



Peanut Fed 3403

Local Government Consultation Summary

A Pre-Application meeting took place on January 14, 2021 to discuss the Peanut Fed 3403. In attendance, Dwight Mallory with Weld County, John Noto with COGCC, Heather Mitchell, Allison Schieber and Jeff Berghorn attended for Verdad. CPW was not able to attend the meeting, but the location had been discussed prior to the meeting and an email with details sent to Brandon Marette requesting feedback was sent on January 14th. We received a general idea of mitigation costs in early February, CPW conducted a field visit in mid-February, costs were finalized as much as they could be in early March.

Verdad gave a presentation showing the Alternative Locations map that covered 3 locations in the proposed development area. All locations met the criteria of being in a high priority habitat, but no other criteria according to the newly implemented 304.(B).2 (b) were met. The locations reviewed were not within 2000' of a residential building unit, High Occupancy building, a school Facility, childcare center or a municipal boundary. None of the locations reviewed were within 1500 feet of a Designated outside activity area, located within a floodplain, within a surface water supply area, or within 2640 feet of a Public Water System supply well that is completed in a Type III Aquifer or is a groundwater under the direct influence of surface water. The locations reviewed were not within a wetland or riparian corridor nor immediately upgradient. The locations reviewed are remote and not near disproportionately impacted communities. The operator does not intend to Bond on to this location and has since acquired a surface use agreement.

Weld County discussed the fire district as Pawnee Fire protection district and the location being in Ag Rural. No permanent lighting on location was also discussed. A discussion of alternative locations took place. Verdad explained that the location in the south of Section 10, which was the viable location for the operator had been ruled out due to a large historic site found with an archeological survey conducted for federal permitting that would require significant mitigation leaving the site unusable. The existing site in section 3 would need to be expanded and the operator would need twice the number of wells and equipment to develop to the section 34 and Sec. 3. These additional wells would increase air emissions during the drilling and completion phase. The operator sited another option to the North utilizing an existing two track road in the section 34. This location to the north would allow for a reduced number of wells to develop the unit. The operator found a location that is relatively flat to accommodate the pad.

There was not a lot of guidance from COGCC at the time, as the rules had not yet been implemented. Verdad requested assurance to move forward and felt it was received. The question was specifically asked if the number of alternative locations was sufficient. It was our understanding that it was enough.



The meeting was relatively quick, but we concluded the location would be something that could get approved under the new regulations.

The location is very remote with no option of moving out the High priority habitat. All agencies gave an initial okay with the location. Verdad proceeded through the new permitting process and was able to get the SUA signed with the landowner.

Verdad submitted pre-application notices of WOLGA on March 11, 2021 and submitted the WOGLA application on April 29, 2021, concurrent with OGDG submittal. A WOGLA hearing was scheduled for 07/01/2021. However, the hearing was continued to August 12 for an access issue. The access issue has been resolved and all related exhibits updated. A new hearing was scheduled for August 12, 2021.

The Peanut Fed 3403 hearing took place at 10 am on August 12, 2021 and the WOGLA application was approved.

See the attached Pre-meeting minutes from Weld County attached to this summary as well as the final order of approval.

**1041 WOGLA
PRE-APPLICATION MEETING**



Meeting Date: **January 14, 2021**

Staff Specialist: **Dwight Mallory and Jennifer Teeters**

Location Name: **Peanut Fed 3403 Pad**

Parcel Number(s): **028734000025**

Operator/Applicant: **Verdad Resources**

Legal Description: **NENW and NWNE of Section 34, Township 10 North, Range 59 West of the 6th P.M., Weld County, Colorado**

Invitees: **Jeff Berghorn, Allison Schieber and Heather Mitchell (Verdad Resources), John Noto (COGCC), Dwight Mallory and Jennifer Teeters (OGED).**

NOTES

A Pre-App meeting was held on January 14, 2021. In attendance were Dwight Mallory, Jennifer Teeters and other Oil and Gas Energy Department (OGED) Staff, Heather Mitchell (Verdad Resources), Allison Schieber (Verdad Resources) and Jeff Berghorn (Verdad Resources) and John Noto (COGCC).

This meeting was held prior to Weld County OGED's making an internal policy to record meetings and document meeting notes. As of March 30, 2021 Weld County OGED records all meetings and distributes formal meeting notes to all attendees and invitees. As this pre-application meeting was held prior to this policy, no formal meeting notes were documented, or distributed. However, included below are points discussed at the pre-application meeting.

This meeting was held to discuss the proposed Peanut Fed 3403 Oil and Gas Location (parcel no. 028734000025) for the purpose of coordinated land use planning. Verdad Resources (Verdad) advised that the Location had not yet executed Surface Use Agreement (SUA) but that the Surface Owner has not expressed any concerns. The Location was described to be outside of any floodplain, geological hazards, MS4, wetlands, and overlay districts. The 1,000' 1041 WOGLA Zone does not encompass any Building Units, School Facilities, or Child Care Centers. The nearest Building Unit measures more than 5,280' from the Location. Specifics of the Location outlined in the meeting include the following:

- This Location will be a combined well pad and facility, to include 5 new horizontal wells, to be drilled north to south for about 2 miles.
- The size of the Location's disturbance area is estimated to be 7.43 acres and will be reduced to 2.38 acres following interim reclamation.
- All wells for this Location are planned to be drilled in one occupation, with the anticipated start date of operations being the third quarter of 2022.

Verdad submitted a Notification Zone Drawing, indicating the 1,000' 1041 WOGLA Zone. This WOGLA Zone identifies the required notice parties. Nelson Ranches Inc is the surface owner and required notice party. In addition to the Surface owner, USA property was noticed.

OGED Staff advised Verdad that the Location is in the Pawnee Fire Protection District, which is whom the Emergency Action Plan will be executed with and with whom a request for referral comments will be sent to.

It has been noted that the Peanut Fed 3403 Location is within a High Priority Habitat. Verdad and Colorado Parks and Wildlife (CPW) will continue communications on this location and include Weld County OGED on all communications. The location is situated within the Mule Deer Severe Winter Range and the Mule Deer Winter Concentration Areas. CPW has requested a drill window which Verdad is considering. In addition, there has been discussion around the fee structure if Verdad drills outside of CPW's recommended window. Although no final conclusion has been made, Verdad is working with CPW.

The Location is in the Agricultural Zone District and Verdad identified the current land use as being non-irrigated crop land. OGED Staff stated they did not see any conflict with the surrounding land uses.

The next topic discussed was the haul route. As of now, Verdad anticipates traffic will come from the intersection of WCR 110 and WCR 119. Traffic will originate from the east heading to the west on WCR 110 for about 2 miles. The traffic will turn north on WCR 115 for 0.5 miles to an existing gravel access road.

Following the haul route discussion, Siting Analysis was explored. The Peanut Fed 3403 Location was identified to be in the Ag-Rural Planning Area, requiring a minimum of one alternative site per Weld County Code. Verdad indicated two alternatives on the Alternative Location Analysis Drawing, both being on the south side of the WCR 110. Staff commented on how the alternative sites are closer to building units, and surface owners were not willing to grant access to Verdad.

Verdad Resources expressed no concerns with the direction given from Staff and presented no follow-up questions. Staff then inquired with the Colorado Oil and Gas Conservation Commission (COGCC) Staff if there were any additional topics, questions, or concerns needing to be addressed. In conclusion, COGCC Staff stated that they did not see any reason for this Application to not move forward.



FINAL ORDER

BEFORE THE WELD COUNTY 1041 WOGLA HEARING OFFICER

Docket Number 1041WOGLA21-0002

1041 WOGLA Hearing Officer Curt Moore heard this matter on August 12, 2021 at the Weld County Oil & Gas Energy Hearing Room, 1301 N 17th Ave, Greeley, CO 80631 and through a remotely held audio and video connection led by the Oil & Gas Energy Department Director upon application for a 1041 WOGLA Permit located in the NENW and NWNE of Section 34, Township 10 North, Range 59 West, 6th P.M., Weld County, Colorado. Present for the hearing were Jennifer Teeters, Permit and Enforcement Specialist, Weld County; Elisa Kunkel, Oil & Gas Energy Technician, Weld County; Stephanie Frederick, Oil & Gas Energy Technician, Weld County; Jason Maxey, Oil & Gas Energy Department Director, Weld County; Gabe Kalousek, Assistant County Attorney, Weld County; Heather Mitchell, Regulatory Manager, Verdad Resources, LLC; Jeff Berghorn, Landman, Verdad Resources, LLC; and Mike Cugnetti, Director of EHSR, Verdad Resources, LLC. Having heard the testimony presented and considering documents submitted for review, including the application, the Hearing Officer makes the following Findings of Fact and Order:

Findings of Fact and Law

The Hearing Officer makes the following findings of fact:

1. Verdad Resources, LLC (“Verdad” or “Applicant”) as Applicant for the above referenced Docket delivered its 1041 WOGLA Permit Application (“Application” or “Permit”) dated March 15, 2021, to the Weld County Oil & Gas Energy Director (“Director” or “Staff”).
2. Upon review of the Application, Ms. Teeters found the Application to be complete and forwarded the Application to the Hearing Officer for the purpose of scheduling a hearing pursuant to the Weld County 1041 Regulations (“WCC” or “Code”).
3. At the scheduled Hearing on July 1, 2021, the Hearing Officer took testimony for this Application from the Staff and the Applicant.
4. Staff and the Applicant made motions that the Application should be continued to August 12, 2021.
5. At the conclusion of the July 1, 2021, Hearing, the Hearing Officer found that the Application should be continued to August 12, 2021.
6. The Hearing Officer delivered a Continuance Order dated July 13, 2021, effectively continuing the Application to August 12, 2021.



7. The Continuance Order cited two (2) orders to the Applicant and the Staff. The cited orders in the Continuance Order were:
 - a. It is ordered that Verdad shall deliver evidence to Staff of an approved RAP (“Road Access Permit”) and any Other Application Items that may be necessary to complete the Application on or before July 22, 2021.
 - b. It is ordered that Staff shall submit its Staff Report for the Continued Hearing to the Hearing Officer on or before August 5, 2021.
8. The Continuance Order included a termination date of August 12, 2021. The Continuance Order provided that if the Applicant failed to appear at the August 12, 2021, Hearing a Final Order to deny 1041WOGLA21-0003 shall be entered at the August 12, 2021, Hearing.
9. At the scheduled Hearing on August 12, 2021, Ms. Teeters testified that:
 - a. On August 11, 2021, the Applicant made a request to Staff to increase the size of the disturbance and interim reclamation areas described in the Application.
 - b. The Applicant has secured a surface use agreement with the surface owner upon whose lands the oil and gas location (“OGL”) is proposed to be located.
 - c. The Applicant provided Pre-Application Notice to the parties that were required to receive such notice pursuant to the Code.
 - d. The nearest building unit is located four thousand one hundred (4,100) feet from the edge of the proposed disturbance area.
 - e. Staff provided Notice of Hearing to the parties that are required to receive such notice and a Notice of Hearing was published in the Greeley Tribune pursuant to the Code.
 - f. The Application was referred to various internal and external parties pursuant to the Code and the Staff Report includes certain conditions of approval based upon the referral responses received by Staff.
 - g. Staff did not receive any Applications for Intervention for this Application.
 - h. The Applicant submitted a Road Access Permit on July 7, 2021, which was approved by the Weld County Department of Public Works (“WCDPW”) on July 9, 2021. This approved Road Access Permit satisfies the Applicant’s obligation cited in the Continuance Order and also satisfies the first of two Requirements of Approval cited in the WCDPW referral response.
 - i. WCDPW requires a Road Maintenance Agreement for this Application. The Applicant has entered into a Road Maintenance Agreement with WCDPW effective July 13, 2021, which satisfies the second of two Requirements of Approval cited in the WCDPW referral response.
 - j. Upon review and consideration of the alternative site described in the Application, Staff concluded that the Application Site provides the least impact to public health, safety, welfare, environment and wildlife when compared to the alternative that the Applicant considered while developing the Application.
 - k. Certain Conditions of Approval (“COA’s”) and Best Management Practices (“BMP’s”) are outlined within the Staff Report and within the Application.



- j. Based on Staff's inspection of the proposed site, the approved access and haul route, there are no building units located along the haul route that would be impacted by this Application.
- k. The Applicant has secured an approved Emergency Action Plan ("EAP") from the Weld County Office of Emergency Management for this Application.
- l. Staff did not receive any response from the parties that were notified within this Application.
- m. Staff reviewed the Application under Lighting Zone LZ-0 which is the most restrictive Lighting Zone within the Code. The Applicant will not have permanent lighting at this site. If the Applicant desires to amend the Permit and add permanent lighting at a future date the permanent lighting will need to comply with LZ-0.
- n. Staff finds the Application compatible with surrounding land uses.

12. Ms. Mitchell testified that:

- a. The nearest building unit is greater than three (3) miles from the proposed OGL. The structure that Ms. Teeters referred to in her testimony is a non-occupied building.
- b. The COGCC has asked for a copy of the executed EAP from the Weld County Office of Emergency Management and has indicated that the EAP will satisfy the COGCC's requirement for an Emergency Response Plan.
- c. The area that the Applicant intends to disturb and which is identified in the COGCC permit process as the working pad area will remain 7.43 acres in size. The intent of increasing the disturbance area to ten (10) acres is to align with the acreage secured within the surface use agreement which will provide for fencing of the OGL outside of the Application disturbance area and will provide a buffer of additional acreage should the Applicant need to increase the surface disturbance for items such as stormwater management mitigation.
- d. The Applicant has communicated its desire to increase the disturbance and interim reclamation areas with CPW and CPW is not opposed to the amendment.
- e. The Applicant moved that the disturbance area be increased to ten (10) acres and adjusted by the Hearing Officer by order.

13. Mr. Berghorn testified that:

- a. The Applicant considered two alternatives in addition to the site described in the Application which were depicted on a visual exhibit as Alternate Location "A" and Alternate Location "B".
- b. Alternate Location "B" would be located upon an existing OGL which the Applicant operates. This alternative would require double the well count to develop the drilling and spacing unit and would necessitate a larger disturbance area with greater emissions when compared to the Application site. The Applicant concluded that a site on either the north or south side of the drilling and spacing unit would create the least amount of impacts.



- c. Alternate Location "A", which is located in the southern area of the drilling and spacing unit, was considered by the Applicant and found to be inferior when compared to the Application site primarily due to archeological concerns in the area.
 - d. The Application site was found to be the best alternative in terms of limiting the number of wells necessary to develop the spacing unit and delivering the least impact to public health, safety, welfare, environment and wildlife.
 - e. The Applicant will connect the OGL to pipelines for the delivery of fresh water for completion activities which will significantly reduce truck traffic to and from the site.
 - f. The OGL will be connected to crude oil and natural gas pipelines which will also significantly reduce truck traffic to and from the site. The crude oil and natural gas pipelines will be in service at first production.
 - g. There will be no open flaring of natural gas at this site.
14. Mr. Cugnetti testified that:
- a. The production facility will be powered by electricity.
15. Upon examination Mr. Berghorn testified that:
- a. The surface owner for Alternate Location "A" was not willing to grant access to a location that would satisfy the Federal Bureau of Land Management's archeological concerns.
 - b. There are no alternatives available that would be outside of the CPW designated High Priority Habitat as the area within the spacing unit and surrounding lands are all within the High Priority Habitat.
16. Upon examination Ms. Mitchell testified that:
- a. The COGCC has not objected to the Application site or otherwise indicated or expressed a preferred alternative site to the Applicant that would be superior to the Application site in terms of reducing impacts to public health, safety, environment or wildlife.
 - b. The COGCC has accepted the transportation information cited within the Application.
 - c. The Applicant has no knowledge based on its interactions with the COGCC to date of any misalignment between the Application and the COGCC permit process relative to land use matters such as and including the proposed site location, the access to the site or the haul route.
 - d. The Applicant will control dust on the proposed site and private access roads with gravel or road base and through the use of speed restrictions, regular road maintenance, and the application of fresh water for dust suppression as needed.
 - e. Automation will be installed at this site which will provide notice of facility upset conditions with remote shut-in capabilities.
 - f. If conditions warrant, such as evidence of unauthorized public entry or trespassing upon the OGL, the OGL will be fenced and secured from the public.



- g. The Applicant will comply with Noise Level NL-4 during the Construction Phase and Noise Level NL-1 during the Production Phase at this OGL. Additionally, the Applicant will use a quiet frac fleet for the completions phase of this project.
 - h. The data collected from the Applicant's audio, visual, olfactory ("AVO"), Leak Detection and Repair ("LDAR") and flowline testing programs will be made available to the Weld County Department of Public Health and Environment if requested.
 - i. The Applicant has or will design and implement a waste management plan for this location that complies with the Colorado Department of Public Health and Environment ("CDPHE") referral comments.
 - j. The Applicant has a fieldwide Stormwater Management Permit that will include the site proposed in this Application and complies with the Colorado Water Quality Control Commission regulations.
 - k. The equipment installed at this site will have all required air emission permits required and referenced in the CDPHE referral comments.
 - l. Oil based drilling fluids will be used on this location. The Applicant will add odor neutralizing agents to the drilling fluids to mitigate odor impacts at this site.
 - m. She has reviewed and agreed to be bound to the Development Standards within the Code; the COA's within the Staff Report; and BMP's within the Application; and the Development Standards and Conditions within the referral agency comments received from the Weld County Department of Public Works and the Weld County Department of Public Health and Environment.
 - n. Her understanding that by granting approval of the Permit that the Applicant would be subject to certain Compliance and Enforcement Procedures in Sec 21-5-350 of the Code should at any time the Applicant is found to be out of compliance with the Permit.
17. Upon review of the Application and the Staff Report and upon taking testimony from Ms. Teeters, Ms. Mitchell, Mr. Berghorn and Mr. Cugnetti, the Hearing Officer found the Application to be complete.
18. Based on the facts stated in the Application, having received no applications for intervention, and based on the testimony presented to the Hearing Officer at the August 12, 2021 Hearing, the Hearing Officer found that a final order ("Final Order") to approve the Application should be entered.

FINAL ORDER

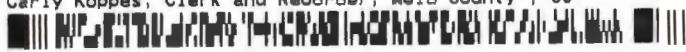
NOW, THEREFORE, IT IS ORDERED, that

1. Verdad's 1041 WOGLA Permit heard under Docket Number 1041WOGLA21-0002 and located in the NENW and NWNE of Section 34, Township 10 North, Range 59 West, 6th P.M., Weld County, Colorado, is hereby approved.



2. Verdad is hereby bound to the Development Standards within the Code; the COA's within the Staff Report; the BMP's within the Application; and the Development Standards and Conditions within the referral agency comments received from the Weld County Department of Public Health and Environment and the Weld County Department of Public Works the contents of which can be located at <https://accela-aca.co.weld.co.us/citizenaccess/>.
3. It is ordered that the facility will not have permanent lighting. It is further ordered that the Applicant shall amend this Permit pursuant to Section 21-5-360 of the Code should Verdad desire to install permanent lighting at this OGL during the Production Phase. Any permanent lighting installed at this OGL will be compliant with Lighting Zone LZ-0.
4. It is ordered that the disturbance and interim reclamation areas for this Permit will remain as described in the Application dated March 15, 2021.
5. It is ordered that the production facility will be powered by electricity.
6. It is ordered that automation will be installed at this site which will provide notice of facility upset conditions with remote shut-in capabilities.
7. It is ordered that Verdad will source and deliver fresh water to the location for the completion operations via temporary pipelines.
8. It is ordered that Verdad shall connect the production facility to crude oil and natural gas pipeline infrastructure and shall transport crude oil and natural gas from this OGL via pipelines at first production.
9. It is ordered that Verdad will not conduct open natural gas flaring at this location.
10. It is ordered that Verdad will control dust on the OGL and private access roads including through the application of fresh water as needed.
11. It is ordered that, if conditions warrant, such as evidence of unauthorized public entry or trespassing upon the OGL, the OGL will be fenced and secured from the public.
12. It is ordered that Verdad shall comply with Noise Level NL-4 during the Construction Phase and Noise Level NL-1 during the Production Phase at this OGL.
13. It is ordered that the data collected from Verdad's AVO, LDAR and flowline testing programs will be made available to the Weld County Department of Public Health and Environment if requested.

IT IS FURTHER ORDERED, that this Final Order will be recorded in the records of the Weld County Clerk and Recorder. Additionally, a notice describing generally the type and intensity of USE approved, the specific parcel or parcels of property affected and stating that a VESTED PROPERTY RIGHT has been created shall be published once, not more than fourteen (14) days after approval of the 1041 WOGLA Permit. The Permit shall be effective upon recording and publication.



Weld County Oil & Gas Energy

By: 

Curt Moore, Hearing Officer

Dated: August 19, 2021



**1041 WOGLA Permit
STAFF REPORT**



Record Number: **1041WOGLA21-0002** Hearing Date: **August 12, 2021**
Staff Specialist: **Jennifer Teeters**
Company/Applicant: **Verdad Resources LLC**
Location Name: **Peanut Fed 3403 Pad**
Parcel Number(s): **028734000025**
Assigned Address: **56807 CR 110.5 Weld County, Colorado**
Legal Description: **NE1/4 NW1/4 & NW1/4 NE1/4 of Section 34, Township 10 North, Range 59
West of the 6th P.M., Weld County, CO.**
Proposed Use: **The location will be used for a new Oil and Gas Location with five (5) Well pad
and associated Production Facilities.**

RECOMMENDATION

Pursuant to Weld County Code, ORD2020-12, Sec. 21-5-315 Verdad Resources LLC (Verdad or Applicant) submitted a request for a pre-application meeting on January 4, 2021. The pre-application meeting was held on January 14, 2021. Invitees to the pre-application meeting included: Colorado Oil & Gas Conservation Commission (COGCC), Colorado Parks and Wildlife (CPW), Verdad, and Weld County Oil and Gas Energy Department (OGED Staff).

This meeting was held prior to Weld County OGED making an internal policy to record meetings to document attendees and distribute formal meeting minutes. Attendees to the pre-application meeting included Verdad and OGED Staff. In preparation of the pre-application meeting, OGED Staff conducted a site visit and drove the identified haul route.

On February 2, 2021, Verdad provided 1041 WOGLA notice to OGED Staff advising of their intent to submit a 1041 WOGLA Permit Application. The Application was received on April 26, 2021 and was reviewed pursuant to Sec. 21-5-330 Weld County Code.

OGED staff completed their review of the Application as submitted. The submitted Application was found to be in compliance with the applicable Code requirements on May 14, 2021. The original hearing was scheduled for July 1, 2021 but had been continued to August 12, 2021 due Verdad not having an approved access at time of original hearing.

Verdad's Peanut Fed 3403 Pad is sited in the Ag-Rural Planning Area, requiring an alternative siting analysis with a minimum of one (1) alternative. Verdad has reviewed the alternative with Staff in the pre-application meeting on January 14, 2021. Staff supports the proposed Location, as no alternative site offers any further benefit to Weld County's residents, environment, and wildlife.

Verdad's Peanut Fed 3403 Pad was reviewed under the LZ-0 Lighting Zone standards. There will not be permanent lighting on this location during the Production Phase.

Pursuant to Sec. 21-5-330, notice of the 1041WOGLA hearing was published in the Greeley Tribune on May 21, 2021.

On July 1, 2021 at the scheduled hearing OGED Staff requested that 1041WOGLA20-0002 be continued to August 12, 2021 to allow Verdad time to resolve an alternative access point that meets spacing distance. The Hearing Officer issued a Continuance Order on July 13, 2021 (Order). The Order required that Verdad re-submit an Access Permit Application and make other amendments to the Application for re-submittal to staff prior to the return hearing date on August 12, 2021.

On July 6, 2021, Verdad submitted a new Access Permit Application. Public Works Access Technician reviewed the Access Permit Application and approved the new Access Permit on July 7, 2021. Where appropriate, conditions of approval are being recommended. Copies of those comments have been made part of the Application record and are viewable through the E-Permit Center on the Weld County website.

Pursuant to Sec. 21-5-330. OGED Staff referred the application to various agencies on May 20, 2021. Where appropriate, requirements of the applicant are being recommended to address comments received from referrals. Copies of those comments have been made part of the public application record.

1. Response was received from the following referral agencies:
 - a. Colorado Department of Public Health and Environment, comment received 05/27/2021.
 - b. Weld County Department of Planning Services, comment received 05/28/2021.
 - c. Colorado Oil and Gas Conservation Commission, comment received 06/14/2021.
 - d. Weld County Department of Public Works, comment received 06/16/2021.
 - e. Weld County Department of Public Health and Environment, comment received 06/18/2021.
 - f. Weld County Office of Emergency Managements, comments received 07/13/2021.

2. No response was received from the following referral agencies:
 - a. Colorado Parks and Wildlife.
 - b. Pawnee RE-12 School District.
 - c. Pawnee Fire Protection District.

RECOMMENDATION

The OGED Staff recommends **1041WOGLA21-0002 be APPROVED** based on review of the Application material submitted by Verdad, comments provided by referral agencies, and other relevant information.

1. As stated in the summary above, OGED Staff has determined that the Application complies with the provisions of Sec. 21-5-320.
2. OGED Staff has complied with the notice and processing requirements in Sec. 21-5-330.
3. Pursuant to Sec. 21-5-315. Verdad certifies that they have provided notice to all required parties.
4. Verdad certifies that they have a Surface Use Agreement in place with the Surface Owner(s), identified as the Nelson Ranches Inc.
5. Verdad attests there are two (2) property owners within the one thousand (1,000) foot 1041 WOGLA Zone. There are no High Occupancy Building Units, Designated Outside Activity Areas, Schools, School Facilities, or Child Care Centers within the one thousand (1,000) foot 1041 WOGLA Zone. The nearest Building measures more than 5,280 feet from the disturbance area (DA).
6. The OGED Staff did not receive any Application for Intervention regarding this Oil and Gas Location.
7. The Applicant's chosen site is compatible with the surrounding Land Use, which is Non-Crop Land, Range Land and other Oil and Gas Facilities.



8. Verdad has shown compliance with the Development Standards outlined in Chapter 21, Article 5, Division 4 of the Code as applicable to the Ag-Rural Planning Area.
9. Verdad has committed to certain Best Management Practices outlined in the Application, to promote the health, safety, security, and general welfare of the present and future residents of Weld County while protecting both the environment and wildlife.

The attached location drawing provides a depiction of the Oil and Gas Location with all visible improvements within one thousand (1,000) feet.

CONDITIONS OF APPROVAL

The OGED Staff recommendation for approval is conditional based upon the following requirements of the Applicant:

1. Prior to Construction:
 - a. A Final Drainage Report stamped and signed by a Professional Engineer registered in the State of Colorado is required by the Department of Public Works.
 - b. If more than one (1) acre is to be disturbed, a Weld County Grading Permit will be required by the Department of Public Works.
2. Prior to Drilling:
 - a. Applicant must provide initial baseline groundwater sampling data, or information related to how the site is exempt from the COGCC Rule 615, to the Weld County Department of Public Health and Environment.

