



February 16, 2017

To Chris Simmons

[csimmons@adcogov.org](mailto:csimmons@adcogov.org)

Submitted by Jennifer Gamble, President, Adams County Communities for Drilling Accountability NOW and resident of Adams County, 2280 E. 138<sup>th</sup> Avenue, Brighton, CO 80602

**Comments on Todd Creek Request for Use by Special Review Permit Application for twelve horizontal wells on one well pad for the production of oil and gas**

14995 Riverdale Road, Brighton

Parcel #: 0147114000028

Dear Chris Simmons and Adams County/Ward Petroleum,

The following are Adams County Communities for Drilling Accountability Now's comments on the Ward Todd Creek Farm Permit Application and Letter of Revision in accordance with the comment period which closes February 17, 2017. ACCDAN requests a response in writing to each of its individual comments listed in the three sections of this letter.

**Comments to Adams County**

We respectfully request that Adams County:

- 1) Require the Ward Todd Creek Farms permit application to be put to a vote of the Adams County Board of Commissioners including a public hearing. On February 14, we submitted 1,008 petition signatures to the county stating -- As residents of Adams County in Colorado, by signing of this petition, we formally request that the Adams County Director of Planning and Development refer the Todd Creek, Ivey and any future large-scale oil and gas development applications to a vote of the Adams County Board of County Commissioners as allowable under the county's Administrative Use by Special Review provisions of Adams County Development Standards and Regulations (4-10-02-05-07). The reason for this petitioned request is that we, the undersigned, believe that all large-scale oil and gas developments within 2,000 feet of an existing or planned neighborhood should require a vote of the Adams County Commissioners and a public hearing allowing ample opportunity for public education, involvement and formal public comment.
- 2) Ensure that Ward Riverdale neighbors within a ½ mile of the site are notified of the pending changes to that site and given an opportunity to comment. It may be that with the change in production facility location for TCF, that the required notification requirements have now not been met as residents within ½ mile of the Ward Riverdale expanded production facility are now impacted residents. Please verify with the county attorney.
- 3) Ensure that a safety and compatibility assessment of Riverdale Road is conducted as outlined above. Currently, we see no safe traffic access way for the Riverdale Road site and do not feel a



permit should be approved without safe industrial truck access if trucks will be used to transport product.

- 4) Require the overall permit application package to be updated to reflect current plans and resubmitted to the county so that the application package will match what Ward now plans for the TCF and Riverdale sites.
- 5) Consider whether the changes to the Riverdale site will now require a county permit as there are new oil and gas production facilities/activities and increased product quantities at the site that were not previously permitted.
- 6) Since Ward's application on Page 11 states that a pipeline is intended to be used and due to the fact that no safe vehicle access route currently exists for heavy industrial truck traffic, Adams County should place a condition of approval on TCF application, that a pipeline be in place prior to any drilling on the TCF site – i.e. make use of a pipeline for product transportation a condition of approval.

### **Questions for WARD PETROLEUM on the Permit Application Package Revision**

Please provide an operator written response to each question and comment.

- 1) The TCF revised site plan dated 1 13 2017 shows no tanks, no separators, no ECDs and no other production equipment (only wells) at the Todd Creek site. Please confirm that 100% of all production and ancillary equipment for Todd Creek will be now located on the Riverdale Road site? Please ensure the TCF site plan accurately reflects all equipment to be located on the TCF site.
- 2) The TCF revised site plan dated 1 13 2017 still shows two access road options to the west of the TCF site which would take all traffic through the neighborhood to the west and north of the TCF site, but it is our understanding that no access other than emergency response will be via that route and all truck traffic associated with TCF is now planned to use the Riverdale Road access route currently used by the Ward Riverdale facility? Please confirm the access plans for TCF. Please update the TCF site plan to reflect the current plans.
- 3) How will the oil/gas product be transported from the TCF site to the Ward Riverdale site? Will it be via pipeline, via truck and what route will it take? Please update the TCF site plan to reflect the plans.
- 4) Please provide the number and types of equipment to be included in the Ward Riverdale proposed production facility expansion on the TCF site plan – list type and quantity of equipment that will be located in the green boxed area.
- 5) The following sections of the Permit Application need to be updated by Ward to reflect its new plans:
  - a. Project Summary
  - b. Map of Adjacent Property Owners (to include those adjacent to the expanded production facility)
  - c. Surface owner documentation to include Ward as surface owner of the expanded production facility area.
  - d. Oil and gas operations plan to describe how product will move from the TCF wells to the expanded Ward Riverdale site production facilities for TCF.



- e. Site layout diagram on page 37 needs to be updated to reflect new plans
  - f. Construction plans
  - g. Traffic impact study – taking into account the 40% increase in anticipated traffic now on Riverdale Road.
  - h. Emergency Preparedness Plan
  - i. Likely additional sections are impacted
- 6) Reference to Schaefer wellpad on page 10 of the pdf needs to be amended to be TCF.
  - 7) Page 11 of the TCF pdf of the application states that Ward intends to use a pipeline for the TCF site. Please confirm that a pipeline will be a required condition of approval per Ward's application.
  - 8) What will the capacity of the steel berms be?
  - 9) Please include a description of the security fencing to be installed to keep children out of all equipment areas – wells, tank batteries, etc.
  - 10) Please provide an updated site layout diagram (page 36 of permit application pdf) for the public to comment on.
  - 11) Include a copy of the Stormwater Management Plan and Emergency Response Plans for Ward Riverdale since that site is now impacted by the additional TCF production equipment so that information is now relevant to this permit application.
  - 12) The 145 truck trip total in page 82 of the permit application – is Ward saying that there will be a total of only 145 total truck trips to drill and complete all 12 wells? Or is that 145 number for each of the 12 wells. Either way the 145 total truck trips is substantially less than any other estimate seen for drilling a well. Is Ward planning to pipe in all fracking water? What makes this number so low?
  - 13) On page 83 the total traffic estimated during operations – is the 126 truck trips total for all 12 wells or for one well? Is it for one month of operations? One year of operations? I am assuming it is for one month of operations, but it does not say. The information provided does not in any way allow one to assess as traffic impact because the time frame parameter is missing as is clarification of whether the number is per well or for all 12.
  - 14) The Emergency Plan provided is a generic plan for any site. Please clarify if the county's requirement is for a site-specific emergency plan and if so please provide that plan with the permit application.

**Comments for Ward Petroleum and Adams County – Please require the following Best Management Practices/Conditions for Approval.**

Please provide an operator written response to each question and comment.

- 1) Applicant and/or county shall fund an independent traffic route safety study to determine if Riverdale Road is safe for transportation of oil and gas at the increased amount of trips required to accommodate 30 wells (Ward Riverdale and Ward Todd Creek) and what if any upgrades are recommended to make Riverdale Road safer for such large-scale industrial traffic. The results will be presented to the county and made publicly available. If upgrades are recommended by the independent study or Adams County Transportation staff, they will be funded by the operator and completed prior to drilling at Todd Creek.



- 2) Applicant shall work with its transport company(ies) to conduct root cause analysis and detailed lessons learned corrective action/incident prevention plan in response to the November 17, 2016 accident on Riverdale Road involving an oil tanker roll-over and spill. The results will be presented to the county and made publicly available.
- 3) The applicant shall transport all oil, water and gas via pipelines in order to minimize traffic impacts on Riverdale Road and surrounding area. Prior to initiation of construction, the applicant shall provide the applicable title and easement commitments required to construct the oil, water and gas pipelines for the facility.
- 4) Prior to initiation of construction, applicant shall submit a fencing plan addressing BOTH fencing during construction and permanent fencing during operations. The permanent fencing shall be a security fencing a minimum of 6 feet tall and shall fully surround all oil and gas wells, tanks, ECDs and other ancillary oil and gas equipment. The access gate shall be locked.
- 5) Prior to initiative of construction, applicant shall submit a landscaping plan which includes a combination of berm(s), mature trees (8-plus feet in height), bushes and groundcover to adequately serve as a visual barrier between the site and surrounding neighborhoods and roadways. The landscaping plan shall be compatible with the surrounding area and is subject to county approval prior to construction initiation. The landscaping plan shall include a means and schedule for watering during establishment of vegetation and then thereafter for maintenance. Vegetation must be watered/irrigated to ensure its survival.
- 6) The sound mitigation plan shall include a sound wall during drilling and completion operations regardless of the results of the sound study. In addition, any additional controls recommended by the required sound study will be implemented.
- 7) The applicant agrees to conduct a baseline drinking water test for any owner within ½ mile both prior to drilling and following six months of operation upon the request of the owner.
- 8) Prior to initiating construction, the applicant shall request of COGCC and CDPHE that a CDPHE evaluation of the site be conducted and shall subsequently then agree to comply with the resulting CDPHE recommendations. If CDPHE will not conduct said evaluation, the applicant shall secure the services of an independent company to conduct a similar evaluation and shall agree to comply with its recommendations.
- 9) The applicant shall agree to perform Bradenhead Annulus Pressure Monitoring (Rule 341), regardless of whether directed by COGCC or not. Operator shall monitor and record bradenhead annulus pressure during hydraulic fracturing operations, and to promptly report to Adams County and COGCC increases in pressure greater than 200 psig. These requirements help to ensure that groundwater is protected and that prompt action is taken if conditions arise that could lead to the subsurface release of hydraulic fracturing fluids.
- 10) The applicant agrees to use electric drill rigs or best available clean and quiet drilling technology to achieve sound levels of less than 45 dBa measured 200 feet from the drill rig.
- 11) The applicant agrees to use of closed loop system and to not use any open pits.
- 12) The applicant agrees to pipe in water for fracking operations and not to use truck transport for water and the applicant agrees to no use of local wells unless the well is owned by the operator and is permitted by the state for industrial use (versus residential use).
- 13) Applicant agrees to use only low-profile tanks (12-foot tall maximum during for operations) for operations. Larger temporary tanks may be used during drilling and completion. Applicant



- further agrees to comply with a maximum equipment height for any equipment to remain on the site for operations (such as VCUs, shafts, etc.) of 25 feet or less (Note this is in addition to the height restriction of 12 feet for all product storage tanks to be used at the site).
- 14) Applicant agrees to install steel-rimmed berms and synthetic liners everywhere and in all cases. Applicant further agrees to install berm capacity capable of containing 1.5 times the amount of liquids in the single largest tank to be present on the site at any given time.
  - 15) Applicant agrees to increased liability insurance for operators at a minimum of \$5 million per incident to cover the increased risk of drilling in or near neighborhoods.
  - 16) Requirement for no flaring except in the case of an emergency/repair after completion. Applicant agrees to requirements of Green Completion.
  - 17) Strengthened requirements for dust control during operations, requiring that "no visible dust" is created which impacts neighboring properties or dust on roads impacting children.
  - 18) Restrictions on well drilling traffic for safety considerations and to avoid school schedule times, rush hour and evening sleeping hours.
  - 19) Requirement that once drilling starts on the first well that all planned wells for that phase must be completed within 9 months or they lose the right to drill and must repeat the permit process for remaining wells. Applicant agrees to complete all permitted wells in two phases or less to minimize disturbance on surrounding area.
  - 20) Applicant shall verify prior to commencement of drilling operations that the designated emergency responders have appropriate fire suppressant foam on hand and that they are trained and capable of responding to oil and gas fires. Applicant shall secure a signed letter of preparedness from the designated emergency response agency attesting to these facts.
  - 21) Applicant agrees to provide Adams County with the use of FLIR camera three days per month for the county's independent inspection use for monthly inspections of facilities proximate to neighborhoods.
  - 22) Requirement for all lighting used to be directed downwards and shielded upwards to minimize light pollution during nighttime operations.
  - 23) If well operations are stopped for a period of 12 months, the operator must initiate removal of all well structures within 6 months of the 12th month that operations are ceased and complete full removal within 24 months of the last operations day and re-vegetate the site.
  - 24) Applicant agrees to provide Adams County access for inspections with notification, but without advance notification.
  - 25) Requirement for an emergency response plan to be developed including a minimum of one public meeting and then an educational pamphlet to be distributed to the ½ mile radius on the emergency response plan and safety mitigation measures.