. Be responsible for repairing County infrastructure that is damaged as a result of the construction from the Project. Repairs shall occur as soon as reasonably possible, but no later than six (6) months following construction completion, unless extenuating circumstances prevent repair within the period of time. Developer may submit evidence of the condition of the County’s infrastructure at the start and the completion of construction to demonstrate the pre-construction and post-construction condition of the infrastructure.
 - i. Remove and dispose of fluid spills caused by the Project if applicable, such as hydraulic oil from maintenance of equipment, at a facility permitted for such disposal.
 - j. Communicate complaints Developer receives concerning material off-site impacts and Developer’s response to and/or actions taken to address or resolve those complaints to the County’s Community and Economic Development Department. Developer will comply with all applicable noise and nuisance laws and regulations. Developer’s failure to cure or address any ongoing or repeated violations of sound ordinances or other public disturbance laws or regulations after receiving notice thereof may lead to the County seeking a Show Cause Hearing before the Board of County Commissioners where the CUP Permit may be revoked.
 - k. Ensure that construction vehicles have a backup alarm that complies with

Occupational Safety and Health Administration requirements, 29 CFR § 1926.601(b)(4) and § 1926.602(a)(9), and/or other remedies (such as flagmen) to minimize noise as approved by the County.

- l. Construction traffic will exist I-76, head east on E 152nd Ave., and then south on Powhatan Rd. Pipe will be delivered directly to the right of way via access points off of Powhatan Rd., E 136th Ave., and Harvest Rd. per the Traffic Letter included in the CUP submittal. All required access permits will be obtained prior to construction.
 - m. Notify the County prior to commencing snow removal operations within the County's rights-of-way. Developer shall be responsible for damages to rights-of-way caused by these activities and shall repair damages at its expense within 60 days of receiving notice from the County.
 - n. Screen storage or staging areas from adjacent residential properties within 100 feet.
 - o. Comply with all applicable local, state, and federal requirements during the course of the Project.
 - p. Implement the following BMPs outlined in the Biological Resources Assessment:
 - i. Horizontal directional drilling shall be used to avoid impacts to wetlands and waterbodies to the extent reasonably practicable and in accordance with applicable U.S. Army Corps of Engineers requirements.
 - ii. Raptor and migratory bird surveys should be conducted by a qualified biologist prior to disturbance if work will occur within breeding season.
 - iii. If initial land disturbance is anticipated from March 15th to September 30th, a survey for potential burrowing owl habitat will be conducted. If potential habitat is found, surveys will be conducted in accordance with the Colorado Parks and Wildlife (CPW) protocols prior to the start of construction.
 - iv. If construction is planned to occur between April 1st to July 31st, field reconnaissance of potential mountain plover habitat should be conducted prior to disturbance.
 - v. In areas of trenching, a means of egress shall be provided for any wildlife that may enter the trench. Trenches should be checked for wildlife daily and if a species listed as federal-or state-threatened or endangered is found or suspected, work should stop until consultation is completed with the applicable federal and/or state agency.
 - q. Include these BMPs in a compliance summary letter to be submitted to the County's Director of Community and Economic Development prior to initiating pipeline filling and operational activities.
 - r. Implement the following Adams County water well mitigation measures:
 - If trench dewatering is necessary, the water will be pumped and discharged to alluvial/colluvial sediments close to the stream channel.
 - If discharge of groundwater is necessary during construction, Developer agrees to obtain a discharge permit from CDPHE, Water Quality Control Division.
 - s. Perform a coating inspection prior to placing the pipeline into service, repair any identified coating defects, and document the results in a compliance summary letter submitted to the County's Director of Community and Economic Development prior to initiating pipeline filling and operational activities.
3. Design Requirements.

- a. The Project will be designed to meet or exceed the minimum safety standards contained the ECMC 1100 Series Rules, as applicable, and national engineering design codes for pipelines set forth by the American Society of Mechanical Engineers.
 - b. Pipeline burial depths will meet or exceed federal, state, and applicable engineering standards. The pipelines will be buried with a minimum of 48-inches of cover where practical, with deviations permitted where engineering constraints or site conditions justify a lesser amount of cover.
 - c. Ensure the pipeline that is crossing County road crossings be as near as possible to right angles. This effective placement of the pipeline complies with required structure setbacks per the 2022 Transportation Plan.
4. Operational Requirements.
- a. The Project will be operated in a way to meet or exceed the safety standards contained in the Colorado ECMC 1100 Series Rules.
 - b. The Project will be operated in accordance with all applicable local, state, and federal codes, laws, and regulations, including, but not limited to, those of CDPHE.
 - c. The Project will utilize an integrity management program that meets or exceeds the ECMC 1100 Series Rules.
5. Post-Construction and Maintenance Requirements.
- a. Developer agrees to restore disturbed County-owned lands in compliance with the requirements of applicable easement agreements, permits, licenses or other agreements. Notwithstanding the above, if seeding is not feasible given the time of year, Developer agrees to seed as soon as possible. In the event that reseeded is unsuccessful in the first growing season, Developer agrees to comply with the terms of the applicable easement agreements, permits, licenses or other agreements during the subsequent growing season. The County may grant an extension for good cause, in writing, in the event of unforeseen circumstances.
 - b. Developer agrees to restore disturbed private property in accordance with the applicable easement agreements.
 - c. Developer agrees that the approval of encroachment agreement requests for parking lots and driveways on private property shall not be unreasonably or arbitrarily withheld, in accordance with the terms of the easement agreements for the Project, so long as such encroachment requests do not affect Developer's ability to safely operate, construct, maintain, and repair its pipeline.
 - d. Developer agrees that if the functionality of existing drainage facilities is disrupted or damaged as a result of Developer's activities, Developer will restore such facilities to their prior functionality.
 - e. Developer agrees to submit "as-built" construction drawings to the Adams County Community and Economic Development Department and Public Works Department within 120 days of construction completion, or as soon thereafter as is reasonably practicable thereafter if Developer encounters delays, in accordance with the procedures established by the County, including, without limitation, as set forth in Section I(1)(i) above. The Developer further agrees that, with the submission of construction drawings, it shall also submit "as-built" GIS pipeline data in electronic form and in a format reasonably acceptable to the Adams County Community and Economic Development Department and Public Works Department, to be used solely

- for internal Adams County mapping systems.
- f. Developer agrees to submit emergency contact information, emergency response plans, and “as-built” construction drawings of the Project, including associated pipeline components, to the local fire districts encompassing the Project and to the Adams County Office of Emergency Management before commencing operation of the pipeline. Developer shall comply with other requests for information from the Adams County Office of Emergency Management in accordance with local, state, and federal law.
- g. Maintenance of the Project will follow guidelines set forth in Developer’s operations and maintenance procedures, which meet or exceed regulatory requirements. Maintenance activities associated with the pipeline and permanent easement include the following:
- i. Implement a damage prevention program, including observation of any construction activities by others on or near the permanent easement;
 - ii. Utilize a Supervisory Control and Data Acquisition (SCADA) system with redundant infrastructure to monitor and manage pipeline operations in real time;
 - iii. Participate in the State of Colorado’s one-call program and responding to one-calls;
 - iv. Install and maintain pipeline markers;
 - v. Install and maintain cathodic protection system on the pipeline in accordance with U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (“PHMSA”) regulations (49 CFR Part 195);
 - vi. Operate and maintain a cathodic protection monitoring system;
 - vii. Inspect isolation valves;
 - viii. Inspect crossings by other pipelines, highways, railroads, and utilities;
 - ix. Maintain pressure-based, logic-driven pump shutdowns;
 - x. Inspect and maintain safety, control, mechanical, and electrical equipment;
 - xi. Maintain communication equipment;
 - xii. Conduct, at a minimum, a five-year pipeline integrity testing (*i.e.*, “pigging” the pipeline), not to exceed 68 months, as required, in accordance with PHMSA regulations and Colorado Public Utilities Commission (“PUC”) regulations; and
 - xiii. Submit a summary letter of compliance to the County’s Director of Community and Economic Development confirming compliance with the as-required maintenance obligations set forth in Section I(5)(g)(i)–(xii) above each time the Developer completes the pipeline integrity testing contemplated in Section I(5)(g)(xii) above.
 - xiv. The Developer shall promptly provide the County’s Director of Community and Economic Development with copies of all pertinent Adams County–related state and federal regulatory agency accident reports immediately after filing such reports with the applicable agencies. The Developer shall also provide the County’s Director of Community and Economic Development with copies of any other pertinent Adams County–related PUC safety-related condition reports upon the County’s written request.
6. Development Impact Fees. There are no development impact fees associated with this

Project.

7. Guarantee of Compliance. Developer hereby agrees that, should it fail to comply with the terms of this Agreement through no fault of Adams County, the County may seek to obtain from the Colorado State District Court for the Seventeenth Judicial District a mandatory injunction requiring Developer to comply with the terms of this Agreement. Prior to the County seeking such an injunction, Developer will be provided a reasonable time based on the circumstances following written notice thereof to cure any default in accordance with the terms set forth herein. Developer further acknowledges and agrees that failing to comply with the requirements set forth in this Agreement may be justification for a Show Cause Hearing before the Board of County Commissioners where the CUP Permit may be revoked.
8. Successors and Assigns. The rights granted herein may be assigned in whole or in part, and notice of any assignment shall be provided to the other party in accordance with Section III(2) of this Agreement. The terms, conditions, and provisions of this Agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of Developer and of the County and shall be deemed a covenant running with the real property described in **Exhibit A** attached hereto.

II. COUNTY'S OBLIGATIONS:

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

III. GENERAL PROVISIONS:

1. No Third-Party Beneficiaries. This Agreement is intended to describe and determine such rights and responsibilities only as between the Parties hereto. It is not intended to and shall not be deemed to confer rights or responsibilities to any person or entities not named hereto.
2. Notices. Any and all notices, demands or other communications desired or required to be given under any provision of this Agreement shall be given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid or by email with confirmed delivery, addressed as follows:

To Developer:
Rocky Mountain Midstream LLC
c/o The Williams Companies, Inc.
Attn: Joe Kidwell
One Williams Center
Tulsa, OK 74103

To Adams County:
Director, Adams County Community and Economic Development
4430 South Adams County Parkway

1st Floor, Suite W2000A
Brighton, CO 80601

With a copy to:
Adams County Attorney
4430 South Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601

Or to such other address that a party may hereafter from time to time designate by written notice to the other party in accordance with this Section III(2). Notice shall be effective upon receipt.

3. Amendments. Should any changes to the CUP be proposed by Developer before, during or after completion of the Project, Developer shall submit the details of those changes to the County's Community and Economic Development for a determination as to whether those changes constitute a Major or Minor Amendment in accordance with the Regulations.

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

4. Controlling Law. This Agreement and its application shall be construed in an accordance with the laws of the State of Colorado without regard to its principles of conflicts of law. In the event of a legal dispute between the parties, the parties agree that the Colorado State District Court for the Seventeenth Judicial District shall have exclusive jurisdiction to resolve said dispute.
5. Default. If either party is in default under this Agreement, the non-defaulting party shall provide written notice to said defaulting party at the address provided in Section III(2) immediately above. The defaulting party shall have a reasonable time under the circumstances, but not less than 30 days, to cure the default, unless an extension is granted in writing by the non-defaulting party for good cause. The non-defaulting party may seek all remedies available pursuant to the Agreement and under the law.
6. Costs and Fees. In the event of any litigation arising out of this Agreement, the parties agree that each party will pay its own costs and fees.
7. No Automatic Further Approvals. Execution of this Agreement by the County shall not be construed as a representation or warranty that Developer is entitled to any other approvals required from the County, if any, before Developer is entitled to commence development of the Project.

[Signature page(s) and Exhibit A follow.]

Development Agreement
PRC2026-00003
Rocky Mountain Midstream LLC
Conner-Wakeman Crude Oil Pipeline Project

EXHIBIT A

Alignment Sheets for the Project
(Through Unincorporated Adams County)

Formatted: Centered

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into this ___ day _____, 2026, between **Rocky Mountain Midstream LLC**, a Texas limited liability company, qualified to do business in Colorado (“Developer”), whose address is 13781 Pacific Circle Mead, CO 80504, and the Board of County Commissioners of the **County of Adams**, State of Colorado (“County”), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

WHEREAS, Developer desires to construct approximately 2.25 miles of up to 12 inch-nominal outside diameter steel natural gas pipeline and associated appurtenances for the transportation of fuels in Adams County, Colorado, as shown in the alignment sheets in **Exhibit A** (“Project”); and

WHEREAS, on or about February 13, 2026, Developer submitted an application for a Conditional Use Permit (CUP) to the County in accordance with the requirements outlined in Chapter 2 of the Adams County Development Standards and Regulations (“Regulations”), as may be amended, which application is further described as part of Case No. PRC2026-00003; and

WHEREAS, the Project is more particularly described in Developer’s CUP application; and

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

WHEREAS, the County has designated its future road expansion plans in the Adams County Transportation Plan adopted April 2022 (“County Transportation Plan”); and

WHEREAS, Developer has reviewed the County Transportation Plan and planned and designed the Project so it will not prohibit future development, and so that it will not add cost to the County’s future infrastructure plans to support development.

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

I. DEVELOPER’S OBLIGATIONS:

1. Pre-Construction Activities. Prior to site disturbance and prior to commencing construction for the Project within the County, Developer shall:
 - a. Provide the County’s Director of Community and Economic Development with a summary of the permits necessary from all applicable jurisdictions for the construction and installation of the Project; the summary shall include the permit name, permit number (if applicable), date of application for permit, permit status (if not approved and anticipated timing of such approval), and date of approval (if required for the subject permit).

Deleted: <#>Provide the County’s Director of Community and Economic Development with a summary of the permits necessary from all applicable jurisdictions for the construction and installation of the Project; the summary shall include the permit
.....Section Break (Next Page).....
name, permit number (if applicable), date of application for permit, permit status (if not approved and the anticipated timing of such approval), and date of approval (if required for the subject permit).¶

Formatted: Font: 11.5 pt

- b. Apply for the applicable construction permits for the Project.
 - c. Prepare a Storm Water Management Plan (“SWMP”). Storm Water Best Management Practices (“BMPs”) will be implemented for the construction phase to capture and treat onsite Storm Water runoff in accordance with the requirements of the SWMP for the Project.
 - d. Secure applicable local, state, and federal permits for the Project and submit copies of these permits to the County if so requested.
 - e. Secure Adams County Right-of-Way permits (if applicable) prior to constructing crossings for the Project.
 - f. Record all executed pipeline and surface site easements and submit evidence of the requisite land rights necessary for Project construction in unincorporated Adams County to the County’s Director of Community and Economic Development.
 - g. Submit engineering plans for an approximately 30-foot-wide permanent easement plus up to an additional 40-foot-wide temporary easement for a total construction corridor of up to 70 feet in width to be designed and constructed in accordance with Chapter 7 of the Regulations, as may be amended.
 - h. Confirm existing flowlines running to oil and gas wells as follows: All associated equipment, facilities (including, but not limited to, oil and gas wells), pipelines, gathering lines, and flowlines as defined by the Colorado Energy and Carbon Management Commission (“ECMC”) (collectively, “Oil and Gas Infrastructure”) shall be shown on the “as-built” drawings for those located within Developer’s easement area. Additionally, Developer shall deliver to the County a copy of Developer’s pre-construction locate report, which will identify the location of any underground Oil and Gas Infrastructure within Developer’s easement area discovered by Developer during its pre-construction development and inspection work. If flowlines within Developer’s easement area are abandoned in place, those shall be shown or denoted on the final “as-built” drawings. The status of wells and flowlines shall be confirmed through reports from the ECMC. Any reportable spills or releases from Oil and Gas Infrastructure encountered during the installation or construction of the pipeline shall be reported to the ECMC in accordance with that agency’s reporting requirements.
2. Construction Activities. During construction, Developer shall:
- a. Construct the Project in accordance with the CUP.
 - b. Manage Stormwater in accordance with a SWMP prepared under the applicable provisions of the Colorado Department of Public Health and Environment (“CDPHE”) Colorado Discharge Permitting System (“CDPS”) Permit and Adams County’s Grading Erosion and Sediment Control standards. BMPs will be implemented for the construction phase to capture and, if necessary, treat onsite Storm Water runoff in accordance with the applicable requirements of the SWMP.
 - c. Operate at the Project site only from 7:00 AM to 7:00 PM, Monday through Saturday. Construction may occur outside the hours of 7:00 AM to 7:00 PM timeframe on an as-required basis, including, but not limited to, during inclement weather, during hydrostatic testing, horizontal directional drilling (“HDD”), during other events or operations that require uninterrupted processes, and emergency situations that would cause Developer to be out of compliance with any applicable local, state, or federal permit. The County’s Director of Community and Economic Development may extend the hours and days of operation if Developer first makes a request in writing

Deleted: <#>Submit evidence (e.g., permit number) of approved Colorado Department of Transportation (“CDOT”) Utility Permit for the crossing of Interstate 70 to the County.¶

- and demonstrates sufficient need.
- d. Comply with applicable guidelines of Section 106 of the National Historic Preservation Act of 1966 in locations that have been identified as federally regulated within the County. Comply with applicable provisions of the State of Colorado Historical, Paleontological, and Archeological Resources Act of 1973 (C.R.S. §§ 24-80- 401 to 410) on all identified state lands within the County. All best management practices and avoidance measures applicable within the approved CUP on lands that are state and federally regulated by the above-listed laws will be enforced.
 - e. Comply with the terms of the applicable provisions of the Project’s Air Pollution Emissions Notice (“APEN”) issued by CDPHE, if an APEN is required.
 - f. Comply with C.R.S. § 42-4-1407, covering loads for all hauling/construction trucks.
 - g. If at any time roadways adjacent to the Project become dangerous or not passable due to debris or mud caused by Project activities, Developer will promptly clear the roadway of any and all debris or mud caused by the Project activities. If Developer fails to clean and remove debris from such roadways in a timely manner, Adams County Public Works Department has the option to perform the required clean up and bill the cleanup charges directly to Developer.
 - h. Be responsible for repairing County infrastructure that is damaged as a result of the construction from the Project. Repairs shall occur as soon as reasonably possible, but no later than six (6) months following construction completion, unless extenuating circumstances prevent repair within the period of time. Developer may submit evidence of the condition of the County’s infrastructure at the start and the completion of construction to demonstrate the pre-construction and post-construction condition of the infrastructure.
 - i. Remove and dispose of fluid spills caused by the Project if applicable, such as hydraulic oil from maintenance of equipment, at a facility permitted for such disposal.
 - j. Communicate complaints Developer receives concerning material off-site impacts and Developer’s response to and/or actions taken to address or resolve those complaints to the County’s Community and Economic Development Department. Developer will comply with all applicable noise and nuisance laws and regulations. Developer’s failure to cure or address any ongoing or repeated violations of sound ordinances or other public disturbance laws or regulations after receiving notice thereof may lead to the County seeking a Show Cause Hearing before the Board of County Commissioners where the CUP Permit may be revoked.
 - k. Ensure that construction vehicles have a backup alarm that complies with Occupational Safety and Health Administration requirements, 29 CFR § 1926.601(b)(4) and § 1926.602(a)(9), and/or other remedies (such as flagmen) to minimize noise as approved by the County.
 - l. Construction traffic will exist I-76, head east on E 152nd Ave., and then south on Powhatan Rd. Pipe will be delivered directly to the right of way via access points off of Powhatan Rd., E 136th Ave., and Harvest Rd. per the Traffic Letter included in the CUP submittal. All required access permits will be obtained prior to construction.
 - m. Notify the County prior to commencing snow removal operations within the County’s rights-of-way. Developer shall be responsible for damages to rights-of-way caused by these activities and shall repair damages at its expense within 60 days of receiving notice from the County.
 - n. Screen storage or staging areas from adjacent residential properties within 100 feet.
 - n. Comply with all applicable local, state, and federal requirements during the course of

Deleted: ¶

Formatted: Font: 11.5 pt, Font color: Gray-95%

Formatted: Indent: Hanging: 0.25", Right: 0.3", Space Before: 0.4 pt, Numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1", Tab stops: 1", Left + Not at 1"

Formatted: Font: 11.5 pt

the Project.

- o. Implement the following BMPs outlined in the Biological Resources Assessment:
 - i. Horizontal directional drilling shall be used to avoid impacts to wetlands and waterbodies to the extent reasonably practicable and in accordance with applicable U.S. Army Corps of Engineers requirements.
 - ii. Raptor and migratory bird surveys should be conducted by a qualified biologist prior to disturbance if work will occur within breeding season.
 - iii. If initial land disturbance is anticipated from March 15th to September 30th, a survey for potential burrowing owl habitat will be conducted. If potential habitat is found, surveys will be conducted in accordance with the Colorado Parks and Wildlife (CPW) protocols prior to the start of construction.
 - iv. If construction is planned to occur between April 1st to July 31st, field reconnaissance of potential mountain plover habitat should be conducted prior to disturbance.
 - v. In areas of trenching, a means of egress shall be provided for any wildlife that may enter the trench. Trenches should be checked for wildlife daily and if a species listed as federal-or state-threatened or endangered is found or suspected, work should stop until consultation is completed with the applicable federal and/or state agency.
 - p. Include these BMPs in a compliance summary letter to be submitted to the County's Director of Community and Economic Development prior to initiating pipeline filling and operational activities.
 - q. Implement the following Adams County water well mitigation measures:
 - If trench dewatering is necessary, the water will be pumped and discharged to alluvial/colluvial sediments close to the stream channel.
 - If discharge of groundwater is necessary during construction, Developer agrees to obtain a discharge permit from CDPHE, Water Quality Control Division.
 - r. Perform a coating inspection prior to placing the pipeline into service, repair any identified coating defects, and document the results in a compliance summary letter submitted to the County's Director of Community and Economic Development prior to initiating pipeline filling and operational activities.
3. Design Requirements.
- a. The Project will be designed to meet or exceed the minimum safety standards contained the ECMC 1100 Series Rules, as applicable, and national engineering design codes for pipelines set forth by the American Society of Mechanical Engineers.
 - b. Pipeline burial depths will meet or exceed federal, state, and applicable engineering standards. The pipelines will be buried with a minimum of 48-inches of cover where practical, with deviations permitted where engineering constraints or site conditions justify a lesser amount of cover.
 - c. Ensure the pipeline that is crossing County road crossings be as near as possible to right angles. This effective placement of the pipeline complies with required structure setbacks per the 2022 Transportation Plan.
4. Operational Requirements.
- a. The Project will be operated in a way to meet or exceed the safety standards

- contained in the Colorado ECMC 1100 Series Rules.
- b. The Project will be operated in accordance with all applicable local, state, and federal codes, laws, and regulations, including, but not limited to, those of CDPHE.
 - c. The Project will utilize an integrity management program that meets or exceeds the ECMC 1100 Series Rules.
5. Post-Construction and Maintenance Requirements.
- a. Developer agrees to restore disturbed County-owned lands in compliance with the requirements of applicable easement agreements, permits, licenses or other agreements. Notwithstanding the above, if seeding is not feasible given the time of year, Developer agrees to seed as soon as possible. In the event that reseeded is unsuccessful in the first growing season, Developer agrees to comply with the terms of the applicable easement agreements, permits, licenses or other agreements during the subsequent growing season. The County may grant an extension for good cause, in writing, in the event of unforeseen circumstances.
 - b. Developer agrees to restore disturbed private property in accordance with the applicable easement agreements.
 - c. Developer agrees that the approval of encroachment agreement requests for parking lots and driveways on private property shall not be unreasonably or arbitrarily withheld, in accordance with the terms of the easement agreements for the Project, so long as such encroachment requests do not affect Developer's ability to safely operate, construct, maintain, and repair its pipeline.
 - d. Developer agrees that if the functionality of existing drainage facilities is disrupted or damaged as a result of Developer's activities, Developer will restore such facilities to their prior functionality.
 - e. Developer agrees to submit "as-built" construction drawings to the Adams County Community and Economic Development Department and Public Works Department within 120 days of construction completion, or as soon thereafter as is reasonably practicable thereafter if Developer encounters delays, in accordance with the procedures established by the County, including, without limitation, as set forth in Section I(1)(i) above. The Developer further agrees that, with the submission of construction drawings, it shall also submit "as-built" GIS pipeline data in electronic form and in a format reasonably acceptable to the Adams County Community and Economic Development Department and Public Works Department, to be used solely for internal Adams County mapping systems.
 - f. Developer agrees to submit emergency contact information, emergency response plans, and "as-built" construction drawings of the Project, including associated pipeline components, to the local fire districts encompassing the Project and to the Adams County Office of Emergency Management before commencing operation of the pipeline. Developer shall comply with other requests for information from the Adams County Office of Emergency Management in accordance with local, state, and federal law.
 - g. Maintenance of the Project will follow guidelines set forth in Developer's operations and maintenance procedures, which meet or exceed regulatory requirements. Maintenance activities associated with the pipeline and permanent easement include the following:
 - i. Implement a damage prevention program, including observation of any construction activities by others on or near the permanent easement;
 - ii. Utilize a Supervisory Control and Data Acquisition (SCADA) system with

- redundant infrastructure to monitor and manage pipeline operations in real time;
- iii. Participate in the State of Colorado’s one-call program and responding to one- calls;
 - iv. Install and maintain pipeline markers;
 - v. Install and maintain cathodic protection system on the pipeline in accordance with U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (“PHMSA”) regulations (49 CFR Part 195);
 - vi. Operate and maintain a cathodic protection monitoring system;
 - vii. Inspect isolation valves;
 - viii. Inspect crossings by other pipelines, highways, railroads, and utilities;
 - ix. Maintain pressure-based, logic-driven pump shutdowns;
 - x. Inspect and maintain safety, control, mechanical, and electrical equipment;
 - xi. Maintain communication equipment;
 - xii. Conduct, at a minimum, a five-year pipeline integrity testing (*i.e.*, “pigging” the pipeline), not to exceed 68 months, as required, in accordance with PHMSA regulations and Colorado Public Utilities Commission (“PUC”) regulations; and
 - xiii. Submit a summary letter of compliance to the County’s Director of Community and Economic Development confirming compliance with the as- required maintenance obligations set forth in Section I(5)(g)(i)-(xii) above each time the Developer completes the pipeline integrity testing contemplated in Section I(5)(g)(xii) above.
 - xiv. The Developer shall promptly provide the County’s Director of Community and Economic Development with copies of all pertinent Adams County- related state and federal regulatory agency accident reports immediately after filing such reports with the applicable agencies. The Developer shall also provide the County’s Director of Community and Economic Development with copies of any other pertinent Adams County-related PUC safety-related condition reports upon the County’s written request.
6. Development Impact Fees. There are no development impact fees associated with this Project.
7. Guarantee of Compliance. Developer hereby agrees that, should it fail to comply with the terms of this Agreement through no fault of Adams County, the County may seek to obtain from the Colorado State District Court for the Seventeenth Judicial District a mandatory injunction requiring Developer to comply with the terms of this Agreement. Prior to the County seeking such an injunction, Developer will be provided a reasonable time based on the circumstances following written notice thereof to cure any default in accordance with the terms set forth herein. Developer further acknowledges and agrees that failing to comply with the requirements set forth in this Agreement may be justification for a Show Cause Hearing before the Board of County Commissioners where the CUP Permit may be revoked.

8. Successors and Assigns. The rights granted herein may be assigned in whole or in part, and notice of any assignment shall be provided to the other party in accordance with Section III(2) of this Agreement. The terms, conditions, and provisions of this Agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of Developer and of the County and shall be deemed a covenant running with the real property described in **Exhibit A** attached hereto.

II. COUNTY'S OBLIGATIONS:

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

III. GENERAL PROVISIONS:

1. No Third-Party Beneficiaries. This Agreement is intended to describe and determine such rights and responsibilities only as between the Parties hereto. It is not intended to and shall not be deemed to confer rights or responsibilities to any person or entities not named hereto.
2. Notices. Any and all notices, demands or other communications desired or required to be given under any provision of this Agreement shall be given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid or by email with confirmed delivery, addressed as follows:

To Developer:

Rocky Mountain Midstream LLC
c/o The Williams Companies, Inc.
Attn: Joe Kidwell
One Williams Center
Tulsa, OK 74103

To Adams County:

Director, Adams County Community and Economic Development
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601

With a copy to:

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

Or to such other address that a party may hereafter from time to time designate by written notice to the other party in accordance with this Section III(2). Notice shall be effective upon receipt.

3. Amendments. Should any changes to the CUP be proposed by Developer before, during or

after completion of the Project, Developer shall submit the details of those changes to the County's Community and Economic Development for a determination as to whether those changes constitute a Major or Minor Amendment in accordance with the Regulations.

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

4. Controlling Law. This Agreement and its application shall be construed in an accordance with the laws of the State of Colorado without regard to its principles of conflicts of law. In the event of a legal dispute between the parties, the parties agree that the Colorado State District Court for the Seventeenth Judicial District shall have exclusive jurisdiction to resolve said dispute.
5. Default. If either party is in default under this Agreement, the non-defaulting party shall provide written notice to said defaulting party at the address provided in Section III(2) immediately above. The defaulting party shall have a reasonable time under the circumstances, but not less than 30 days, to cure the default, unless an extension is granted in writing by the non-defaulting party for good cause. The non-defaulting party may seek all remedies available pursuant to the Agreement and under the law.
6. Costs and Fees. In the event of any litigation arising out of this Agreement, the parties agree that each party will pay its own costs and fees.
7. No Automatic Further Approvals. Execution of this Agreement by the County shall not be construed as a representation or warranty that Developer is entitled to any other approvals required from the County, if any, before Developer is entitled to commence development of the Project.

*[Signature page(s) and Exhibit A follow.
The remainder of this page intentionally left blank.]*

Development Agreement
PRC2026-00003
Rocky Mountain Midstream LLC
Conner-Wakeman Natural Gas Pipeline Project

EXHIBIT A

Alignment Sheets for the Project
(Through Unincorporated Adams County)



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

Response: An on-site nest survey will be conducted prior to commencement of construction.

April 7th, 2026

Adams County Community and Economic Development Department

Attn: Greg Barnes

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

gjbarnes@adamscountyco.gov

RE: CPW comments on Conner-Wakeman Pipeline (PRC2026-00003)

Dear Mr. Barnes,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Conner-Wakeman Pipeline. The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this project.

Project Understanding

It is our understanding that this proposed project consists of an 8-inch gathering crude oil pipeline and a 10-inch natural gas gathering pipeline connecting Petro Operating, LLC's Conner pad site and Petro Operating, LLC's Wakeman pad site into



Laura Clellan, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blayney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero · Christopher Sichko

the existing pipeline network. This is proposed to be located at Township 1 South, Range 65 West, Section 20.

After review of this Project and the location, CPW has the following recommendations:

Red-Tailed Hawk Nests

An active Red-tailed hawk nest site is a specific location in which a pair of Red-tailed hawks have at least attempted to nest within the last five years. Any nest location that can be directly tied to courtship, breeding, or brooding behavior is considered active. A buffer zone extends 1/3 miles around a known active nest. To ensure compliance with the Migratory Bird Treaty Act, CPW recommends consultation with USFWS prior to construction of the proposed Project. All migratory birds are protected from potential take under the Migratory Bird Treaty Act, and any removal or disturbance of an active migratory bird nest requires prior consultation with CPW and USFWS. Both active and potential nest sites should be considered when evaluating potential disturbance during construction.

There are two Red-tailed Hawk nests within the vicinity of the Project. CPW recommends no human encroachment or permitted/authorized human activities within 1/3 mile of any active red-tailed hawk nest site from February 15 through July 15 of each year. CPW recognizes that the applicant has stated in their application that they will conduct and complete work outside the nesting season. CPW has no further concerns if work is conducted outside of the nesting season.

The Importance Of High Priority Habitats

Developers and permitting agencies can help avoid, minimize, and mitigate impacts to wildlife from their projects by working with CPW. High-priority habitats (HPH) are defined as sensitive habitats where CPW has recent maps regarding sensitive wildlife use, plus scientifically backed best management practice (BMP) recommendations. HPHs are a subset of CPW's species activity maps that we collect and update for a variety of species and their particular habitats; we provide these maps to the public and regulatory agencies for environmental assessment and land use commenting on proposed development on

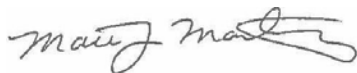
a given parcel, and general scientific research. The proposed project area contains habitat for nesting raptors and migratory birds.

Noxious Weeds and Native Re-seeding

Also of importance to CPW is the revegetation of disturbed soils and the control of noxious weed species through the development of a noxious weed management plan prior to initiating construction activities. The revegetation of disturbed areas and the control of invasive weed species are important components of the project, and it is critically important that the site be restored to a native plant community or to the currently cultivated farmland on the site. CPW prefers that native vegetation be retained on-site during the operational lifespan of the project, both as potential habitat for wildlife and to ensure successful reclamation of the project area, as noxious weeds could spread to adjacent habitats outside the project area. CPW recommends that the applicant consult with the Adams County and Natural Resource Conservation Service (N.R.C.S) for the best noxious weed management practices.

Thank you again for including CPW in the review of this proposed project. We appreciate your consideration of our recommendations to avoid and minimize impacts to wildlife. If you have any additional questions regarding wildlife concerns for this Project, please contact Rebecca Parsons, District Wildlife Manager at rebecca.parsons@state.co.us, or by phone at (303) 947-1798.

Sincerely,

A handwritten signature in cursive script, appearing to read "Matt Martinez".

Matt Martinez
Area Wildlife Manager - Area 5

Cc: S. Schaller, C. Westbrook, R. Parsons

Response: All required permits will be in place prior to start of construction.

Greg Barnes
Principal Planner
Community and Economic Development Department
Adams County

RE: PRC2026-00003 - Petro Operating - Conner-Wakeman Pipeline

The Colorado Department of Public Health and Environment (CDPHE) appreciates the opportunity to comment on this proposal. Please note that the following requirements and recommendations are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. Please also note that CDPHE's failure to respond to any referrals should not be construed as a favorable response.

The location lies within an Ozone Nonattainment Area. CDPHE encourages all operators, especially for locations within the Ozone Nonattainment Area, to use lower emission engines for heavy equipment such as EPA Diesel Tier 4 Final Non-Genset or Natural Gas Spark Ignited Tier 2.

Hazardous and Solid Waste

The applicant must comply with all applicable solid and hazardous waste rules and regulations.

Solid waste regulations are available here:

<https://cdphe.colorado.gov/all-regulations/solid-waste-regulations>

Hazardous waste regulations are available here:

<https://cdphe.colorado.gov/all-regulations/hazardous-waste-regulations>

Applicable requirements may include, but are not limited to, testing for and properly disposing of technologically enhanced naturally occurring radioactive materials (TENORM) and other solid or hazardous waste.

If you have any questions regarding solid and hazardous waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality and Conservation

The applicant must comply with all applicable water quality rules and regulations. Water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Applicable requirements may include, but are not limited to obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, CDPHE's Water Quality Control Division (WQCD) looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the division website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

Permits Phone: 303-692-3517

WQCD has compliance assistance and guidance materials on their website. There is an Oil and Gas field wide permit guidance that is specifically for construction activities associated with oil and gas. This guidance can be found at

<https://drive.google.com/file/d/1Ds7e9UEEJinxY9I4IjATLh6x08PMwNdz/view>.

Additionally, while CDPHE acknowledges that disposal of flowback and produced water through licensed third-party wastewater injection facilities is the preferred method of disposal, in order to minimize the amount of fresh water used in oil and gas development, we encourage the applicant to develop a plan for using all available means to recycle and reuse these waters beneficially.

For proposed public water systems or domestic wastewater treatment works, the applicant must receive construction and capacity development approval from the division prior to the commencement of construction. You may learn more about these requirements at <https://cdphe.colorado.gov/design>. Prospective drinking water systems that will serve 25 people or more per day for more than 60 days out of the year must comply with the requirements of [Regulation 11](#). The regulations are self-implementing and public water systems are expected to notify the [Drinking Water Compliance Assurance Section](#) when they meet the definition of a public water system. Our local referral partners can make referrals for prospective or discovered drinking water systems by using this [County Unregistered Referral Request](#) form.

If you have any questions regarding water quality, please contact CDPHE's WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality



The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:
<https://cdphe.colorado.gov/aqcc-regulations>.

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an Air Pollutant Emissions Notice (APEN). An APEN is a two in one form for reporting air emissions and to obtain an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

Information on oil and gas APENS and permits can be found at <https://cdphe.colorado.gov/apens-and-air-permits> . In addition to an index of oil and gas forms, guidance, APENs and memos, this website contains an Oil and Gas Industry Emissions Calculation and Regulatory Analysis Workbook to assist operators applying for permits in following approved emissions calculation methods. If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

In addition to any applicable APEN requirements, the pre-production and early production operations emissions monitoring requirements contained AQCC Regulation Number 7, Part D, Section IV may also be applicable.

Determine if the project area is located within the Denver Metro/North Front Range (DMNFR) ozone nonattainment area by viewing the O3 8-hr NAA 2005 and 2008 NAAQS layers on the map here https://www.colorado.gov/airquality/ss_map_wm.aspx. Information on APEN and permit reporting thresholds for attainment and nonattainment areas is available at <https://cdphe.colorado.gov/apens-and-air-permits/apen-and-permit-threshold-table>. Many sources contribute to ozone formation including oil and gas exploration and production. In particular, the use of diesel or gas-powered equipment and devices and the flaring of natural gas produces nitrogen oxides (NOx) as well as additional volatile organic compound (VOC) emissions, which contribute to ozone formation. Emissions from outside of the DMNFR ozone nonattainment area can contribute to ozone formation within the nonattainment area and they can degrade air quality in areas that are in attainment. Combustion engines used for compression are a large source of Carbon Dioxide (CO2) emissions and leaks from storage tanks and pneumatic devices can result in fugitive methane emissions. CO2, methane, NOx and ozone are greenhouse gases, which contribute to climate change.

In order to minimize emissions from equipment and devices, CDPHE recommends that the applicant coordinate with the relevant electric utility provider to assess the feasibility of utilizing power from the electric grid to the maximum extent practicable for all drilling and completion activities. If electrically-powered alternatives are not available for a particular function, CDPHE recommends that drill rigs and hydraulic fracturing pumps be fueled by natural gas. If natural gas-powered engines are not feasible, then CDPHE recommends that diesel-powered engines perform at Tier 4 standards defined in 40 CFR Part 89, or better.



CDPHE also recommends that the applicant use non-emitting pneumatic controllers (i.e. no-bleed or instrument air driven).

Currently, natural gas pipelines in the DMNFR ozone nonattainment area are at or near capacity and some operators have requested approval to flare natural gas. In addition to wasting a resource, flaring contributes to ozone formation. CDPHE recommends that the applicant limit venting or flaring of natural gas to upset or emergency conditions, or with prior written approval from the COGCC Director for necessary maintenance operations. Emergency flaring should be controlled with an enclosed combustor with a manufacturer certification of at least 98% destruction efficiency. Additionally, CDPHE recommends that the applicant ensure that adequate pipeline takeaway capacity is available for gas, oil, fresh and produced water prior to completion. This will ensure that closed-loop green completion techniques are utilized to the maximum extent practicable and that the venting or flaring of natural gas will be minimized, thus reducing emissions from the wellsite. CDPHE also recommends that the applicant conduct LDAR inspections as frequently as possible during the drilling and completion phase and at least semi-annually during the production phase at the well site.

Because CDPHE's preference for well production facilities located in the DMNFR is that they are tankless, CDPHE recommends that applicants evaluate whether a tankless facility is possible. If an applicant is proposing a facility with storage tanks within the DMNFR, they should provide a clear explanation for why a tankless facility is not possible.

CDPHE also recommends that the applicant properly maintain all vehicles and equipment and implement some or all of the following ozone mitigation measures on forecasted high ozone days:

- Postpone flowback if emissions cannot be adequately captured with a vapor recovery unit (VRU);
- Reduce truck traffic and worker traffic;
- Minimize vehicle and engine idling;
- Postpone the refueling of vehicles;
- Suspend or delay the use of fossil fuel powered ancillary equipment;
- Postpone construction activities;
- Reschedule non-essential operational activities such as pigging, well unloading, or tank cleanings;
- Eliminate the use of paints and solvents containing VOCs.

In addition to the applicable requirements above for exploration and production activities, natural gas transmission pipelines must comply with the emission control requirements contained in Air Quality Control Commission Regulation Number 7, Section IV.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Odors



CDPHE recommends that the applicant evaluate different additive formulations that have the potential to better suppress odors, including but not limited to additives that are not diesel-based. Additionally, the operator may use a chiller to cool drilling fluid as it is piped through the recirculation system before routing to the suction tanks. The applicant should also evaluate and employ one or more of the following measures where safe and feasible to further reduce the potential for odors and fugitive emissions: covering trucks transporting drill cuttings, enclosing shale shakers to contain fumes from exposed mud, wiping down drill pipes as they exit the wellbore to remove drilling fluids, and ensuring that all drilling fluid is removed from pipes before storage.

Well pads within close proximity to people

On October 17, 2019, CDPHE published the study “Human Health Risk Assessment for Oil and Gas Operations in Colorado.”¹ This study was funded by CDPHE and conducted by ICF International, using actual emissions data collected by Colorado State University along the Front Range and Garfield County. It modeled levels of pollutants that people could be exposed to as a result of oil and gas development and found that short-term exposures to chemicals related to oil and gas development, such as benzene, may cause short-term negative health impacts (e.g. headaches; dizziness; respiratory, skin and eye irritation) during worst-case conditions. The study found that the risk of negative short-term health impacts could occur at all distances modeled, up to and including 2,000 feet, particularly during the drilling, hydraulic fracturing and flowback phases of development. While the study did not find any chronic health impacts (i.e. cancer), it did not rule out the possibility of chronic health impacts because it did not comprehensively measure exposures from multiple well pads in a single community, exposures to VOC emissions from non-oil and gas sources, or other cumulative impacts like particulate matter or noise. Due to these limitations, the study concluded that additional measurements and analysis is needed to understand how closely the models represent real-world conditions. If the proposed well pad is in close proximity to residents, the County may want to consider including a requirement that the operator notify residents in close proximity to the proposed well pad that they can report any health concerns to CDPHE’s Oil and Gas Health Information and Response Program through the program’s website, <https://cdphe.colorado.gov/health/oil-and-gas-and-your-health>, or by calling 303-389-1687.

Polyfluoroalkyl substances in firefighting foams

PFAS are a family of human-made substances that do not occur naturally in the environment. They have been used for decades in food packaging, carpets, personal care items, ski waxes, other household items, and firefighting foam due to their ability to resist heat, oil, stains, grease, and water. Human contact with these chemicals is widespread, and nearly all people have some measurable levels of the chemicals in their blood. Human health toxicity information is only available for about ten of the thousands of these chemicals. However, despite the limited information, this toxicity information suggests that exposure to some PFAS

¹ The full study as well as a summary of the study can be found on the following CDPHE Oil and Gas Health Information and Response Program website (under the headings “Reports” and “What the 2019 study does and doesn’t do”): <https://cdphe.colorado.gov/health/oil-and-gas-and-your-health>



can cause a range of negative health outcomes. Health effects from these chemicals may include pregnancy complications, liver damage, high cholesterol, and others. More research is underway to better understand these health consequences. When PFAS is released into the environment, it can get into water, especially groundwater, and contaminate drinking water supplies. Pursuant to House Bill 19-1279, firefighting foam manufacturers will be prohibited from knowingly selling or distributing firefighting foam to which PFAS chemicals have been added. CDPHE has prepared an action plan summarizing how we will protect Coloradans from risks posed by PFAS.²

Due to the potential for contamination from the use of firefighting foams with PFAS chemicals, the applicant should coordinate with local fire departments to evaluate whether PFAS-free foam can provide the required performance for the specific hazard. If PFAS-containing foam is used at a location, then the applicant should be required to follow best management practices to: properly characterize the site to determine the level, nature and extent of contamination; perform appropriate soil and water sampling to determine whether additional characterization is necessary and inform the need for and extent of interim or permanent remedial actions; and properly capture and dispose of PFAS-contaminated soil and fire and flush water.

Environmental Justice and Health Equity

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.

Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

Health Equity is when everyone, regardless of who they are or where they come from has the opportunity to thrive. This requires eliminating barriers like poverty and repairing injustices in systems such as education, health, criminal justice and transportation.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

² <https://cdphe.colorado.gov/pfas>



The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts environmental impacts and exposures. Colorado EnviroScreen is an interactive environmental justice mapping tool that can be used to identify census block groups that meet those criteria. It may be found here: https://www.cohealthmaps.dphe.state.co.us/COEnviroScreen_2/

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. Translated materials and interpretation services should be used to engage with populations with limited English proficiency. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.

We have included some general resources for your reference.

Resources:

CDPHE's Office of Environmental Justice

<https://cdphe.colorado.gov/environmental-justice>

CDPHE's Office of Health Equity

<https://cdphe.colorado.gov/ohe>



Greg Barnes

From: Gregory Thompson <gthompson@sd27j.net>
Sent: Tuesday, March 3, 2026 10:25 AM
To: Greg Barnes
Subject: Re: For Review: Conner-Wakeman Pipeline (PRC2026-00003)

Please be cautious: This email was sent from outside Adams County

Mr. Barnes -

Thank you for the opportunity to review this land use application; however, SD27J does not have any comments.

Thanks again and have a great day!!

Response: Noted.

On Tue, Mar 3, 2026 at 10:04 AM Greg Barnes <GJBarnes@adamscountyco.gov> wrote:

The Adams County Planning Commission is requesting comments on the following applications: **1) Conditional Use Permit to request a 8-inch gathering crude oil pipeline 2) Conditional Use Permit to request a 10-inch natural gas gathering pipeline connecting Petro Operating, LLC's Conner pad site and Petro Operating, LLC's Wakeman pad site into the existing pipeline network.** A map has been provided to show three possible pipeline alignments. The applicant is Rocky Mountain Midstream, LLC.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216; or call (720) 523-6800 by March 24, 2026, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to GJBarnes@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adamscountyco.gov/landuse. I don't believe the case material is posted to the website at this time, but I expect for it to be posted by the end of today.

Thank you for your review of this case.



Greg Barnes

Principal Planner, Community and Economic Development *Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6853 | gjbarnes@adamscountyco.gov | adamscountyco.gov

--

Greg Thompson, AICP

Planning Manager

School District 27J

303-655-2984

Our 27J Mission: In partnership with our families and the community, 27J Schools empowers every student today to take control of their future tomorrow.



March 18, 2026

Adams County | Community & Economic Development
4430 South Adams County Parkway
Brighton, CO 80601

Response: Noted.

Re: PRC2026-00003 Rocky Mountain Midstream/ Conner-Wakeman Connection CUP

Dear Greg:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Conditional Use Permit for the Conner-Wakeman Connection Pipeline. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews.

- United Power owns and operates existing electrical distribution facilities within the project area along E 136th Ave and Harvest Rd.
 - Please contact United Power to obtain permission for the necessary GIS mapping of our facilities in relation to the pipeline area.
- United Power has an electric design created for the Wakeman Pad.
 - For any questions or concerns regarding the electric design, please contact the Project Manager, Sam Wilson.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Emily Wood
United Power, Inc.
Right of Way Agent II
O: 720-685-5605 | Email: platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

March 13, 2026

Adams County Community and Economic Development Department
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

Attn: Greg Barnes

**Re: Rocky Mountain Midstream / Conner-Wakeman Connection
Case # PRC2026-00003**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and has identified no apparent conflicts, provided that the drawings are accurate and that the project does not encroach upon the east electric transmission easement along Powhaton Road.

Response: Updated and noted.

Please also correct the Range to read **South in both these text boxes:**



As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.



MEMO

Response: All required permits and notifications will be in place prior to start of construction.

Date: March 24, 2026

To: Adams County

From: DEN Planning + Real Estate

Through: Camilla Soechtig

Subject: PRC2026-0003 – Rocky Mountain Midstream, Conner-Wakeman Pipeline

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is in the “**5-Mile ‘Known - Wildlife Attractant Separation Area’**” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- The site is found within/under the navigable airspace associated with DEN, as promulgated, and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Applicant’s study on noise indicate that they don’t understand the AHO/ANO restrictions (comments regarding no aviation study due to underground structure, noise generated by project, etc.)
- An aviation easement is required for this project.
- Any temporary use of DEN property will require an access permit.

Appendix H: Denver International Airport Approved Grass Species and Sample Submittal Documentation

Grasses for Aircraft Operating Area and Landside Use:

Dry/Upland Grasses

Scientific Name	Common Name	Soil Conditions	lbs PLS/acre*	%of mix**
Pascopyrum smithii	Western Wheatgrass	Universal Upland	3.75	25.00
Agropyron cristatum	Crested Wheatgrass	Universal Upland	3.75	25.00
Buchloe dactyloides	Buffalograss	Universal Upland	3	20.00
Elymus trachycaulus	Slender Wheatgrass	Non-Saline Upland	2.25	15.00
Bouteloua gracilis	Blue Grama	Non-Saline Upland	1.5	10.00
Sporobolus airoides	Alkali Sacaton	Saline Upland	0.75	5.00
TOTAL			15	100

Wet/Drainage Grasses

Scientific Name	Common Name	Soil Conditions	lbs PLS/acre*	%of mix**
Panicum virgatum	Switchgrass	Non-Saline Upland/Pond	2.5	25.00
Elymus lanceolatus	Steambank Wheatgrass	Non-Saline Upland	2	20.00
Puccinellia distans	Alkaligrass	Saline Upland	2	20.00
Puccinellia airoides	Nuttall Alkaligrass	Saline Upland	2	20.00
Carex nebrascensis	Nebraska sedge	Non-Saline Pond	0.7	7.00
Juncus balticus	Baltic Rush	Non-Saline Pond	0.4	4.00
Scirpus paludosus	Alkali Bulrush	Saline Pond	0.4	4.00
TOTAL			10	100

* PLS means Pure Live Seed; rates shown are for drill seeding, if broadcast, rates should be doubled.

** Percent by seed number

*** Wetland mixes to be used only where wetland hydrology exists.

Best regards,

USDA APHIS Wildlife Services on behalf of the Denver International Airport's Wildlife Hazard Management Program

Monday, March 30, 2026 at 4:14:36 PM Mountain Daylight Time

Subject: Additional Comment (Morghem): Conner Wakeman (PRC2026-00003)

Date: Wednesday, March 25, 2026 at 1:07:46 PM Mountain Daylight Time

From: Greg Barnes

To: janicekinnin@outlook.com

Response: Noted.

Please see below.

-----Original Message-----

From: wile360@yahoo.com <wile360@yahoo.com>

Sent: Monday, March 23, 2026 2:56 PM

To: Greg Barnes <GJBarnes@adamscountyco.gov>

Subject: Ref case PRC2026-00003

Please be cautious: This email was sent from outside Adams County

Hi ,

My name is Wile Morghem and the land owner of 13135 Gun Club Rd commerce city 80022.

I oppose any gas lines that encroach or cause more damage to our property. I'm also opposed to the construction and oil field traffic that cause many safety and road damage to Gun Club Rd. Thank you for my consideration to this matter.

Thanks

Wile Morghem

720-355-4125

Greg Barnes

To: Greg Barnes
Subject: Voicemail on Conner-Wakeman

Daniel Archuleta of Commerce City

Response: Noted.

He is opposed to the project.



Neighbors in the area feel like they are completely surrounded by pads and pipelines that criss-cross the area. Fears of health concerns and pressurized risks are present in the community.

Greg Barnes

Principal Planner, Community and Economic Development *Department*
4430 S. Adams County Parkway, Suite C1000
Brighton, CO 80601
o: 720.523.6853 | gjbarnes@adamscountyco.gov | adamscountyco.gov

Greg Barnes

From: Greg Barnes
Sent: Friday, April 17, 2026 9:00 AM
To: Greg Barnes
Subject: Voicemail on Conner-Wakeman

Response: Noted.



Received a voicemail from Sandy Hernandez. She is concerned about health, environmental, and public safety issues for the area. She feels as though there are too many oil & gas related projects in the area.

Greg Barnes

Principal Planner, Community and Economic Development *Department*
4430 S. Adams County Parkway, Suite C1000
Brighton, CO 80601
o: 720.523.6853 | gjbarnes@adamscountyco.gov | adamscountyco.gov

Greg Barnes

From: Leo M <lmadera0@gmail.com>
Sent: Friday, March 27, 2026 6:08 AM
To: Greg Barnes
Subject: Re: Comments PRC2026-00003

Response: Noted.

Please be cautious: This email was sent from outside Adams County

I have one more concern that I failed to mention in my original email. Right now I see the plastic temporary pipes carrying water to the oil sites and we are having water issues due to the dry seasons that we are encountering with global warming. We also live in an agricultural area and the golf course which also contributes to us having less water. I am concerned 1) with the oil companies taking water in our area that is very slim and they will just move on and leave us with the cost of installing pipes and bringing water from I don't know where and 2) they are putting chemicals under the ground that sooner or later will cause problems. Adams County needs to not keep approving these oil companies to keep impacting our community air, water, and health.

On Wed, Mar 25, 2026 at 9:46 AM Leo M <lmadera0@gmail.com> wrote:

I understand that but if they are not good enough to send to the public they should go back to whoever is responsible before they get sent to us.

On Wed, Mar 25, 2026 at 7:34 AM Greg Barnes <GJBarnes@adamscountyco.gov> wrote:

Leovi,

That material was submitted by the applicant, and not me. Labeling the maps was one of my comments to them that I would like to address. I do not create the application materials.



Greg Barnes

Principal Planner, Community and Economic Development *Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6853 | gibarnes@adamscountyco.gov | adamscountyco.gov

From: LM <lmadera0@gmail.com>
Sent: Wednesday, March 25, 2026 6:24 AM
To: Greg Barnes <GJBarnes@adamscountyco.gov>
Subject: Re: Comments PRC2026-00003

Please be cautious: This email was sent from outside Adams County

Hi Greg,

Yesterday I went in because the information you sent was missing information. The map wasn't labeled and the connections site and all was missing. You le email has the general number so if it isn't within business hours we can't even reach you. Please be mindful of this when you send information.

Leovi

Sent from my iPhone

On Mar 17, 2026, at 8:28 AM, Greg Barnes <GJBarnes@adamscountyco.gov> wrote:

Hi Leovi,

Thanks for providing comments on these two conditional use permits. Your comments have been added to the case record, and I will share them with the Planning Commission and Board of County Commissioners when (or if) this application goes before them for public hearings. You will receive another letter if these cases advance to public hearings.

[<image002.png>](#)

Greg Barnes

Principal Planner, Community and Economic Development *Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

From: Leo M <lmadera0@gmail.com>
Sent: Tuesday, March 17, 2026 5:48 AM
To: Greg Barnes <GJBarnes@adamscountyco.gov>
Subject: Comments PRC2026-00003

Please be cautious: This email was sent from outside Adams County

Good morning,

I am opposed to the two permits that are in the case PRC2026-00003. One on Gun Club Rd we have Cherokee Pipeline and other things already running through our properties. Connecting these two pads brings more vulnerability and issues that can happen when things go array. It is not right what Adams County keeps doing in approving things the oil and fracking operations to happen in our vulnerable communities that keep being exposed to more carcinogenic chemicals that end up on our properties and wells. Stand up for what is right and oppose these two permits. Stop the injustices and inequities that are happening in our communities. Gun Club has many projects that should not have been approved and we have a lot of changes that keep coming on our road. I ask that you not approve the permits.

Please confirm receipt of this email and dates of upcoming hearings.

Leovi Madera

Greg Barnes

From: Greg Barnes
Sent: Friday, April 17, 2026 9:00 AM
To: Greg Barnes
Subject: Voicemail on Conner-Wakeman

Response: Noted.



Received a voicemail from Sandy Hernandez. She is concerned about health, environmental, and public safety issues for the area. She feels as though there are too many oil & gas related projects in the area.

Greg Barnes

Principal Planner, Community and Economic Development *Department*
4430 S. Adams County Parkway, Suite C1000
Brighton, CO 80601
o: 720.523.6853 | gjbarnes@adamscountyco.gov | adamscountyco.gov