

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

Case Number: USR2017-00005		Case Name: Ward Petroleum		
Applicant: Great Western		Date Initiated: 11/16/17		
Referral Comment No.	Mapped?	Reviewer Initials	County Comment	Applicant Response (date)
1	No address provided	CL	Staff has reviewed comments and is evaluating how Conditionals of Approval (COAs) may be used to mitigate impacts.	

Agency Referral Comments:

- 1) City of Brighton referral comments:
 - a) Location may be located in a designated floodplain. Applicant should verify the location of the site and the potential of the floodplain.
 - b) Location is within the City of Brighton Growth Management Area with future use designated as mixed use.
 - c) City of Brighton requests that the operator consolidate their wells on previously permitted pad sites.
 - d) Pas location is located within the Brighton Public Water System (PWS) protection area which is has enhanced protection through the COGCC order number 1-189.
 - e) Pad location may be located in the Ground Water Sampling Zone and BMP buffer Zone designated in the PWS order.
 - f) Brighton requests the operator pipe water for fracturing activities.
 - g) Brighton request the access road is built to Brighton specifications.
 - h) Consult with Brighton to mitigate impacts.

- 2) Tri-County Health Comments:
 - a) If the operator intends to use On-site Wastewater Treatment Systems, then permits will need to be obtained through Tri-County Health.

- b) Recommend notifying well or ground water rights owners are notified of the application for a oil & gas well pad. Those owners are referred to Tri-County Health for baseline testing of their water. Refer well owners to tri-county health for guidance on well head protection.
- c) Provide clean and safe water for use by workers for ware washing, food preparation, hand washing, and showering. Review of water source for workers will be required by Tri-County Health.
- d) Clearly mark with signage non-potable water stored/used on site.
- e) Secondary containment, routine monitoring systems and best management practices are required for onsite storage of fuel.
- f) Provide Tri-County Health the opportunity to review the emergency response plan.
- g) Vapor recovery equipment should be used to control the release of vapors into the environment. The use of green completion technology is strongly encouraged at every site. If the site is to use multiple flares and combustors, the oil and gas industry permits should include a regulatory analysis determining the applicability of state and federal air quality permitting requirements and air pollution.
- h) If designated traffic route will be on local school bus routes, it is encouraged to limit traffic while school busses are in operation.

3) CDPHE

- a) Comply with all state and federal Environmental rules and regulations.

4) Excel Energy

- a) No conflict

5) Adams County Staff Comments

a) Engineer Review:

ENG1- The site plan for the floodplain use permit is required to show the final topography of the new well pad. A cross section of the well pad is required to be shown on the drawings to show the base flood elevations and the elevation of the ground, concrete pads, and proposed equipment.

ENG2 - The applicant shall submit to Adams County documentation showing the schedule for installation and the location of the pipeline. The applicant shall also provide Adams with the approved agreement allowing the applicant to use the pipeline.

b) Environmental Analyst:

I have reviewed the Ward Petroleum Edmondson application for 24 wells, in addition to the submitted Resources Review. There do not appear to be any environmental, cultural, or agricultural resources on or adjacent to the proposed development. I would recommend that the applicant provide additional landscaping on the south side of the proposed development to mitigate any potential impacts to the floodplain.

c) Local Government Designee:

LGD1: Due to the location of the proposed well pad site connection to a pipeline may be required to meet land use compatibility requirements.

LGD2: Per the MOU, sampling of all residential water wells located ½ mile from the well pad site is required upon request by the resident.

LGD3: The access road is parallel to residents which may become impacted by truck traffic; time restrictions should be implemented to reduce the impacts to the residents during evening hours of 7pm to 7am.

LGD4: Truck traffic during pad and well construction may generate excessive dust which can have negative impacts to neighboring residence. The first 1500 feet of the access road surface should be armored with gravel to minimize dust creation.
LGD5: Coordinate with school district 27J regarding school bus routes and times which may be impacted by Oil and Gas traffic associated to this facility.

d) Planning/ Landscape

- (a) Please provide summary of overall landscape area (square feet). This needs to be in table format on the landscape plan and should include the required site area (sf) and the provided landscape area (sf).
 - 1. Typically, required site landscape is 10%, this can be 10% of the lease area.
- (b) Include proposed fence elevation and details on the plan.
- (c) Identify proposed landscape buffer widths and provide overall area of landscape (square feet). This needs to be in table format on the landscape plan.
- (d) Please include language from Section 4-16-11, Maintenance Standards
- (e) Staff encourages closing the gap in the landscape perimeter on the west side of the site plan.
- (f) Show location and size of proposed irrigation water tank.