



Andrews - DNR, Doug <doug.andrews@state.co.us>

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## RE: Bayswater's COT 30-J Pad - Form 2A Doc #401922636

4 messages

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**Justin Garrett** <jgarrett@ascentgeomatics.com>

Wed, Jun 19, 2019 at 3:46 PM

To: "Garrison - DNR, Penny" <penny.garrison@state.co.us>, "Andrews - DNR, Doug" <doug.andrews@state.co.us>

Cc: "Mark E. Brown" <mbrown@bayswater.us>, Tyler Hammond <thammond@bayswater.us>, Ann Feldman <afeldman@ascentgeomatics.com>

Doug and Penny –

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If there is any additional information needed for permit review, any requested or recommended comments for the priority list, or any other questions or concerns, please contact me.

Thank you

**Justin Garrett**

Regulatory Analyst

**Ascent Geomatics Solutions** (Formerly PFS)

Office: 303.928.7128

8620 Wolff Court

Westminster, CO 80031

TBPLS Firm Registration No. 10194123



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 **BEP\_COT\_30-J\_Pad\_SB19-181\_DirectorCriteriaSummary06192019.pdf**  
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In regards to Criteria #1, the Director is also going to want to know if Bayswater has been in contact with these two Building Unit Owners and if Bayswater considered any other alternate locations to drill these wells that would place the location more than 1,500 feet from any Building Unit.



In regards to Bayswater's response to Criteria 5c - Oil and Gas Location within a Sensitive Area for water resources, you have indicated the **entire location** will be lined and bermed per BMP #8 on the Form 2A. However, that BMP only speaks to the tank battery berm being lined. Does Bayswater need to provide an additional Construction BMP that indicates the entire location will be lined and bermed? What are Bayswater's thoughts on COGCC placing the following COA on this Form 2A: "*The location is in a sensitive area due to shallow groundwater, therefore, the operator shall line the secondary containment areas for the tanks and separators with an impervious material.*"

Please let me know if you have any questions. Thank you.

**Doug Andrews**

Oil & Gas Location Assessment Specialist - Northeast Colorado



**COLORADO**  
Oil & Gas Conservation  
Commission  
Department of Natural Resources

303.894.2100 Ext. 5180  
1120 Lincoln St., Suite 801, Denver, CO 80203  
[doug.andrews@state.co.us](mailto:doug.andrews@state.co.us) | <http://cogcc.state.co.us/>

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Westminster, CO 80031

TBPLS Firm Registration No. 10194123



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**Justin Garrett** <jgarrett@ascentgeomatics.com>

Fri, Jun 21, 2019 at 10:05 AM

To: "Andrews - DNR, Doug" <doug.andrews@state.co.us>

Cc: "Garrison - DNR, Penny" <penny.garrison@state.co.us>, "Mark E. Brown" <mbrown@bayswater.us>, Tyler Hammond <thammond@bayswater.us>, Ann Feldman <afeldman@ascentgeomatics.com>

Doug –

Thank you for the review comments.

This was my error in reading the question that led to not mentioning the two building units in Question 1. I was looking at the distances from wells and equipment, not the pad edge:

Distance to nearest:	Distance	Direction	Feature Measured From*
Building:	1570'	NE	SEPARATOR
Building Unit:	1570'	NE	SEPARATOR
High Occupancy Building Unit:	5280'	SW	WATER TANK

Distance to nearest:	Distance	Direction	Feature Measured From*
Building:	1191'	SE	COT EAST X-30-29HN
Building Unit:	1541'	SE	COT EAST X-30-29HN
High Occupancy Building Unit:	5280'	SW	COT WEST X-30-25HN

I amended the answer in the attached Director Criteria Summary.

Additionally, Bayswater has indicated that they will attempt to contact to the two Building Unit owners.

To address nuisance mitigation concerns:

### **Sound**

Please consider the following comment and add where appropriate:

*Sound walls will be installed along the Northeast corner and South ends of the location to shield sound from the building units within 1500' of pad edge.*

*The height and STC rating of sound walls will be determined by the baseline study results.*

### **Lighting**

Please amend the Lighting BMP or add as a comment:

*Lighting: Site lighting shall be directed downward and inward and shielded so as to avoid glare on public roads and Building Units within 1500 feet of the disturbed area.*

*Once the drilling and completion rigs leave the site, there will be lighting on site to ensure safe oil and gas operations.*

*Such lighting will be controlled manually or by timers and will not be on constantly during nighttime hours.*

Additional information to address building unit concerns:

The building unit identified as within 1500' of pad disturbance to the NE is at an elevation approximately 20' higher in elevation than the pad and is mostly shielded from a direct view of the location by its existing landscaping.

The sound walls used during drilling and completion operations will also add another level of shielding of light from the location:



The building unit identified as within 1500' of pad disturbance to the south is approximately 25' lower in elevation and is also mostly shielded from a direct line of sight by its existing landscaping.

The sound walls used during drilling and completion operations will also add another level of shielding of light from the location:



For the question on Criteria 5c, yes, the ringed and lined berms will only be around the tank and separator areas. Bayswater will comply with the COA.

Please let me know if there are any further questions or comments.

-  
-

Thanks again

**Justin Garrett**

Regulatory Analyst

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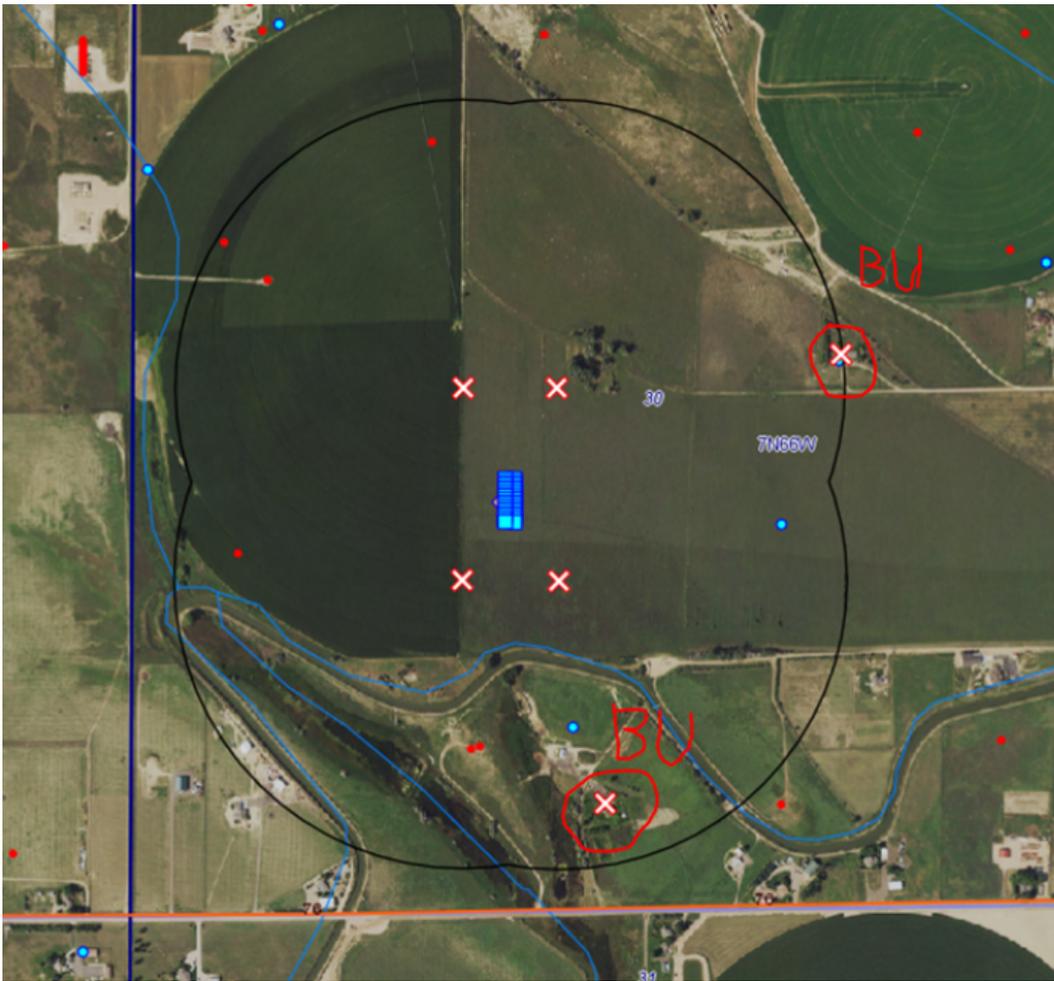
TBPLS Firm Registration No. 10194123

**From:** Andrews - DNR, Doug <doug.andrews@state.co.us>**Sent:** Thursday, June 20, 2019 3:55 PM**To:** Justin Garrett <jgarrett@Ascentgeomatics.com>**Cc:** Garrison - DNR, Penny <penny.garrison@state.co.us>; Mark E. Brown <mbrown@bayswater.us>; Tyler Hammond <thammond@bayswater.us>; Ann Feldman <afeldman@Ascentgeomatics.com>**Subject:** Re: Bayswater's COT 30-J Pad - Form 2A Doc #401922636

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*Doug Andrews*

Oil & Gas Location Assessment Specialist - Northeast Colorado

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**Justin Garrett** <jgarrett@ascentgeomatics.com>

Mon, Jul 8, 2019 at 3:23 PM

To: "Andrews - DNR, Doug" <doug.andrews@state.co.us>

Cc: "Garrison - DNR, Penny" <penny.garrison@state.co.us>, "Mark E. Brown" <mbrown@bayswater.us>, Tyler Hammond <thammond@bayswater.us>, Ann Feldman <afeldman@ascentgeomatics.com>

Doug –

Here are the consultation results from meetings with the building unit owners within 1500':

*The two additional building unit owners within 1500' not subject to OGLA notices, John D Bierwirth and Betty J Vanek at 12465 WCR76 and Donald and Sally M Krosky at 37501 WCR 27, were met in person on June 28, 2019. Both had been previously appraised of the proposed operations and had questions about traffic, noise, and dust that were appropriately addressed by Bayswater representatives. Bayswater provided contact information for any ensuing questions or concerns.*

Please let me know if there are any outstanding items not addressed for this pad to be able to pass Director Review and be approved.

I believe this was the final item not previously addressed.

The sound and lighting language in the e-mail below was to be added to the Form 2A as an amended BMP per our earlier conversation.

Bayswater has had this pad's approval as its top priority, as the location is scheduled to be begin construction soon.

Thank you

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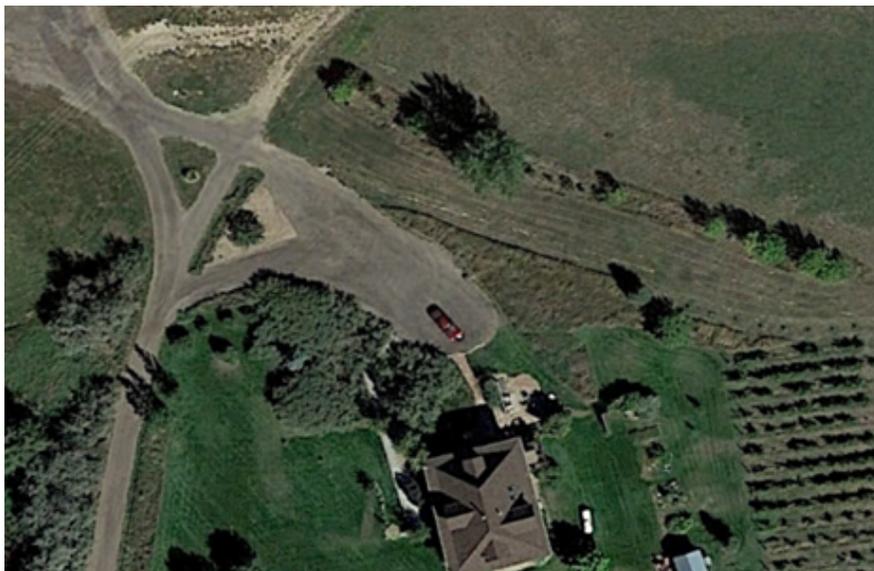
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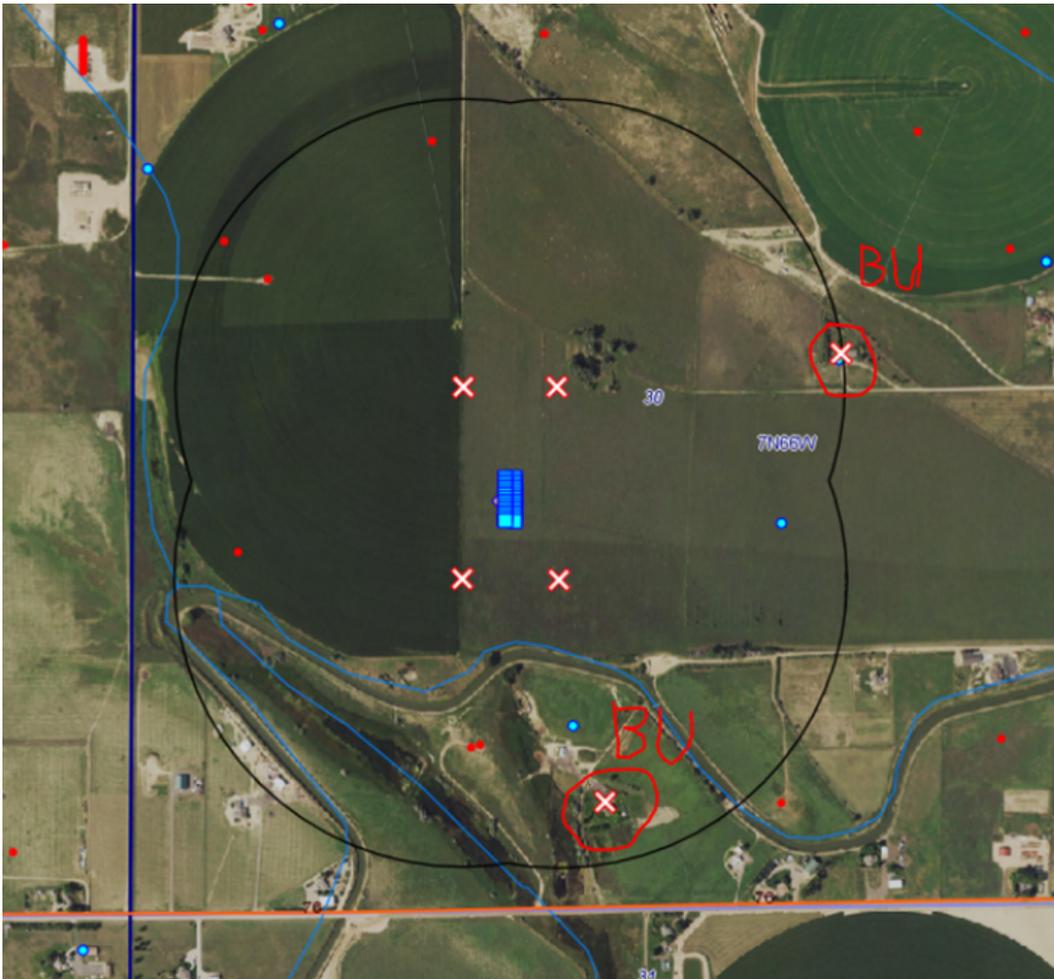
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