



STATE OF COLORADO

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

Bayswater Arellano 10-L location Building Unit follow-up - Form 2A Doc #400713103 & 400713204

4 messages

Andrews - DNR, Doug <doug.andrews@state.co.us> Mon, Dec 22, 2014 at 11:03 AM
To: Regulatory members <regulatory@petro-fs.com>, John Noto - DNR <john.noto@state.co.us>

Jeff & Ann,

On the Location Drawing for these two proposed oil and gas locations there is a large building nearby to the south. For the 10-L Well Pad location, it is identified as being 353 feet to the southeast and for the 10-L Facility it is identified as being 299 feet to the southeast. You have submitted the 2As for both proposed oil and gas locations with this structure being listed as the nearest Building. During my review it appears this large building may be better described as a Building Unit. The following is the COGCC's definition of a Building Unit:

"BUILDING UNIT shall mean a Residential Building Unit; and every five thousand (5,000) square feet of building floor area in commercial facilities or every fifteen thousand (15,000) square feet of building floor area in warehouses that are operating and normally occupied during working hours."

Jeff informed me that according to the Weld County Assessor's Office, this is an 18,000 square foot stable. I have spoken with OGLA Supervisor John Noto concerning this large building and we would like more information concerning its use/operation. We wish to be conservative in protecting the health, safety, and welfare of people that may regularly work and live nearby to these two proposed oil and gas locations. Will you find out if this stable is "normally occupied during working hours"? Please be aware that if we find this to be the nearest Building Unit, both of these two locations would now be in an Exception Zone. For proposed locations that are within an Exception Zone and an Urban Mitigation Area, the Operator will need to provide a signed waiver from each Building Unit Owner within 500 feet of the proposed location (COGCC Rule 604.a.(1)A). I will place these two Form 2As ON HOLD until this issue is resolved.

Please contact me if you have any questions. Thank you.

Doug Andrews

Oil & Gas Location Assessment Specialist - Northeast Area



COLORADO
Oil & Gas Conservation
Commission
Department of Natural Resources

1120 Lincoln St., Suite 801
Denver, CO 80203
doug.andrews@state.co.us
303-894-2100 Ext. 5180

Jeffrey Annable <jannable@petro-fs.com> Mon, Dec 22, 2014 at 11:36 AM
To: "Andrews - DNR, Doug" <doug.andrews@state.co.us>, Regulatory members <regulatory@petro-fs.com>, John Noto - DNR <john.noto@state.co.us>

Hey Doug,

I did a little more research on the Weld county website. I found that the stable has no electricity, no water, and no heat. I also found in the property valuation that the building is classified as building sq footage as opposed to commercial sq footage. I would assume that it cannot be occupied during normal business hours without water, heat or electricity. I have attached the documents attesting to this. Please run by John Noto and advise your thoughts.

Thanks,

Jeff Annable

Regulatory Technician

From: Andrews - DNR, Doug [mailto:doug.andrews@state.co.us]
Sent: Monday, December 22, 2014 11:03 AM
To: Regulatory members; John Noto - DNR
Subject: Bayswater Arellano 10-L location Building Unit follow-up - Form 2A Doc #400713103 & 400713204

[Quoted text hidden]

 **Weld County Bldg detail.pdf**
145K

Andrews - DNR, Doug <doug.andrews@state.co.us> Mon, Dec 22, 2014 at 11:47 AM
To: Jeffrey Annable <jannable@petro-fs.com>
Cc: Regulatory members <regulatory@petro-fs.com>, John Noto - DNR <john.noto@state.co.us>

Jeff,

Thanks for the following-up so quickly. Based on the additional information from the Weld County Assessors office for this building, we agree that is unlikely to meet what we consider a warehouse as it does not appear to be normally occupied during working hours. I will resume my review of these two Form 2As.

Doug Andrews
Oil & Gas Location Assessment Specialist - Northeast Area



1120 Lincoln St., Suite 801
Denver, CO 80203

doug.andrews@state.co.us
303-894-2100 Ext. 5180

[Quoted text hidden]

Jeffrey Annable <jannable@petro-fs.com>
To: "Andrews - DNR, Doug" <doug.andrews@state.co.us>
Cc: Regulatory members <regulatory@petro-fs.com>

Mon, Dec 22, 2014 at 12:07 PM

Hey Doug,

That is good to hear. I meant to send this earlier, but can you please add the following noise BMP to the facility 2A:

“A combination of either a building enclosure surrounding the compressor and/or possibly electric compressors depending on power availability will be used to mitigate noise.”

Also can you please add that following to the justification for location for both the pad and facility 2As:

“No other locations were available on the operator’s leasehold that were feasible to drill the proposed wellbore spacing units and it is where the surface owners wanted it. Surface owner of the wellheads is actually different from the surface owner of the where the facilities are located, and the two of them mutually agreed on the location of each.”

Thanks,

Jeff Annable

Regulatory Technician

From: Andrews - DNR, Doug [<mailto:doug.andrews@state.co.us>]
Sent: Monday, December 22, 2014 11:47 AM
To: Jeffrey Annable
Cc: Regulatory members; John Noto - DNR
Subject: Re: Bayswater Arellano 10-L location Building Unit follow-up - Form 2A Doc #400713103 & 400713204

[Quoted text hidden]