

Public Comments

The following comments were provided by members of the public and were considered during the technical review of this application.

<u>No.</u>	<u>Comment</u>	<u>Comment Date</u>
1	<p>I wanted to voice my concerns here on the COGCC website. At last years Triple Creeks neighborhood meeting, Extraction told us that this site would be tankless, and also have an electric rig - I was recently informed that we are having another neighborhood meeting (Nov 18th) because now they are NOT fulfilling their prior committment of being tankless nor having an electric rig. We already feel that these industrial type of sites should not belong near residential areas, and now to go back on their commitment leave us feeling cheated! These 2 things should be a minimum requirement that Extraction should meet; otherwise, this site should not happen.</p> <p>I am also concerned that this comment period closes on November 18th, the day of the new neighborhood meeting. Neighbors should be able to comment after this informational meeting takes place, so that they can gather their thoughts concerns from it, and then comment here. I ask for you to consider extending this comment period...even if its only a few days.</p> <p>Thank you.</p>	11/16/2015
2	<p>This project need to be denied and relocated. I am a homeowner that will be as close as anyone to this project. If this project goes forward, as proposed the loss of property values is imminent as confirmed by the realtors I have spoken with. First, and foremost, are the safty concerns that will affect everyone that lives in this area. 71st street will be heavily impacted and made dangerous with the number of trucks that will exceed 100 trucks daily during the multiple drilling periods of 72 days that, as of now, will go on for years. The potential for damage to home foundations and structures willcertainly be at risk. heaven forbid that a fire or explosion ever occurs. The rsult could be castastrophic. This is a residential area and project of this magnitude 22 wells/22 tanks is reprehensible. This will harm all property owners, adults and children in this area and does not belong in the proposed location. I will add that we first received our notice from the city on Thursday, November 12th, only 6 days before the COGCC comment period is to end and 6 days before the formal community meeting with the city planners and Extraction Oil and Gas. We have since then, within a 96 hour period , collected close to 100 signatures of persons who live around the proposed site that have the same concerns and want the project denied.</p>	11/18/2015
3	<p>Thank you for the opportunity to comment on the proposed Triple Creek Directional Project.I have several concerns but will limit this response to three.</p> <p>Triple Creek is a huge industrial facility to be placed in a pasture in western Greeley currently zoned as Light Residential and bounded by residential neighborhoods.If the COGCCs definition of Large Urban Mitigation Area were adopted, this site would have almost three times the storage capacity and almost five times the combined well depth required to meet the minimum criteria.Even if the most lenient oil industry definition of 16 wells were in effect, our 22 wells would easily surpass that definition as well.An industrial facility of this size has no place in such a setting.</p> <p>Our first neighborhood meeting was held in September, 2014 and we were introduced to this project for the first time.We were told at that meeting that two vitally important conditions would be met:that the site would be tankless and</p>	11/18/2015

that the drilling rig would be powered by Xcel power lines rather than diesel generators.Extraction, the operator is apparently attempting to hold to the rig condition, but have announced that they will be going with a tanked solution.They cite the dramatic price drop for a barrel of oil as part of the justification.Of course that sounds legitimate until

you ask why they have waited until the worst marked conditions in years to begin the project.Today West Texas

Interediate Crude is under \$41 per barrel.There is a national surplus of oil. We are using less oil that we produce.

And other large Colorado operators are laying workers off.Why did Extraction pick the worst market conditions in recent history as a time to begin and then use it to justiiify reneging on a tankless solution?The tanked solution provides numerous opportunities for oil spills and further degradation of our local air quality, already among the worst in the state.

And finally, Extraction will phase the construction of wells in increments as small as 2-6 and will complete the 22-well facility over the course of many months and likely years.Our ordeal as adjacent property owners facing the site will

seem unending.

This is all in addition to the normal concerns for home owners adjacent to a large facility.These include concerns for air and water quality, noises caused by the drilling and large number of petroleum storage trucks entering and exiting

the site, drilling vibrations and earth tremors, the visual impact on our neighborhood and the resulting decline in property values, fires, explosions, and the impact on traffic and damage to road surfaces from the number of large trucks.

Many of these concerns could be alleviated by Extraction adhering to the original commitment to a tankless solution.But even that would not negate the fact that this huge oil and gas production facility has no place in our back yard.

Thank you for your consideration.

4

11/21/2015

I have serious concerns with the City allowing an industrial facility like this to be placed in a residential neighborhood.These concerns are with safety of the facility, safety of the traveling public and safety of the environment.

These facilities pose a danger to the surrounding homes and families.In the past, facilities such as this have had spills and accidents leading to explosions and fires which have resultd in loss of life and damage to the environment.This is an industrial facility and has no place in a residential neighborhood.

Traffic is also a concern.It is expected that there could be as many as 100 trucks every 72 hours entering and leaving the facility.71st Avenue is already in poor condition and with the amount of traffic currently using it, lack of sight

distance and no shoulders, the danger of serious accidents is real.When you also consider the number of teenage drivers traveling along this section of roadway to get to Northridge High School, it would be negligent for the

City of Greeley to allow this industrial facility to be placed at this locaiton.I would like to know if the City has performed a traffic analysis of this area to determinine what the impact to the level of service would be from allowing this facility to be placed in this location?If so please make the analysis public.

The Environment is also a serious concern.There is always the danger of a spill with an industrial facility like this.Spills in the past from facilities like this have resulted in ground contamination extending far outside the surface area of the facility.This would lead to families being displaced and possible health issues developing as a result of the contamination.The City of Greeley would again be negligent and responsible for this by allowing this industrial facility to be placed in a residential neighborhood.

	<p>There are also concerns to the environment which are covered under the Environmental Protection Act. Discharge of smoke, dust or tracking of soil on impervious surfaces is a violation of this act. Every truck that leaves the facility will track mud and dust onto the roadway. Each time, it will be a violation of said act. I believe that since this facility is within the city limits it would fall under the City's MS4 permit. If this is true, the City could be fined and possibly lose their permit, resulting in violations.</p> <p>Understand that if the city allows this facility, each homeowner in the Mountain Vista HOA will be provided the EPA hotline and State of Colorado Environmental Protection Agency's phone numbers and email addresses. Each time there</p> <p>is a violation, there will be numerous complaints filed.</p>	
5	<p>These wells are less than a mile from my former residence and I drove by the site many times a week sometimes multiple times in one day, as it is located near a major Grocery store and shopping area. I support the LGDs request for you to wait until Greeley's land use process is completed before your final decision. Traffic--a purview of municipalities--is a concern, as roads should be widened and improved prior to drilling. I also request that when and if you do approve this site, that the infrastructure for piping oil and gas be required prior to drilling be a condition of</p> <p>approval. This site is a prime example of how pipelines and tankless technology could make it safer, create less traffic, and become more acceptable and compatible in this urban area. In conversation with the operator it is clear that the major impediment to do tankless at this time is economic. They originally told the community it would be tankless and it is still their intent to do so someday if oil prices rebound. The neighborhood should not suffer because of current market conditions. If they don't have the capital to do it at this time they should be asked to wait until they do. The community is also aware that part of the driving force to drill now is maintaining their leasehold. Again, this is not the</p> <p>neighborhood's problem. Leases can either be extended because of market conditions or re-negotiated. Leaseholders would see a greater return if drilling commenced when market conditions rebound. I have appreciated your consistent comments in favor of lessening impacts to communities with appropriate infrastructure and I thank you for your consideration of these requests.</p>	11/23/2015
6	<p>Last year, Extraction told us (nearby residents) that this site would be TANKLESS and would also have PIPELINES - we trusted in their word.</p> <p>I am disgusted, that at last week's neighborhood meeting they reneged on that commitment to us. I feel that if the infrastructure is not in place to make this site a tankless one, then they should not move forward until that is done. They had also told this site would have an electric rig, now they are saying they are unsure of getting a high-line power line from Xcel. Regardless, of their reasons, WE - Greeley residents, should not have to suffer the consequences of their lies.</p>	11/23/2015
7	<p>I am concerned that the applicant was not required to have an evaluation completed by the Colorado Dept of Public Health Environment being that this site is right next to the Sheep Draw Creek, the Sheep Draw Trail, and the fact there is a</p> <p>red-tailed hawk in the very same area this Triple Creek site is proposed. This site is a threat to the natural environment wildlife resources. There are many residents concerned about this. I ask that you withhold approval, and require one to be</p> <p>completed. Thank you.</p>	11/24/2015
8	<p>-Concern for Air and Water Quality. Potential causes include the emission of hazardous air pollutants and volatile organic compounds.</p> <p>-Concerns for noise safety. Sources include drilling activities and the movement of large trucks which</p>	11/24/2015

	<p>will reach as many as 100 round trips per day during a projected 72-day period.</p> <p>-Concerns for drilling vibration and earth tremors and the potential damage to foundations and infrastructure caused by drilling and fracking operations.</p> <p>-Concern for visual impact, decline of potential home buyers and a decline in property values.</p> <p>-Concerns for fires explosions.</p> <p>-Impact of traffic is detrimental. Industrial traffic on unimproved roads bridge. The 71st Ave street is too narrow for pedestrians and industrial vehicles to share.</p> <p>-Interruption of the Sheep Draw Trail completion plans. This will no longer be attractive, safe, nor harmonious with the natural environment as described in the city developmental code.</p>	
9	<p>My grandson came into this world with compromised lungs. He still has coughing fits when he gets overactive. This is an outdoor kid who lives for recess at school.</p> <p>He attends University Schools. Now we find out he will be breathing in VOCs on the playground. I won't be able to take 71st Avenue to take him home and will have to sit in a long line to turn left onto 20th Street.</p> <p>Exxon knew about the health risks of oil and gas and tried to hide it. While Anadarko is responding in Colorado with new equipment and buried oil transportation lines (after a hefty fine), smaller companies like Extraction promise big things but never deliver.</p> <p>This planned Triple Creek Directional Site has many problems.</p> <ol style="list-style-type: none"> 1. There are too many wells planned in a residential area. 2. There are two schools nearby. 3. Residents won't want to use 71st Avenue to go to King Soopers, the neighborhood grocery. 4. Residents won't want to use 71st Avenue to go to Banner urgent care on 20th St. 5. What can xeric landscaping possibly cover? 6. The site will be near the recreation center. 7. How will this site affect the expansion plans of Frontier Secondary to 71st Avenue? 8. How much Greeley water will be used for 22 wells? At the same time, Greeley residents are asked to start switching to xeriscaped yards? 9. The land developer plans high-density housing next to the wells after they are producing. Who wants to live there? <p>10 71st Avenue will be a traffic nightmare.</p> <p>11 The company uses bait and switch tactics, promising something and then changing their plans later. Anadarko would not do that.</p> <p>12 Who will want to walk on a planned walking trail near the site?</p> <p>Please do not allow this project. My neighbors in west Greeley will suffer and my family will suffer.</p>	11/24/2015
10	<p>Triple Creek is a large industrial facility proposed to be built in a west Greeley field surrounded by residential neighborhoods. Here is a list of my major concerns:</p> <p>My first concern is for community health. The emission of volatile organic compounds and hazardous air pollutants should worry us all. Per PubMed Central, archived at the National Institute of Healths</p>	11/25/2015

National Library of Medicine, the acute health effects of organic solvents reflect their central nervous system effects and include headache, dizziness, and light-headedness. Eye, nose, and throat irritation may also occur with short-term exposure. Continued exposure can lead to unconsciousness, seizures, and death. Long-term effects are being studied but data to this point is inconclusive. What we don't know CAN hurt us.

For those of us close to the site (most studies now use 1/2 mile as the study zone), 24-hour lights and the noise of drilling will cause sleepless nights with the inherent health issues.

A second concern is for public safety. Site preparation, drilling, and completions will require the movement of large trucks, at times up to 100 round trips per day (per Extractions Traffic Impact Study), turning off of and onto 71st Avenue. This was a rural road but due to rapid growth now handles over 7000 vehicles per day plus pedestrians (2012 data). It desperately needs to be upgraded. Additionally, the bridge over Sheep Draw is narrow and in bad repair. To this mix we are adding multiple trips daily by huge trucks, causing further degradation of the road and bridge and setting the stage for horrendous accidents.

The road across the property to the site is also concerning, as it is proposed to be gravel. During the production phase of this facility (generally expected to be 25-30 years) it will handle multiple trucks daily, 24

hours per day, kicking up dust, spewing diesel fumes, and generating noise. Will I ever be able to open the windows of my home again, or sit on the deck and enjoy a sunset?

Other concerns are visual impact, a decline in the number of potential home buyers, and a decrease in property values. A Colorado State study completed in August 2014 showed that housing within one-half mile

of a well decreases in value by approximately one percent PER WELL. When Extraction quoted the findings of the study while answering a homeowners question, they stated that homes near wells experience only a one

percent decrease, leaving off the per well stipulation. With 22 wells, we are talking about a decrease in selling value of over 20 percent!

In the 2014 neighborhood meeting, Extraction committed to have this project be tankless. They also committed to using high-line power from Xcel for drilling. Now we learn that this project will NOT be tankless. As a matter of fact, Extraction has never done a tankless project. There will be 22 wells and 24

tanks on this site! Why did they promise this over a year ago, knowing they might not get the necessary easements to allow placing 30 miles of pipeline. The commitment seems disingenuous. At the November 18, 2015 meeting we also learned that Extraction is still in negotiations with Xcel over the high-line power and it may not be ready in time for the drilling phase.

Extraction more recently committed to the City of Greeley that they would be using the LACT system to load trucks during production, an option lessening the likelihood of spills and air degradation, and increasing the

tanker drivers safety. Again, now we've learned that this won't be available at the beginning of the Production phase when it's most needed due to pressure and hydrocarbon flows being at their greatest.

At the second neighborhood meeting held on November 18, 2015, we were not able to have all our questions answered. The meeting was scheduled from 5:30 to 7:30pm and we went over by an additional hour but still

left with many unanswered questions. This is patently unfair. My questions that we didn't have time to address at the recent neighborhood meeting are listed below. I know there were others who had other

questions as well.

Where will the fracking disposal well be? The disposal of wastewater used for fracking has been scientifically linked to earthquakes. If the project won't be using disposal wells, where will the wastewater go?

Will there be landscaping placed on the berm that shields neighbors' views of the finished project? The

artists	
rendering that Extraction included in their slide show depicted only a grass-covered berm, but we were previously told that it would be landscaped with trees and shrubs. Will they water the plantings for two years	
to ensure that they grow and thrive?	
Stating that they want to be a good neighbor, Extraction has made multiple commitments. Unfortunately, there is a pattern of discarding these promises when it becomes more expensive, or requires extra work or a	
delay of starting the project. Please hold Extraction to their original commitments, or delay the project until they can implement them!	

Total: 10 comment(s)