

**Adams County
Community and Economic Development Department
Development Review Comments**

Case Number: USR2018-00006

Case Name: Palacios

Applicant: PetroShare

Date Initiated: 10/18/2018

Referral Comment No.	Mapped?	Reviewer Initials	County Comment	Applicant Response (date)
1	Yes	CD	Staff has reviewed comments and is evaluating how Conditionals of Approval (COAs) may be used to mitigate impacts.	
2	Yes	CD	Staff has reviewed comments and is evaluating how Conditionals of Approval (COAs) may be used to mitigate impacts.	
3	No	CD	Staff has reviewed comments and is evaluating how Conditionals of Approval (COAs) may be used to mitigate impacts.	
4	No	CD	Staff has reviewed comments and is evaluating how Conditionals of Approval (COAs) may be used to mitigate impacts.	
5	Yes	CD	Staff has reviewed comments and is evaluating how Conditionals of Approval (COAs) may be used to mitigate impacts.	

Referral Agency Comments:

1) **Brighton Fire Rescue:**

Requesting a overview document or summary card with the following site specific information included:

- a. The facility name, address, and gps coordinates of the site access
- b. Site map showing pertinent information such as:
 - i. Access roads
 - ii. Site layout
 - iii. Nearby residences (within 3,000 feet)
 - iv. Nearby businesses (within 3,000 feet)
- c. Response resource contact info
 - i. PetroShare
 - ii. State, federal, and municipal responders
 - iii. Response contractors
- d. Critical receptors in the area listed and shown on site map
- e. Well pad liquid storage statistics (oil and water)

2) **Colorado Department of Public Health and Environment:**

- a. Electrical equipment and device: Utilize electrical equipment and devices to the extent practicable in order to reduce emissions
- b. Odors: Implement BMP's to reduce Odors during each phase. Examples include but are not limited too;
 - i. Chillers and chemicals to mask or neutralize hydrocarbon odors from drilling mud
 - ii. Squeegee to remove drilling fluids from drilling pipe as the pipe is removed from the wellbore
 - iii. Covered containers to store drilling mud
 - iv. Minimize use of diesel fuel
- c. Management of exploration and production waste: The division recommends testing for and properly disposing of technologically enhanced naturally occurring radioactive materials (TENORM).
- d. Installation of pipelines: Prior to commencing commercial production, connection to pipeline with adequate takeaway capacity.
 - i. Maximum utilization during green completions
 - ii. Minimize flaring natural gas (reduce overall emissions)
- e. Minimize flaring: Project is located in the Denver/Metro Front Range (DMNFR) ozone nonattainment area, so the division is recommending limited use of flares to the extent practicable to facilitate emission reduction.
- f. Plugging and abandonment: Implement measures to control unnecessary and excessive venting during plugging and abandonment operations.

3) **Colorado Department of Parks and Wildlife:**

- a. Location holds value as wildlife habitat. Main impact to wildlife habitat is fragmentation and loss of habitat.
- b. If Raptor and/or Migratory bird nest are identified then implement a buffer around the nesting area to avoid interference with nesting activities.
- c. If prairie dog colony is discovered the potential may exist for Burrowing owls to be present. Burrowing owls are protected by both state and

- federal laws. If earth-moving activities begin between March 15th and October 31st, a burrowing owl survey should be completed.
- d. If prairie dog colonies are present, it is recommended that they are relocated or humanely euthanized before earth-moving occurs. Permits for relocation may be required.
 - e. Avoid planting or spreading noxious weeds on or around the site. Weeds have been defined as “a plant that interferes with management objectives for a given area of land at a given point in time”

4) County Staff:

a. Engineering:

- i. The applicant is required to improve the roadway within the road petition description of 144th Avenue from the property boundary to the access point. The roadway is required to meet or exceed the local fire department standards.

b. Landscape review: **Since these comments were received, a re-submittal has been provided by the applicant and is under review.**

- i. The proposed landscape plan does not conform to the requirements of Section 4-16 of the Adams County Development Standards and Regulations. A re-submittal is required.
- ii. A minimum of 10% lot landscape is required. The lot landscape can be based on the final reclamation area. In addition, **buffer areas with trees and shrubs are required** for lesser intensity uses (residential) and along right-of-way. The proposed well pad is adjacent to multiple residential parcels and must provide visual mitigation from these uses. Please put all text for County Landscape Requirements into a table format. Table can be set-up to show “required” vs. “provided”
- iii. Please include the setbacks of the well locations from all property lines and the nearest right-of-way, residential structures, etc. This may require two site plans, a larger area depicting the well pad area on the larger parcel and then a closer view of just the landscape area.
- iv. Screen fencing is required and must be located on the interior of the landscape. The proposed plan appears to have a chain link fence; however, the legend for the fence and the grass vegetation are similar and the fence location is unclear.
- v. Additional information is required on the proposed irrigation method. A watering schedule was provided on the plans, but no information as to the type of system (i.e. automatic, truck, etc).

c. Case Manager:

- i. Applicant is required to provide baseline well water testing of any registered residential water wells within ½ mile of the proposed oil and gas wells or production facility. Has the applicant received any request for baseline testing? If no residential wells will be tested due to request by the owner, what wells has the applicant identified to test to be compliant with COGCC rule 609?
- ii. The following information about the proposed pipeline for transferring product off site needs to be included with the application.
 1. Number of pipes and product each pipe will transfer
 2. Size of pipes
 3. Pipe material
 4. Where will the pipes start and terminate?
- iii. Where are the minerals that are being developed located? Section, Township and Range is adequate.
- iv. What is the anticipated schedule for this facility: Pad Construction, Drilling, Completions, and how many phases to drill all the wells?
- v. Where is the required water being sourced? Will the water be trucked in, piped in, or sourced on site?
- vi. Where is process water being disposed? Will produced water be trucked off site or piped off site?