

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

Case Number: USR2018-00002

Case Name: Great Western Operation (GWO) Seltzer

Applicant: Great Western

Date Initiated: 06/22/2018

Referral Comment No.	Mapped?	Reviewer Initials	County Comment	Applicant Response 7/31/2018
1	ADCO	CD	GWO 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 GWO identified to test to be compliant with COGCC rule 609?	Great Western will conduct baseline sampling in accordance with COGCC Rule 318A.e. and Rule 609. GW has not received any requests to sample nearby water wells. Specific wells have not yet been selected.
2	ADCO	CD	GWO identified the potential to connect to pipeline, but no routing plans for the pipeline were included in the application. Has GWO determined if a pipeline will be used for the transportation of product off site? If yes, GWO will need to provide additional information including; final route, size of pipe, product the pipeline will be carrying, total distance, and where offsite the pipeline will be connect (identify the midstream line, compression station, or processing facility). If GWO does not include information about pipelines in the current application and elects to construct a pipeline later, the applicant will be required to amend the AUSR permit.	Great Western will use a pipeline to transport oil and gas off location. The oil line will be a 2” line and will be approximately 1250’ to the tie in point of Discovery’s existing pipeline that is just to the west of the proposed Seltzer Pad. The gas line will be a 4” line and will be approximately 650’ to the tie in point of Discovery’s existing gas line that is located just to the west of the proposed Seltzer Pad.
3	ADCO	CS	Staff has reviewed comments and is evaluating how Conditions of Approval (COAs) may be used to mitigate impacts	Great Western will abide by Adams County visual mitigation requirements and has consulted with the surface land owner regarding same.
4	ADCO	ES	There are three existing oil and gas wells on the parcel. Will these be plugged and abandoned with the commencement of this proposed facility?	Great Western’s Seltzer PP 4-2JI will be plugged and abandoned prior to commencement of the site. The 3 additional active wells on this parcel will be P&A’d after the Seltzer wells begin production.

5	City of Thornton	GP	The City of Thornton requests the opportunity to review a detailed landscaping and overall site mitigation plan for the proposal, addressing proposed planting, irrigation, fencing, screening and berms.	A detailed landscaping and overall site mitigation plan for the location addressing proposed planting, irrigation, fencing, screening, and berming has been included with the application.
6	City of Thornton	GP	The City requests to review a lighting plan and believes that the plan should propose to eliminate any light trespass from the site.	Great Western's lighting plan for this site is included in the Final Written Explanation, and will meet or exceed state requirements for light mitigation. Additionally, the Seltzer Pad will have an earthen berm surrounding the pad which will mitigate light impacts to nearby neighbors. This plan has been included with the application.
7	City of Thornton	GP	The City of Thornton also requests the opportunity to review an emergency response plan for the proposed well pad.	An emergency response plan has been included with the application. This plan has been reviewed and approved by the North Metro Fire Rescue District.
8	City of Thornton	GP	The City requests that the operator engage with the Thornton Fire Department and North Metro Fire Rescue District regarding emergency response planning. Additionally, the City requests initial and ongoing response training with the operator on the site.	Great Western has met with North Metro Fire Rescue District regarding to Seltzer site, and they have been provided a copy of the Emergency Response Plan. GW will meet with the Thornton Fire Department to discuss any additional emergency response planning. Also, GW can meet with the City to review initial and ongoing response training.
9	City of Thornton	GP	The City requests that no flaring occurs at this site, but if flaring does occur that the City of Thornton Emergency Communications Center be notified.	Great Western will notify the City of Thornton Emergency Communication Center if flaring occurs at this site.
10	City of Thornton	DA	They need to get input on CDOT regarding the SH-7 & 168 th Avenue intersection. This is a non-signalized ¾-movement intersection. If the frequency of trucks is high, there may not be sufficient storage on SH-7 in the left turn pocket. York Street – SH-7 to 168 th Avenue is weight limited, so use of that road is prohibited. They are also not permitted to use Gilpin Street – 166 th Avenue to 168 th Avenue or 166 th Avenue – SH-7 to Gilpin Street. These two streets are through a neighborhood. Hopefully, they've forwarded to Weld County for input as well.	Great Western conducted a truck route study to determine the best possible access for this site. This study has been included in the final application.

Referral Agencies:

- 1) Adams County Sheriff' Office
- 2) Adams County Office of Emergency Management
- 3) Brighton Fire
- 4) School District 27J
- 5) Colorado Department of Public Health and Environment
- 6) Weld County
- 7) City of Thornton: See comments 5-10
- 8) Colorado Parks and Wildlife: See attached letter dated July 7, 2018

Great Western Responses:

- Natural Vegetation: A detailed landscaping plan has been submitted with this application. This plan details Great Western's intent to incorporate a mixture of trees and shrubs within the landscape. This plan was also created in conjunction with the surface owner's wishes.
- Burrowing Owls: Great Western contracted with a third party biologist to conduct a field survey for burrowing owls and prairie dogs at the Seltzer Pad site. This survey was conducted on July 25, 2018. The survey was performed by walking the site, identifying prairie dog holes, and looking for signs of black-tailed prairie dogs and burrowing owl habitation. An inactive prairie dog colony was found, however no prairie dogs were observed. No burrowing owls or signs of burrowing owl habitation were identified on site.



COLORADO

Parks and Wildlife

Department of Natural Resources

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

July 7, 2018

Ms. Christine Dougherty
Adams County
Community & Economic Development Department
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

Re: Seltzer LD Pad, AUSR2018-00002

Dear Ms. Dougherty:

Thank you for the opportunity to comment on the proposed construction of Seltzer LD Pad, which will comprise of the construction of one well pad with up to thirty wells with one existing well, associated production facilities and a single access road. The 22.48 acre proposed well site is owned and operated by Great Western Oil and Gas. The proposed site is located in the Section 4k, Township 1 South, Range 67 West and is bounded on the north by private property and East 168th Avenue, on the east by Yosemite Street and private property, on the south and west by various parcels of private property and Signal Reservoir Number 2.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

CPW would expect to find small ground dwelling mammals, small passerine birds, ground dwelling birds such as pheasants and possibly black-tailed prairie dogs in the vicinity of the proposed well pad.

Natural Vegetation

CPW recommends that land within the project area be restored to native habitat, if possible. To improve wildlife habitat after construction, the CPW recommends using native plant species along the project area. CPW also recommends planting trees, shrubs, and grasses so



that they are mixed within the landscape. A landscape that has a good mix of trees, grasses, and shrubs is more beneficial to wildlife than a landscape with all trees in one area and all grasses and shrubs in others.

If heavy equipment is used in the vicinity of Brighton Ditch (that was used in another stream, river, lake, reservoir, pond, or wetland) one of the following disinfection practices is necessary prior to construction to prevent the spread of New Zealand mud snails, zebra mussels, quagga mussels, whirling disease, and any other aquatic invasive species into this drainage. These practices are also necessary after project completion, prior to this equipment being used in another stream, river, lake, reservoir, pond, or wetland:

- Remove all mud, plants, debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment in a 1:15 solution of Quat 4 or Super HDQ Neutral institutional cleaner and water. Keep equipment moist for at least 10 minutes **OR**
- Remove all mud, plants and debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment with water greater than 140 degrees F for at least 10 minutes.
- Clean hand tools, boots, and any other equipment that will be used in the water with one of the above options as well. Do not move water from one water body to another. Be sure equipment is dry before use.

Burrowing Owls

The potential exists for the presence of burrowing owls within the development site. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nest. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey may be obtained from District Wildlife Manager Jordan Likes, visiting the CPW website at <http://cpw.state.co.us>, or by calling the CPW Denver Region Office at (303) 291-7227.

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

Sincerely,



Crystal Chick
Area Wildlife Manager

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