

**1041 WOGLA
PRE-APP MEETING**



Meeting Date: **January 19, 2022**

Staff Specialist: **Kelly Holliday**

Location Name: **Shelton CPR-25 Pad**

Parcel Number(s): **105525400017**

Company/Applicant: **Crestone Peak Resources, LLC (CPR)**

Invitees: **CPR - Jeffrey Annable; CPW Brandon Marette and Michael Grooms;
COGCC - John Noto and Sabrina Trask**

Legal Description: **SE1/4 of Section 25, Township 4 North, Range 65 West of the 6th P.M.,
Weld County, Colorado**

NOTES

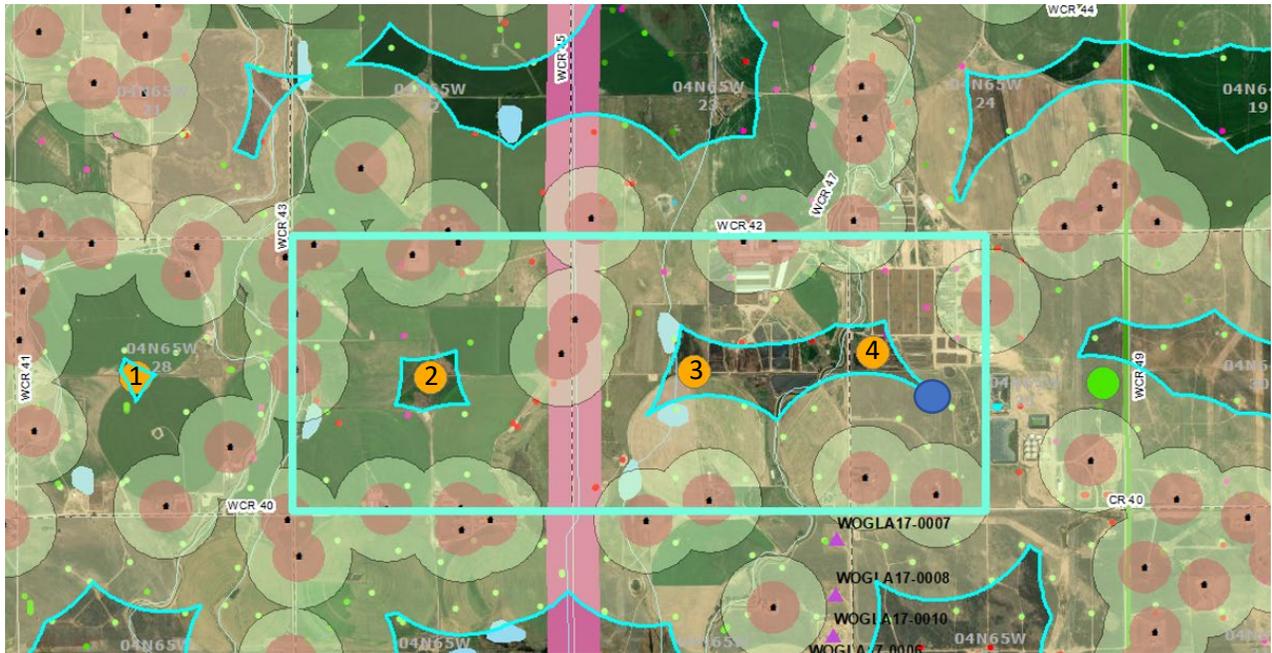
This meeting was held on, Wednesday, January 19, 2022 at 1:00PM. In attendance were Jeff Annable (CPR), Bob Bresnahan (CPR), Michael Palizzi (CPR), Troy Owens (CPR), Laurie Wizeman (CPR), Sean Casper (CPR), Kelly Holliday (OGED Staff), Elisa Kunkel (OGED Staff), Stephanie Frederick (OGED staff), Amanda Petzold (OGED Staff), Jennifer Teeters (OGED Staff), Jason Maxey (OGED Director), Natalie DeLaCroix (Weld County Planning Services), Jazmyn Trujillo Martinez (Weld County Planning Services), Taylor Robinson (Weld County Environmental Health), John Noto (COGCC), Sabrina Trask (COGCC), Laurel Faber (COGCC) . CPW staff declined the request for participation in the pre-app meeting, stating no wildlife concerns with the proposed location.

Crestone Peak Resources, LLC (CPR) submitted a pre-application meeting request to the Weld County Oil & Gas Energy (OGED Staff) for the Shelton CPR-25 Pad proposed to be located in the SE1/4 of Section 25, Township 4 North, Range 65 West indicated by the green dot on the map below, accessing minerals in the E1/2 of Section 25 and All of Sections 26 & 27 as identified by the blue outline being the Development Area (DA).

The proposed location is zoned Agricultural and located within the Near-Urban planning area. It is located outside of any Flood plain, Geologic Hazards, MS4, or Airport overlay districts. There are no municipal boundaries located within 2,000' of the proposed location and no Building Units (BU) within 500'. There is one BU located within the 2,000' buffer (1041WOGLA Zone). This BU is an office building for the BioGas facility located to the south and west of the proposed location. Please note this building is excluded from the COGCC definition of a Building Unit but does qualify as a BU under Weld County Code. The pink line running vertically through the center of the map below is a CPW designated High Priority Habitat (HPH) identified as Aquatic Native Species Conservation Waters and does not allow surface occupancy in this area. The proposed location is outside of any HPH.

The DA map below was created and utilized for the pre-application meeting discussion and will be referenced throughout this summary.

Pre-App Meeting DA Map



Additional observations to take note of based on a field visit to the area:

- The irrigation ditches bordering the west side of the DA divide the land in a manner that would make it difficult to position an oil and gas location as well as create challenges for managing drainage requirements.
- While not identified as flood plain the area indicated as HPH is within a low-lying area and might require further evaluation for wetland.
- Surrounding land use: the proposed location is bordered on the east, west and south by existing industrial use USR permits. This would consolidate industrial/commercial and oil and gas uses in the area.
- The western side of the DA appears to be mainly irrigated crop lands, while the eastern side appears to be more rangeland.

Based upon the OGED Staff review of the area the orange circles identified by numbers 1 through 4 on the map indicate areas which could be a feasible alternative to the proposed location. CPR added the following details of their analysis of the area:

- Area 1 – this surface is owned by the Oster family who were not interested in any oil and gas locations impacting their center pivots or agricultural operations. CPR also spoke with the Oster's about another parcel on the west side of the DA between the irrigation ditches that was flood irrigated opposed to the pivot irrigated lands. The Oster's in the end were not interested in negotiating a surface agreement that had any impacts to their agricultural operations.
- Area 2 – presented challenges for accessing a location requiring a ½ mile access road in any direction skirting along the edges of the surrounding center pivots. The surface area directly to the west of the orange circle also has a small dairy operation. No surface agreements in this area were pursued as CPR felt there were alternatives that presented less impacts to agricultural operations.

- Area 3 – CPR had concerns with all the natural water ways throughout this area as it is a low-lying, very wet area with lots of cattails growing. CPR felt there were better alternatives to the east.
- Area 4 – this surface is owned by Shelton Cattle who is also the surface owner of the proposed location. This area was discussed with Shelton Cattle as an option but is currently utilized for storing manure from their cattle operations.
- Indicated by the blue circle on the map CPR also discussed another location on Shelton Cattle which they considered, but upon changes to the COGCC rules this location proved to be located too close to residential building units.
- When asked, COGCC did not have any additional areas they were interested in discussing.
- Proposed location – is further away from any residential building units. It has good access from CR49 with turn lanes and deceleration lanes. It also consolidates oil and gas activity in the area being adjacent to the existing Noble Energy location directly south of the proposed location. CPR had to shift a little further north and east than CPR would have liked due to a pipeline easement and other utilities in the area.

CPR confirmed that the proposed location is located outside of any disproportionately impacted communities. The COGCC confirmed that as proposed, the location does not trigger the COGCC's ALA process.

LOCATION DETAILS

- This proposed location is intended to be a combined Well Pad and production facility While CPR intends to secure pipeline take away, 8 tanks will be permitted for temp storage. Negotiations are ongoing with midstream companies, but CPR believes they will secure these contracts.
- Temporary lay flat lines will be utilized to haul freshwater for completions operations.
- Access and Haul Route: direct access onto CR49 with plans to utilize existing access for the BioGas facility, then north through the Noble pad. An alternative would be from CR42 if an agreement can't be reached with BioGas.
- Public Works acknowledged that this proposed access and haul route would not require an RMA since access is directly onto CR49. CR49 is part of an access control plan and no new access off CR49 would be permitted. CR42 would be a viable option if necessary. An RMA would be required if CR42 is utilized.
- Cumulative Impacts: old vertical wells owned by Noble & PDC and would likely be plugged, but that would be at the discretion of those Operators
- Pad construction and drilling operations are anticipated to begin December 2022
- While there might be pending litigation at the state level the BioGas facility is still active. The USR was re-instated by Weld County Commissioners December 2021.
- Weld County Code:
 - The proposed location is designated as – LZ-1. A Lighting Plan is required for the Construction Phase providing confirmation of the ability to comply within 12 lumens, per sq ft of hardscape. Lighting Plan for the Production Phase shall be required if permnant lighting is planned.
 - 1041WOGLA Notice shall now be provided to all property owners within 2,000'.
 - Being in the Near-Urban planning area, the following noise levels apply, Construction Phase – NL-3 and Production Phase NL-1. A noise mitigation plan is required, and an ambient noise survey maybe required. CPR stated they would

perform an ambient survey to make certain they were not increasing or adding noise to the area.

- CPR does not have any concerns with meeting all setback requirements identified in Sec. 21-5-490, including the Oil and Gas Location being outside the current and future County right-of-way for CR49, being 90' from centerline of road.

CONCLUSION

CPR does not currently have any questions regarding Weld County Code requirements.

No one participating in the pre-application meeting identified anything that would prevent CPR from submitting the application for the proposed location, nor did they identify anything that would prohibit such development.

CPR is free to submit a 1041WOGLA Notice to Weld County at any time following this pre-application meeting.