

**1041 WOGLA
PRE-APP MEETING**



Meeting Date: **April 4, 2022**

Staff Specialist: **Kelly Holliday**

Location Name: **Guanella CDP**

Parcel Number(s): **095918200009, 095713000013, 095724000027, 09725000012, 095736400039, 095929200002, 105902000063, 095932000015, 095932000032, 105706000026, 105706000027, 105725000021, 105725000020, 105724000025, 095927000016, 095936000010, 095936000013, 105701000040, 105701000040, 105701000076, 105703100045, 105703100044, 105719300009, 105719100002, 105722200031, 105722200002, 105713300066, 105716100011, 105711000012, 105507100007**

Company/Applicant: **PDC Energy, Inc.**

Invitees: **PDC, COGCC, CPW, CDOT, CDPHE, City of Greeley, City of Evans, Town of Milliken, Town of LaSalle, Town of Gillcrest**

Legal Description: **See below**

NOTES

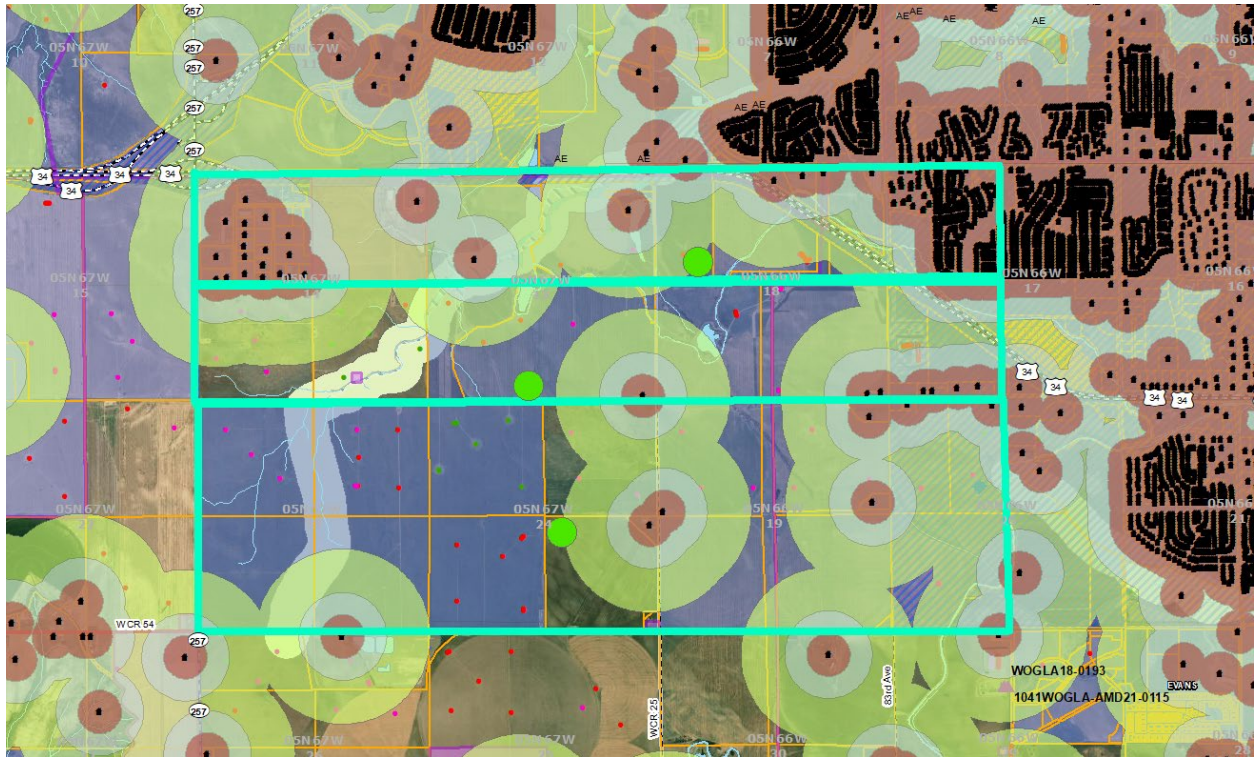
This meeting was held on, Monday, April 4, 2022 at 8:30AM. In attendance were PDC - Tammy Waters, Brian DeRose, Tisa Juanicorena, Darin Spitzer, Cory Sheahen, Zachary Liesenfeld, Mac Neumann, Becky Johnson, Ally Ota, Danielle Barns, Venessa Chase, Kristy Weyerman, Paul Montville, Ted Schultz, Dawn Lang, Katie Tate, Paul Row, Ryan Nance, Tyler Sims, Wesley Ensign, and Brian Cocchiere; Weld County Staff - Jason Maxey, Kelly Holliday, Stephanie Fredrick, Elisa Kunkel, Jennifer Teeters, Amanda Petzold, Bruce Barker, Caitlin Perry, Curtis Hall, Dawn Anderson, Natalie DeLaCroix, Diana Aungst, Jazmyn Trujillo-Martinez, Laura Gomez-Hernandez, Taylor Robinson, and Amy Mutchie; COGCC - Stephen Schwarz, Alex Acks, John Noto, and Sabrina Trask; CPW - Brandon Marette; City of Greeley - Michael Garrott; City of Evans - Anne Best Johnson; Town of Milliken - Pepper McClenahan and Jon Rabas; Town of LaSalle - Barbara Brunk; and Town of Gilcrest - Larry Lorentza. The meeting invite was declined by both CDPHE and CDOT.

PDC Energy, Inc. (PDC) submitted a pre-application meeting request to the Weld County Oil & Gas Energy Department (OGED) for the Guanella CDP covering twenty-five (25) individual Oil and Gas locations and twenty-four (24) separate development areas. The proposed Locations are indicated in bright green with a black outline on the map below, accessing minerals in the Development Areas (DA) as indicated by the yellow outlines.

Of the twenty-five (25) proposed locations two (2) are located within the city limits of Greeley and two (2) are within Evans city limits. All other proposed locations are within unincorporated

same manner along with the individual maps that were created by Weld County for those discussions.

Area 1 – Bypass State, Denali State, Windom



- A. Bypass State – the Bypass State location is proposed to be located in the NW1/4 of Section 18, Township 5 North Range 66 West, developing minerals in the N1/2 of Sections 13 and 14, Township 5 North Range 67 West, the NW1/4 of Section 17 and N1/2 of Section 18, Township 5 North Range 66 West. PDC intends to drill to both the east and west from a centrally located pad.
- Siting Jurisdiction: City of Greeley
 - Access Jurisdiction: City of Greeley
 - Accessing onto 95th Ave, utilizing existing tank battery access
 - Known Receptors: CPW HPH – Bald Eagle Nest ½ mile buffer, two (2) BUs within 2,000'
 - Discussions:
 - City of Greeley – Mike Garrott stated that this site was initially discussed with the city approximately 3 years ago. The Bypass application was recently re-submitted to the city and is undergoing review before scheduling public hearing. Mike does not see anything of concern with the location and has no additional questions or comments for PDC at this time.
 - PDC – Paul Montville had nothing further to add regarding site selection or alternatives for this location but did state they are as far as possible to the southeast to avoid impacts to BUs. The newly mapped Bald Eagle nest had not yet been identified when planning on this location began, but PDC will continue to work with PDC.
 - CPW – Brandon Marette stated they would like to see a full write up on the Alternative Location Analysis (ALA) and possibility of the location being

moved completely outside of the ½ mile buffer. Otherwise, they would request that PDC construct, drill and complete these Wells outside of the Bald Eagle nesting period being Dec. 1st to July 31st. Since this is a new nest CPW would want to be conservative with protections. PDC must complete Construction Phase Operations between Aug. 1st to Nov. 30th. CPW also identified that there may be ditches within 500' of the location and would request confirmation on the distances to any irrigation ditches or associated wetlands.

- iv. COGCC – Stephen Schwarz wanted to make sure that discussions with CPW regarding the newly mapped eagle's nest would continue. With regards to the ditches COGCC would want to see proper BMPs in place for stormwater management.
- B. Denali State – the Denali State location is proposed to be located in the SW1/4 of Section 13, Township 5 North Range 67 West, developing minerals in the S1/2 of Sections 13 and 14 of Township 5 North Range 67 West, the SW1/4 of Section 17 and S1/2 of Section 18, Township 5 North, Range 66 West. PDC intends to drill to both the east and west from a centrally located pad.
- a. Siting Jurisdiction: City of Greeley
 - b. Access Jurisdiction: City of Greeley
 - i. Accessing onto 95th Ave, access point and majority of access road existing (specifically the area impacting the Bald Eagle nest buffer)
 - c. Known Receptors: CPW HPH – Bald Eagle Nest ½ mile buffer
 - d. Discussions:
 - i. City of Greeley – Mike Garrott stated that this site was initially discussed with the city approximately 3 years ago. Mike does not see any concerns with the location and has no additional questions or comments for PDC at this time.
 - ii. PDC – Darin Spitzer had nothing further to add regarding site selection or alternatives for this location. The newly mapped Bald Eagle nest had not yet been identified when planning on this location began, but Darin confirmed that PDC would continue to work with CPW.
 - iii. CPW – Brandon Marette stated they would like to see a full write up on the ALA and possibility of the location being moved completely outside of the ½ mile buffer. Otherwise, they would request that PDC construct, drill and complete these Wells outside of the Bald Eagle nesting period being Dec. 1st to July 31st. Since this is a new nest CPW wants to be conservative with protections. PDC must complete Construction Phase Operations between Aug. 1st to Nov. 30th. CPW also requests confirmation on the distances to ditches and any possible wetlands associated with these.
- C. Windom – the Windom location is proposed to be located in the SE1/4 of Section 24, Township 5 North Range 67 West, developing minerals in All of Sections 23 and 24, Township 5 North Range 67 West, All of Section 19 and the W1/2 of Section 20, Township 5 North Range 66 West. PDC intends to drill to both the east and west from a centrally located pad.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: dependent on access point utilized, Weld County or City of Greeley

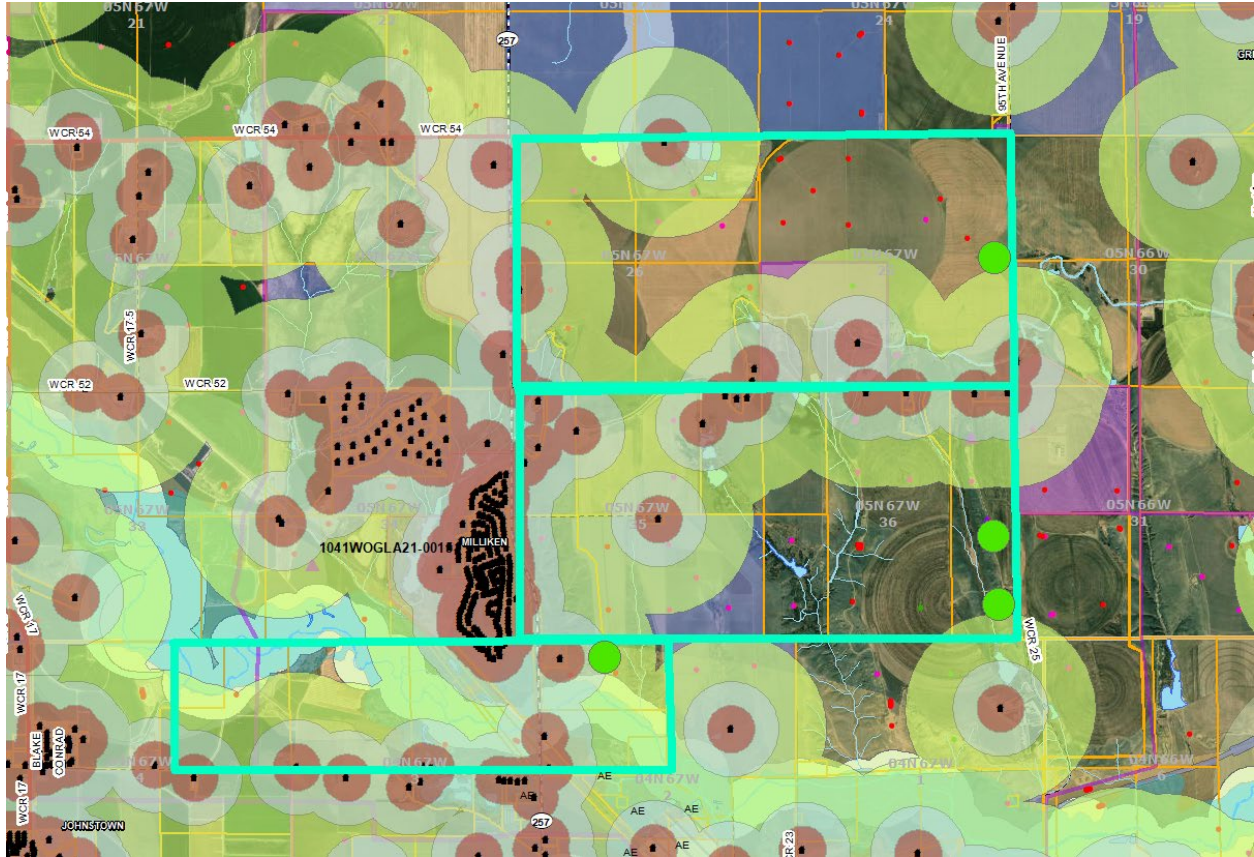
- i. Accessing onto County Road 54, which is a paved arterial status roadway. Natalie DeLaCroix identified that CR54 is under an Access Control Plan (ACP) and no new access points will be permitted.



PDC can either utilize the access labeled N-55, which would be permitted by City of Greeley or N-56, permitted by Weld County. Should N-56 be utilized, then N-57 must be closed.

- c. Known Receptors: one (1) BU within 2,000'
- d. Discussions:
 - i. PDC - Cory Sheahan stated that PDC originally considered developing the Windom unit from two separate pad locations. At that point they did assess the west side of the DA but identified this area had high potential for development and might not be compatible with oil and gas operations. PDC's main focus was to centralize a location in the middle of the DA in order to consolidate the impacts to a single pad site. Additional sites centrally located in the DA were considered, but PDC was met with challenges of surface owners having no interest in oil and gas activity on their property and another owner whose preferred placement of the pad made the drilling step outs not feasible.
 - ii. COGCC – Stephen Schwarz described the COGCC's mission when considering operations and impacts to possible receptors. The first step is avoid, if avoidance is not possible then minimize impacts and lastly mitigate those unavoidable impacts.
 - iii. CPW – Brandon Marette had no concerns with this location and expressed his appreciation that it is outside of any HPH area.

Area 2 – Booth State, Bona State Well Pad, Bona State Facility, Belford



- A. Booth State – the Booth State location is proposed to be located in the E1/2E1/2 of Section 25, Township 5 North Range 66 West, developing minerals in All of Sections 25 and 26, Township 5 North Range 67 West. PDC intends to drill 2-mile laterals to the west.
- Siting Jurisdiction: Weld County
 - Access Jurisdiction: Weld County
 - Accessing onto County Road 25, gravel
 - Known Receptors: irrigation ditch to the east, Natalie DeLaCroix believes that this location will need retention, one (1) BUs within 2,000', confirm that location remains outside of ROW
 - Discussions:
 - PDC – Cory Sheahen stated the Booth DA was originally planned to be drilled from two pad locations. PDC worked to find a central location where they could consolidate their footprint. PDC did consider an alternative to the east of the proposed location but found challenges with the topography sloping down significantly on the east side of CR25 toward the drainage area.
 - COGCC – Stephen Schwarz stated that he had no concerns with the proposed location and that COGCC would further review impacts to irrigation and look for proper BMPs to be part of the application
 - CPW – Brandon Marette asked for confirmation that PDC is outside of the 500' Ordinary High-Water Mark (OHWM) of the Greeley/Loveland Canal and any associated wetlands.

- B. Bona State well pad – the Bona State well pad is proposed to be located in the NE1/4SE1/4 of Section 36, Township 5 North Range 67 West, developing minerals in All of Sections 35 and 36, Township 5 North Range 67 West. PDC intends to drill 2-mile laterals to the west, from this well pad only location.
- C. Bona State Facility – the Bona State Facility is proposed to be located in the SE1/4SE1/4 of Section 36, Township 5 North Range 67 West. PDC intends that this facility only location will receive production from those wells drilled from the Bona State well pad, discussed above.
 - a. Siting Jurisdiction for both well pad and facility: Weld County
 - b. Access Jurisdiction for both well pad and facility: Weld County
 - i. Accessing onto County Road 25, gravel, utilizing existing access AP18-00833. Only one temp and one permanent access allowed. Access is shared with residential/farming operations.
 - c. Known Receptors: ditch located approximately 207’ to the west, Natalie DeLaCroix stated that retention would be necessary if the ditch is used for irrigation purposes, but if it is a natural waterway and not used for irrigation, retention may not be needed.
 - d. Discussions:
 - i. PDC – Kristy Weyerman identified that the Bona well pad is situated to the north and the production facility will be to the south. PDC consolidated this plan from two well pads to all 24 wells on a single pad and is consolidating oil and gas operations by being adjacent to an existing Noble pad. Operations will impact two pivots, PDC will be helping landowner with pivot modification to minimize agricultural impacts. There is a steep ravine on east side, this topography guided the location to be a separate well pad and facility location. PDC will have to build up the pad on the west side to accommodate the total disturbance.
 - ii. Weld County stated that if any existing WOGLA Permits are still valid at the time of application submittal it would be requested that those existing permits be withdrawn.
 - iii. CPW – Brandon Marette stated that in accordance with COGCC Rule 1202.a.3 that a wetland delineation would be required. Brandon will coordinate with Zach Liesenfeld for a waiver.
 - iv. COGCC – Stephen Schwarz did not request any additional analysis on this area.
- D. Belford – the Belford location is proposed to be located in the N1/2NW1/4 of Section 2, Township 4 North Range 67 West, developing minerals in the NW1/4 of Section 2, the N1/2 of Section 3, and the NE1/4 of Section 4, Township 4 North Range 67 West. PDC intends to drill 2-mile laterals to the west.
 - a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: CDOT
 - i. Accessing onto state Highway 257, paved, utilizing an existing shared access with home, this BU is a relative of the surface owner and PDC has a shared access agreement in place.
 - c. Known Receptors: CPW-HPH (Mule Deer Severe Winter Range, NSO-Aquatic Native Species Conservation Waters), 29 BUs within 2,000’ (1 at 647’ and 28 over

1700'), Natalie DeLaCroix stated that this location is not within the floodplain but should qualify for floodplain exemption for drainage requirements.

d. Discussions:

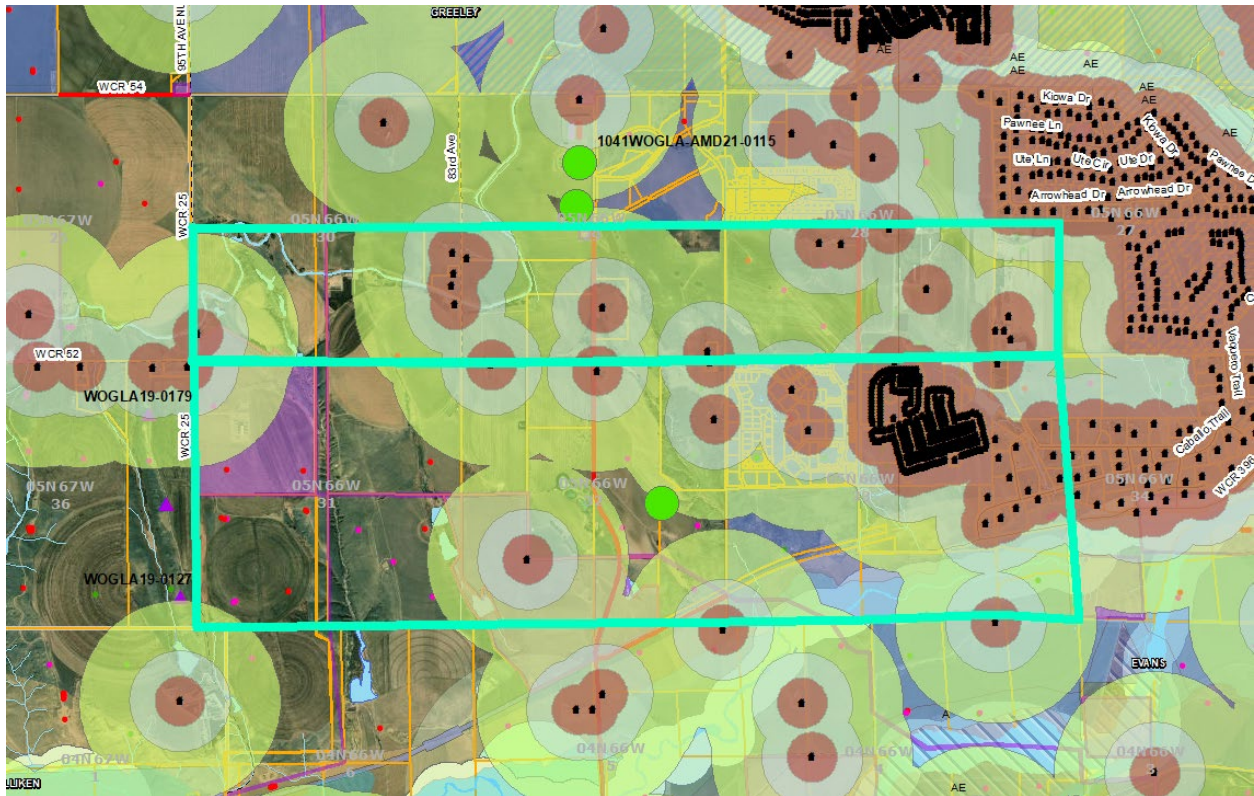
- i. PDC – Cory Sheahan stated that PDC considered expanding the existing PDC-Williams, well pad on the western side of the DA but they faced numerous challenges with floodplain, flood way, residential BUs, and a Bald Eagle nest that ultimately made expansion of that site unfeasible. PDC found they were able to minimize impacts to receptors by being on the east side of the DA. The topography on the east side creates several challenges, as well as, bluffs in the area and the location is situated on the top of a ridge, it does level out, but PDC had to get creative with design to make location work. Ultimately it was found to be the least impactful location.
- ii. CPW – Zach Liesenfeld stated that he met with CPW last spring to address the HPH. PDC has not determined whether a direct mitigation impact plan or paying the fee was more suitable. They will address both mule deer and aquatic native species. Brandon Marett asked if an alternative due east of the proposed location was explored, PDC stated that the surface owner has concerns impacting future development plans. Being near a tributary to the Big Thompson it will require robust storm water controls to avoid an accidental spill impacting the Big Thompson.
- iii. COGCC – Stephen Schwarz stated that with 20 + RBUs, HPH concerns, being up gradient to water source COGCC would be taking a deep dive into proposed BMPs. COGCC would like to see greater detail regarding the central and western side of the DA where RBU density is less.



Based on the ALA locations on the above map as provided to the state. Cory stated that the western most alternative, being an expansion of the Williams location is much closer to a RBU and encroaching on Bald Eagle nest. The second from the west is also close to a RBU and within a flood irrigated crop field. A centralized location within the DA would require double the number of wells to be drilled and expand the required pad footprint. The Belford proposed location minimized the impacts to a single location. The closest BU is approximately 650 ft and is owned by the party who PDC has a shared access agreement with. They have also signed an acknowledgement of operations. Stephen also asked about the possibility of a location just east

of the second proposed alternative from the west. Cory stated that coming that far east into the DA and having to back drill to the west to capture the minerals is pushing the limits of what PDC considers technically feasible.

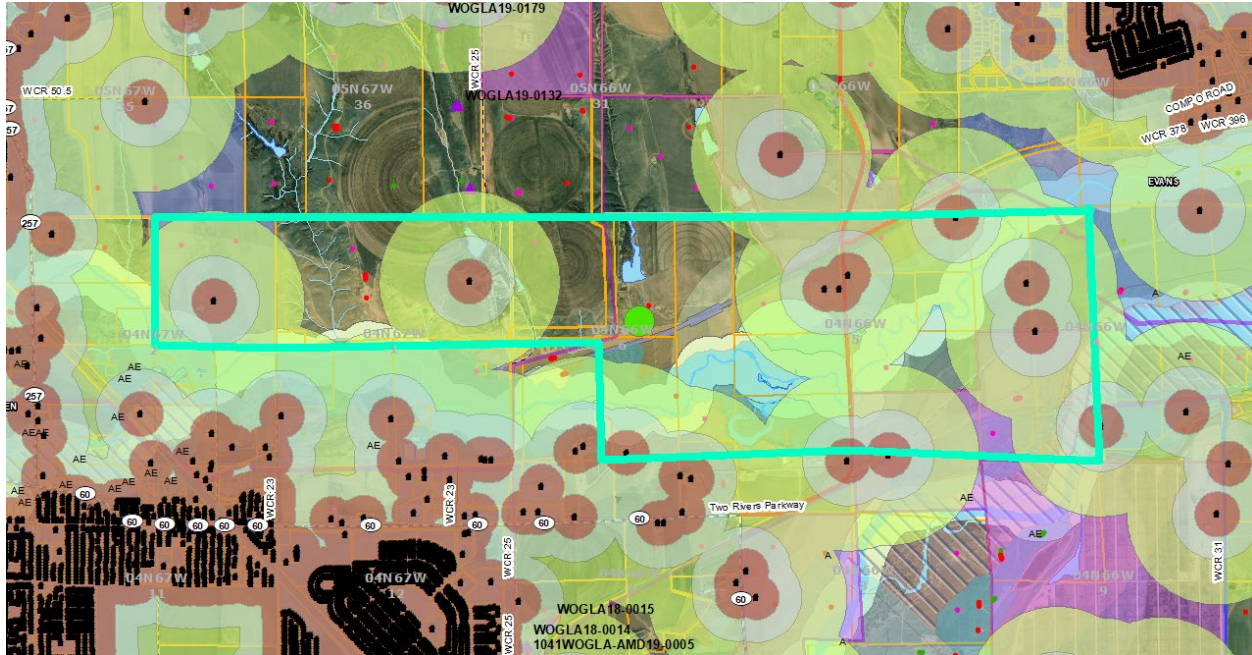
Area 3 – Sanford State, Quandary



- A. Sanford State – the Sanford State location is proposed to be located in the SE1/4NW1/4 of Section 29, Township 5 North Range 66 West, developing minerals in the W1/2SW1/4 of Section 27, the S1/2 of Sections 28, 29, and 30, Township 5 North Range 66 West. PDC intends to drill both east and west from a centrally located pad. This will be a well pad only which will produce to the existing Sanford Facility located just to the north.
 - a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: City of Evans
 - i. Accessing onto Two Rivers Parkway, paved, utilizing existing Sanford facility access
 - c. Known Receptors: two (2) BUs within 2,000', City of Evans Platted subdivision to the east
 - d. Discussions:
 - i. PDC – Mac Neumann stated that PDC plans to utilize the existing Sanford Facility to produce these new wells. They will not need to expand that existing facility footprint. PDC will also be utilizing the existing Sanford access. The new disturbance will be a well pad only and Weld County's drainage requirement will only apply to this new disturbance.
 - ii. City of Evans - Access is existing and within City of Evans. Anne Best with City of Evans stated she had no additional concerns. Ann stated the subdivision is within setbacks, but PDC was there first. The future subdivision development includes commercial and high density

- residential. The subdivision is planned to be developed from east to west. Cory stated that PDC is aware of the development and has a Development Agreement in place with the developer so that all future owners would be noticed of PDC's operations. PDC plans to have added security measures at this location with fencing which will screen the location. PDC will also have remote monitoring and be able to shut in the location remotely.
- iii. CPW – Brandon Marette has no concerns and appreciates the location is outside of HPH.
 - iv. COGCC – Stephen Schwarz had no request for further discussion.
- B. Quandary – the Quandary location is proposed to be located in the SE1/4 of Section 32, Township 5 North Range 66 West, developing minerals in All of Sections 31, 32, 33 and the W1/2W1/2 of Section 34, Township 5 North Range 66 West. PDC intends to drill both east and west from a centrally located pad.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County
 - i. Accessing onto Two Rivers Parkway, paved, utilizing existing access. Public works identified that they have some concerns with site distances at this access point and the access would need to be upgraded and narrowed.
 - c. Known Receptors: two (2) BUs within 2,000', Town of Milliken platted subdivision to the NE
 - d. Discussions:
 - i. PDC – Ted Schultz stated that beyond the topography issues with an alternative on the west side of the DA, it would also exceed PDC's technical capabilities with the required back drills. Being centralized within the DA allows PDC the best option to minimize impacts with a single location. PDC will evaluate site distance concerns on access. Topographically the location is sited on the high point in the area and was sited at the preference of the surface owner to avoid impacts to farming operations.
 - ii. Weld County – Curtis Hall informed PDC that Public Works has major bridgework planned at the Big Thompson River bridge which could potentially last until early 2025.
 - iii. Town of Milliken – platted subdivision, Pepper McClenahan had no comments for PDC at this time. The town has been in discussions with the new owner but has no time frame for development. The new owner may re-plate the land, but there are no current land use applications. PDC has not been in contact with the new owner but will reach out for timing of development.
 - iv. CPW – Brandon Marette has no concerns, appreciates that the location is outside of HPH.
 - v. COGCC – Stephen Schwarz had no further questions but appreciated the discussion regarding the platted subdivision.

Area 4 – Yale



- A. Yale – the Yale location is proposed to be located in the NE1/4, N1/2S1/2 of Section 6, Township 4 North Range 66 West, developing minerals in the W/12 of Section 4, All of Section 5, E1/2, NW1/4 of Section 6, Township 4 North Range 66 West and the N1/2 of Section 1, NE1/4 of Section 2, Township 4 North Range 67 West. PDC intends to drill both east and west from a centrally located pad.
- Siting Jurisdiction: Weld County
 - Access Jurisdiction: Town of Milliken
 - Accessing onto County Road 25, utilizing existing access
 - Known Receptors: Floodplain, CPW-HPH (Mule Deer Severe Winter Range), Access road within Milliken Annexation
 - Discussions:
 - PDC – Mac Neumann stated that PDC originally planned to develop these minerals from two separate locations but were able to consolidate to a single location. The location is topographically screened naturally and PDC feels it is the best location. It is situated on the east side of the bluff will be tucked against the hillside to the west.
 - Town of Milliken – Jon Rabas stated that Milliken would require a road maintenance agreement but had no concerns with the intended access. Pepper stated that if the access approach is within the floodplain PDC will need to consult with Town of Milliken floodplain management.
 - Weld County – Diana Aungst stated that while this location currently appears to be within the floodplain, the preliminary proposed floodplain maps show this location outside of the floodplain. If the permit is not submitted until after the preliminary maps are adopted by FEMA, then no floodplain permit would be required. The floodplain permit would be required at the time of the site-specific WOGLA submittal, not with the CDP application.

- iv. CPW – Brandon Marette said that about 40% of the location falls within HPH for mule deer sever winter range and asked if PDC had considered any alternatives directly to the north of the proposed location. Mac stated that they considered this as an option but as you move to the north there is a steep rise in topography and in order to accommodate the size of the pad they would be impacting the pivot irrigation system. Zach Liesenfeld stated that PDC has not yet held an onsite consultation with CPW but would be happy to arrange one. Brandon requested that PDC put more emphasis on avoidance of the HPH instead of so quickly jumping to mitigation. The location is proposed to be just under 10 acres. It doesn't qualify for indirect mitigation based on current well density. This pad is within 500' of the water feature to the north and will likely be impacting wetlands. PDC has been in consultation with the Army Corp of Engineers regarding those impacts.
- v. COGCC – Stephen Schwarz request that PDC maintain an open line of communication with CPW. COGCC will further investigate the stormwater BMPs during the technical review.

Area 5 – Flatiron, Homestake-Capitol



- A. Flatiron – the Flatiron location is proposed to be located in the SW1/4SW1/4 of Section 27, Township 5 North Range 66 West, developing minerals in the S1/2 of Section 26, SE1/4, E1/2SW1/4 of Section 27, E1/2NW1/4, NE1/4 of Section 34 and N1/2 of Section 35, Township 5 North Range 66 West. PDC intends to drill 1.75-mile laterals to the east.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: City of Evans
 - i. Accessing onto 49th Street, paved
 - c. Known Receptors: two (2) BUs within 500', twenty-nine (29) BUs within 2,000' (280 SW, 348 SW, 655 SW, 797 SW, remaining 25 over 1,200'), drains toward 49th Street, coordinate with Evans/Greeley
 - d. Discussions:
 - i. PDC – Upon request from Weld County staff Cory Sheahan further discussed the idea of expanding upon the existing PDC-Evans pad located in NE1/4 of Section 26. Cory explained that expanding the Evans location would require a substantial expansion and that upon taking measurements from RBUs in such a densely populated area you'd be bringing in over 100 RBUs within 2,000' as opposed to just 29 RBUs within 2,000' of the proposed location. PDC also has concerns with some remediation work being done by Chevron just to the east of the Evans pad. The property to the east of the Evans site and the parcel on which the proposed location is sited are both owned by same party, Gary Wiedeman. Cory said Mr. Wiedeman expressed similar concerns to the number of BUs near the Evans site. The BUs located within 500' of the proposed Flatiron location are part of a working dairy. These BUs are utilized as tenant homes for employees of the dairy. The additional BUs in close proximity are utilized for commercial purposes. Cory stated that Mr. Wiedeman owns several homes in the Greeley area and expressed that he could relocate his employees during the drilling and completion operations. Cory also expressed that expanding upon the existing Evans location would make the southernmost well bores beyond reach and stated that the Flatiron and Homestake-Capitol development areas are intertwined if you change one it will impact the other. He said adding a well to the Homestake location would change the plans for Flatirons.
 - ii. City of Evans – Access is on 49th Street, which is paved. Anne Best Johnson stated that PDC would need to work with the City of Evans engineering group for access onto 49th Street as well as the portion of 65th Ave that Evans maintains.
 - iii. CPW – Brandon Marette expressed no concerns from CPW.
 - iv. COGCC – Stephen Schwarz from COGCC requested further detail regarding any consideration that was taken into a possible alternative location being sited in the SE corner of the DA. The SE corner appeared to have fewer RBU's and possibly be outside of HPH and floodplain. Cory stated that the step outs would exceed a mile and due to pad size, it would likely not be possible to avoid impacts to the HPH portion of this unit. Brandon with CPW added a potential location in HPH would increase the financial burdens to offset the impacts to the mule deer and there would likely be

a timing restriction from Dec. 1st to April 30th. This area would qualify for Direct Mitigation. Also, within the Aquatic Native species area there is No Surface Occupancy (NSO).

- v. Weld County – Natalie DeLaCroix identified that the proposed location drains toward 49th Street and PDC would need to coordinate with Evans on drainage from this location. Public Works stated they had concerns with the Haul Route using the gravel road portion of 49th Ave to Two Rivers Parkway and would prefer they use 65th Ave to the south instead.
 - vi. Kelly Holliday inquired from COGCC on waivers if the BUs within 500' were owned by the same party as the SUA would PDC still need to acquire a waiver? Stephen with COGCC stated that he would like to look further into Rule 604.a.4 as this is very unique and there have not yet been any application for BUs within 500'. This is the only location in the CDP that is within the 500'. Informed Consent is from the owner and the tenant. Cory stated they have not yet perused informed consent.
- B. Homestake-Capitol – the combined Homestake-Capitol location is proposed to be located in the SE1/4SW1/4 of Section 36, Township 5 North Range 66 West and NE1/4NW1/4 of Section 1, Township 4 North Range 66 West. This Homestake-Capitol location will be developing minerals in two separate development areas being defined as the Homestake covering the E1/2SW1/4, SE1/4 of Section 34, S1/2 of Section 35 and SW1/4 of Section 36, Township 5 North Range 66 West and the Capitol covering the E1/2 of Section 24, E1/2 of Section 25 and the NW1/4 of Section 36, Township 5 North Range 66 West. From this combined Homestake-Capitol location PDC intends to drill 2.25-mile laterals to the west and 2.5-mile laterals to the north.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County
 - i. Accessing onto County Road 392, paved Collector status, utilizing existing access, must align with existing access or will need a variance. The existing access is not permitted for oil and gas, so would need to be permitted.
 - c. Known Receptors: Floodplain, irrigation ditch (needs retention), thirty-two (32) BUs within 2,000' (697 N, 775 NW, 1326 NE, remaining 29 over 1,400')
 - d. Discussions:
 - i. PDC – Kristy Weyerman stated that originally the location was proposed to be further to the east but being further to the east brought in a subdivision. PDC redesigned the Homestake-Capitol location when the new regulations went into effect to move further away from the subdivision located to the southeast of the DA. They were able to secure a surface agreement with the same landowner further to the west which impacted a smaller number of BUs. The wells are situated to the northeast in an irrigated field, aligned to be least impactful to agricultural operations and the production facility is to the southwest on pasture ground. The location is split to try to keep outside of the irrigated field as much as possible. The majority of lands surrounding the DA to the north and to the west are non-surface occupancy HPH, as well as within the floodplain.
 - ii. Weld County - The preliminary FEMA maps show the well pad and facility within the floodplain. Those maps will be in effect and fully adopted in about a year, but Weld County is currently taking the most conservative

data and utilizing the preliminary maps. Diana Aungst explained that within the floodplain the electrical is required to be elevated one foot above baseline elevation and the tanks must be anchored to prevent lateral movement. Zach Liesenfeld stated that PDC would comply with all Spill Prevention, Control and Countermeasure (SPCC) plans and stormwater design. Natalie DeLaCroix stated that in this case there is an irrigation ditch between the location and the floodway and since that irrigation ditch is before the floodway this creates an obstructed flow, and she would want to see retention at this location. Natalie also identified access concerns with the irrigation ditch. Kristy stated that PDC feels that the most solid access across the irrigation ditch is the existing access that they believe was formerly utilized by Noble. Natalie pointed out that this access is not permitted and since it does not align with the access on the north side of CR 392 it would require a variance. Kristy also stated that they would work with the landowner across from the access point regarding possible mitigation.

- iii. COGCC – Stephen Schwarz asked if PDC considered an alternative of two separate locations for accessing the Homestake and Capitol DAs that might individually be a smaller footprint and possibly avoid bringing in the subdivision to the southeast. Kristy stated their options were very limited for developing both the Homestake and Capitol DAs. For the Homestake DA they felt there were no viable alternatives. There was an alternative identified on the northeast side of the Capitol DA identified by the orange dot on the map above. This would have been a tight squeeze for an 8 well pad and production facility and would have brought in over 400 BUs within 2,000’.

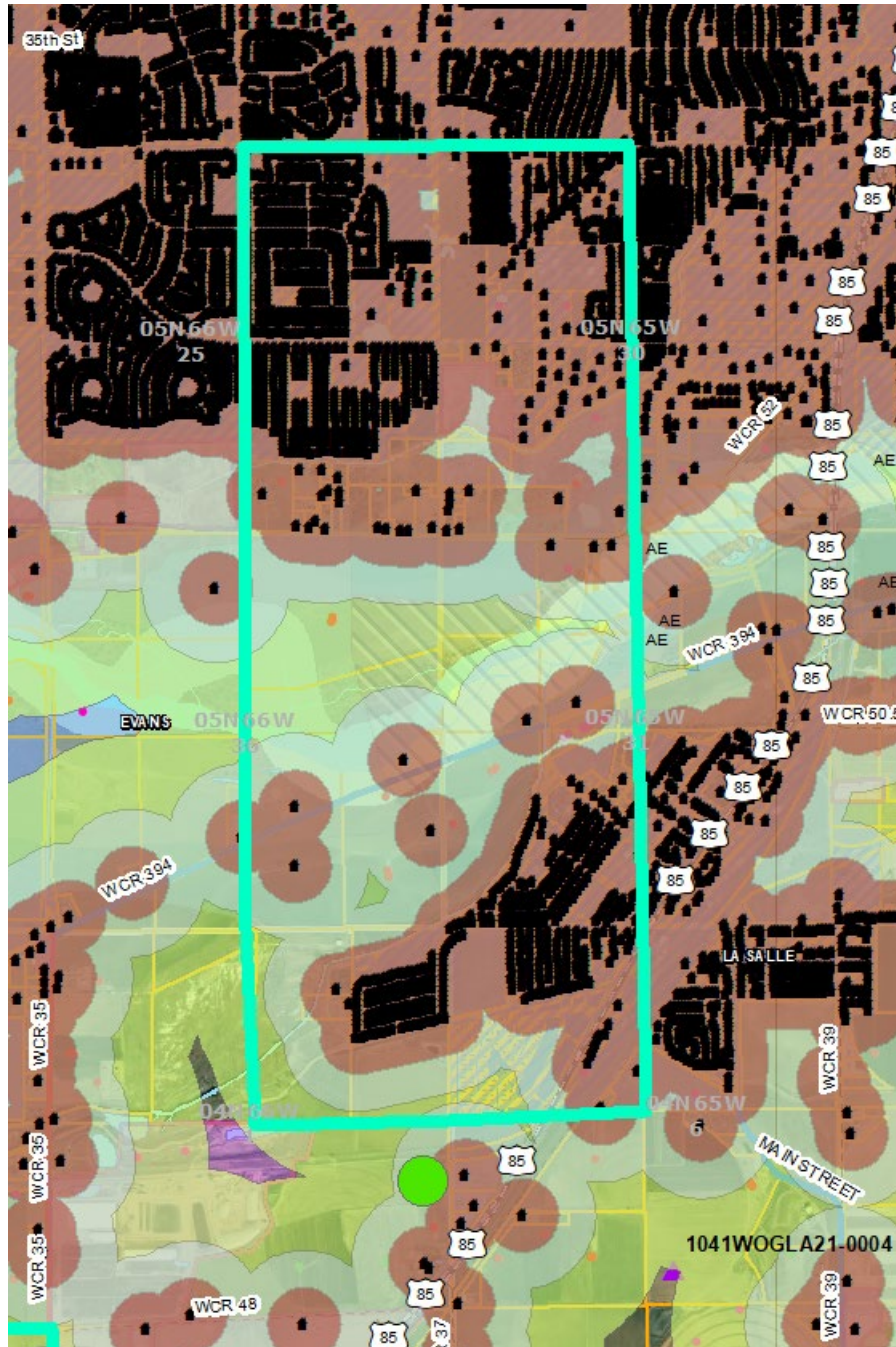


Stephen requested further discussion on an alternative for placing a location more centralized for development of the Homestake DA in both directions. Kristy stated that along the river is all HPH with no-surface occupancy and otherwise PDC tried to remain outside of the floodway. Just to the west of the alternative identified in the center of the Homestake DA there are retention ponds that the surface owner didn't want used and a location here would also bring in a BU within 500’.

- iv. Town of LaSalle - Barbara Brunk asked if PDC were to put any fill in the floodplain, would a floodplain permit be required? Diana Aungst stated that any disturbance within the floodplain would require a floodplain permit, including grading for an access road. Barbara also asked for

clarification on the Haul Route and traffic disbursement. Kristy stated that the traffic would be split 50% west, 50% east. Barbara identified that this would be putting 50% of the traffic right through the heart of LaSalle at an intersection with poor site distances at Hwy 85. Kristy stated that it would be written into the Haul Route that traffic was only allowed to make a right-hand turn onto Hwy 85 at this intersection. Barbara also indicated concerns regarding noise, specifically during pad construction, for the residents of the Dove Hill neighborhood that would be looking down on site. Barbara requested that PDC explore the option of utilizing a modified backup alarm such as a white noise alarm that still met OSHA safety requirements. PDC stated that they will explore this possibility. Barbara also asked about a Road Maintenance Agreement (RMA), Natalie DeLaCroix stated that Weld County would require a RMA for the entire CDP, but would look into adding additional requirements for the intersection of CR 394 and Hwy 85. Barbara wanted to make sure that Weld County was considering all activity in the area including the gravel mine currently being permitted and not just the oil and gas activity. Natalie assured her that Weld County was taking all development and impacts into consideration.

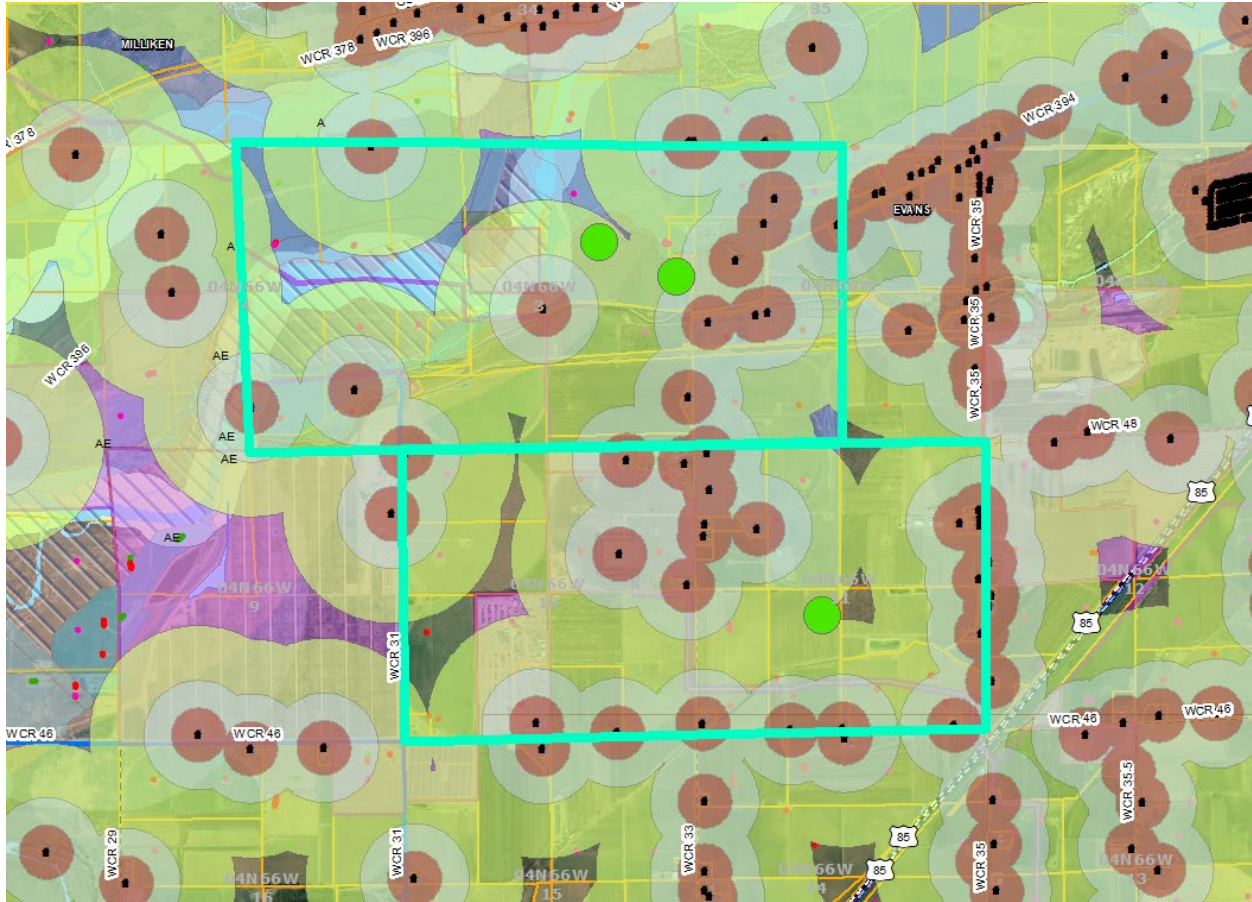
Area 6 – Blackburn Federal



- A. Blackburn Federal – the Blackburn Federal location is proposed to be located in the SE1/4 of Section 1, Township 4 North Range 66 West, developing minerals in the NW1/4 of Section 1, Township 4 North Range 66 West, E1/2 of Sections 25 and 36, Township 5 North Range 66 West, W1/2 of Sections 30 and 31, Township 5 North Range 65 West, and the NW1/4 of Section 6, Township 4 North Range 66 West. PDC intends to drill 2.5-mile laterals to the north.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: CDOT
 - i. Accessing onto Hwy 85 frontage road, gravel, existing access

- c. Known Receptors: thirty-one (31) BUs within 2,000', draining into LaSalle - Closest BUs are commercial properties, LaSalle platted subdivision to the NE
- d. Discussions:
 - i. PDC – Cory Sheahen stated that although this was a challenging unit to find viable alternatives to the proposed location, they did consider an alternative in the center of the DA, but this would require a larger disturbance area, more wells, and a longer time on location. This alternative also pulled in more BUs than the proposed location. PDC was able to utilize an existing disturbance and place the proposed location closer to BUs that are commercial use properties.
 - ii. Weld County – Natalie DeLaCroix stated that PDC would only be allowed one permanent access. The preference of the surface owner was that PDC utilize the access to the south accessing onto the Hwy 85 frontage road. Natalie foresees a number of challenges with an access to CR 35, one being the ditch crossing, proximity to the railroad, and then possible spacing issues with an access point on CR 35.
 - iii. CPW – Brandon Marette
 - iv. COGCC – Stephen Schwarz asked that PDC speak further to the platted subdivision to the northeast of the proposed location. Cory Sheahen stated that the platted subdivision was taken into consideration during the ALA process and one of the reasons that the location as shifted further south. PDC has not been in contact with the owner but identified that the property is currently listed for sale and would work with the developer should the ownership change.
 - v. Town of LaSalle – Barbara Brunk stated that LaSalle Commons is a platted subdivision with several hundred homes, mixed residential and commercial use, and has been platted for years. Barbara believes this to be the main growth corridor for LaSalle and would like PDC to try to stay as far away as possible. Barbara is very concerned with timing of operations, that by the time this plan goes into effect that there would be homes there at this time or that homes could not be developed be of the 2,000' setback. Jason Maxey clarified that the state does not have a 2,000' setback and this is the intent of the pre-app meeting and planning phase is so that we can have these conversations. PDC expressed that they appreciated Barbara's comments and the information that she provided, as it helps them through there timing and planning of operations. Weld County clarified that developers do not have a 2,000' setback to oil and gas operations. The Town of LaSalle looks for 2018 Fire Code for safety setbacks. Brian DeRose asked LaSalle to schedule a meet offline to discuss BMPs. Weld County identified that there is already an existing location here that PDC would be expanding upon for the proposed Blackburn location.

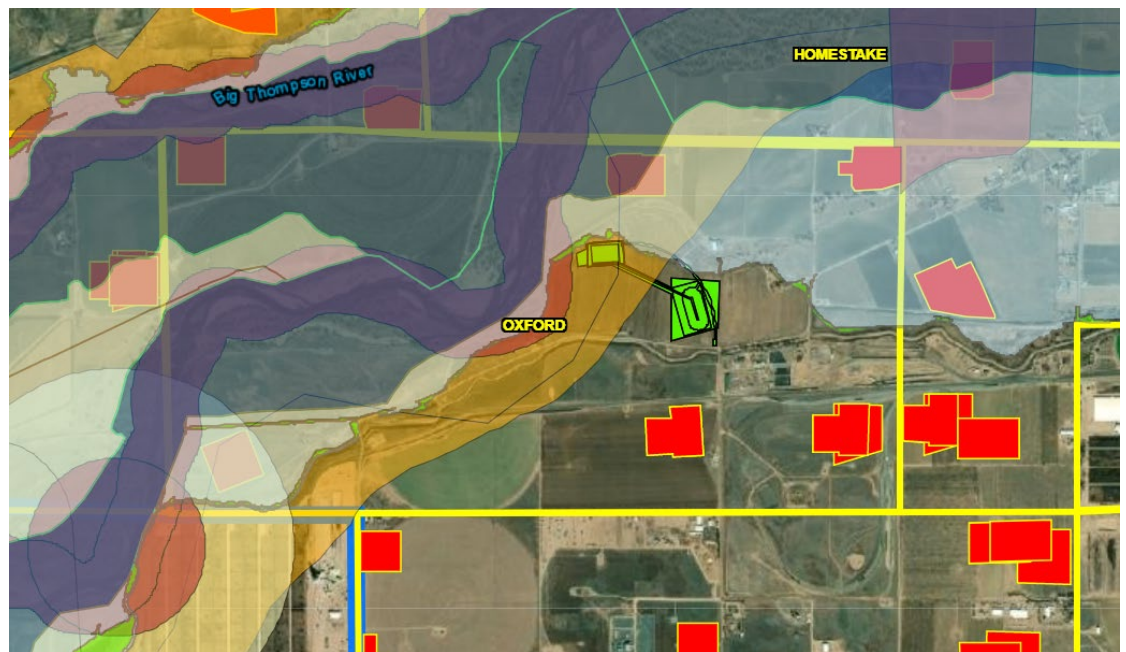
Area 7 – Oxford Well Pad, Oxford Facility, Teton



- A. Oxford well pad – the Oxford well pad is proposed to be located in the SE1/4NE1/4 of Section 3, Township 4 North Range 66 West, developing minerals in the W1/2 of Section 2, All of Section 3, E1/2 of Section 4, Township 4 North Range 66 West. PDC intends to drill 2-mile laterals to the west. This will be a well pad only which will produce to the proposed Oxford Facility located just to the west.
- B. Oxford Facility – the Oxford Facility is proposed to be located in the W1/2NE1/4 of Section 3, Township 4 North Range 66 West. PDC intends that this facility only location will receive production from those wells drilled from the Oxford well pad, discussed above.
 - a. Siting Jurisdiction for both the well pad and production facility: City of Evans
 - b. Access Jurisdiction for both the well pad and production facility: City of Evans
 - i. Accessing onto County Road 394, paved, existing access
 - c. Known Receptors to the Oxford well pad: six (6) BUs within 2,000', closest BUs commercial property EnviroTech Services
 - d. Known Receptors to the Oxford production facility: Floodplain, CPW-HPH (Mule Deer Migration Corridor, Mule Deer Severe Winter Range), one (1) BUs within 2,000'
 - e. Discussions:
 - i. City of Evans – Anne Best Johnson expressed that the City of Evans understands PDC has the floodplain to contend with, but otherwise has no concerns with the proposed location. Evans will require an access permit. Anne suggested having the haul route go north on CR 394 to CR 35 and use

CR 46 to access Hwy 85. This would avoid the concerns previously expressed by LaSalle for the intersection of CR 394 and Hwy 85.

- ii. PDC – Danielle Barns explained that based on PDC’s original development plan they had secured two SUAs to the northeast and east of the DA but those locations were in the floodplain and had approximately 40 BU’s within 2,000’ so after reevaluating the area following the rule changes they decided to move to the west, where the proposed locations are sited. Danielle explained the well pad and the facility are separated and will consolidate all the existing production with the new wells and will get all the facilities out of the floodplain.
- iii. CPW – Brandon Marette questioned PDC’s decision to impact the HPH mule deer migration corridor and severe winter range. Danielle explained that the existing production facility north of proposed production facility would be removed, but Brandon expressed that didn’t really help as the new facility was intended to be larger and was sited closer to the no-surface occupancy aquatic native species area along the South Platte River. CPW believes this site is not ideal for PDC’s operations and would like to schedule a site visit. Brandon believes there are other options available.



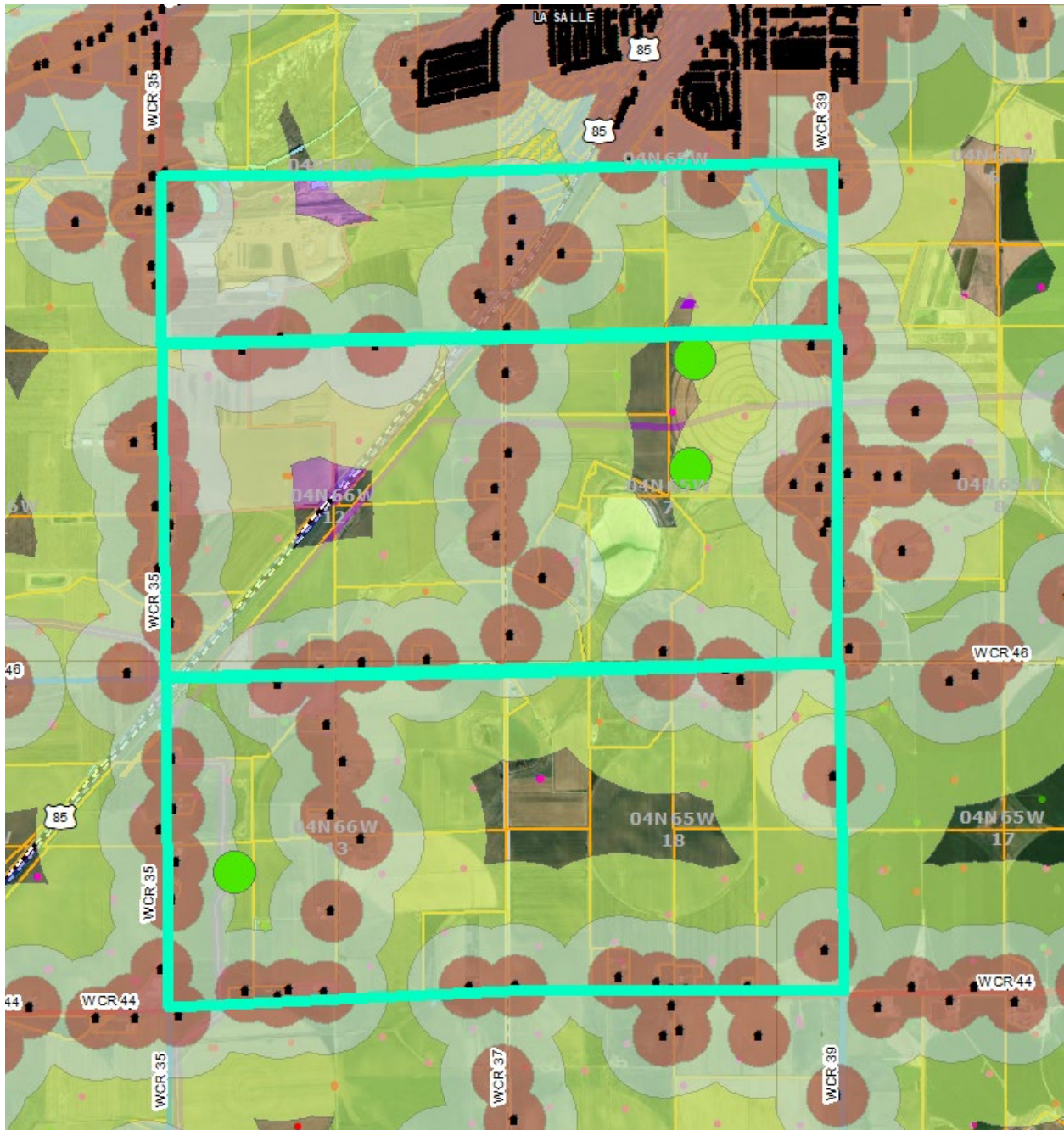
- iv. Weld County – Jason Maxey expressed that the pre-application meeting is the time and place for those discussion and encouraged Brandon Marette with CPW to voice all concerns here and now while everyone who would potentially be impacted was able to be part of the conversation.
- v. CPW – Brandon Marette further expressed his concerns about the facility being located in a HPH and doesn’t feel that the location is feasible. Brandon and others continue to ask PDC about the possibility of various alternatives and PDC described a vast number of issues including but not limited to technical feasibility, topography, proximity to BUs, existing pipeline infrastructure, surface owner siting preference, etc. Brandon stated that he feels this facility is too close to the South Platte River, but if it could be moved further from the river and partially outside of the HPH

that would be acceptable to CPW. Brandon stated if the production facility is to remain where PDC proposed he would have to express his concerns with COGCC. Kelly Holliday suggested that PDC look at the property to the north where they would be within the floodplain, but outside of the HPH; she noted the flowlines may have to bore the ditch and a floodplain permit would be required but permitting within the floodplain is allowed.

- vi. COGCC – Stephen Schwarz stated PDC will need exception location waivers to put wells on different property, even with the same property owner. The flowline corridor wouldn't be considered working pad surface, but PDC would just need a waiver explaining where the pipeline is crossing. Stephen expressed that all other concerns he had regarding this location had been addressed by the preceding conversation.
- C. Teton – the Teton location is proposed to be located in the NE1/4SW1/4 of Section 11, Township 4 North Range 66 West, developing minerals in All of Sections 10 and 11, Township 4 North Range 66 West. PDC intends to drill 2-mile laterals to the west.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County
 - i. Accessing onto County Road 46, paved Collector status road, access might not meet spacing, suggest using existing access to the east
 - c. Known Receptors: five (5) BUs within 2,000' (932 NW, 1316 S, 1340 S, 1477 S, 1600 NW), drains into Evans
 - d. Discussions:
 - i. PDC – At the request of Weld County Cory Sheahen discussed the alternative location on the west side of the DA. Cory stated they had been discussing this area with the surface owner, until the surface owner stated they have been approached by a developer making a substantial offer to purchase the land and the surface owner decided he didn't want to pursue the possibility of oil and gas operation on this property any further. Ideally PDC would have preferred to stay closer to the east side of the DA, but that area was heavily developed with residential development. PDC determined the proposed Teton location to be the best option, while it does push the limits as far as kickbacks for drilling, it is still within what PDC considers technically feasible. An alternate just east of the proposed location was also considered but would impact the surface owner's drip irrigation system used for his produce operations.
 - ii. Weld County – Natalie DeLaCroix expressed concerns with the proposed access meeting spacing requirements from the residential access. The spacing requirement on this road is 330'. Cory stated moving the access further west would need some infrastructure and irrigation upgrades. Natalie stated a site visit for a full investigation of the accesses in the area. Cory explained PDC was also looking at potential access to the west, but would need to obtain an agreement from the BU to west.
 - iii. CPW – Brandon Marette asked if the location was within 500' of any ditch. Cory confirmed that it is within 500' of the Farmer Independent Ditch and Brandon stated that he would follow up with Zach Liesenfeld regarding waivers.

- iv. COGCC – Stephen Schwarz reminded PDC to remember the community outreach when operating because this falls in the disproportionately impacted (DI) community.

Area 8 – Bierstadt Federal, Augusta Federal, Thera



- A. Bierstadt Federal – the Bierstadt Federal location is proposed to be located in the NW1/4NE1/4 of Section 7, Township 4 North Range 65 West, developing minerals in the S1/2 of Section 6, Township 4 North Range 65 West and the S1/2 of Section 1, Township 4 North Range 66 West. PDC intends to drill 2-mile laterals to the west. The Bierstadt Federal location is intended to be a well pad only. These wells will produce to the production facility on the combined August Federal location just to the south.

- B. Augusta Federal – the Augusta Federal location is proposed to be located in the SW1/4NW1/4 of Section 7, Township 4 North Range 65 West, developing minerals in All of Section 7, Township 4 North Range 65 West and All of Section 12, Township 4 North Range 66 West. PDC intends to drill 2-mile laterals to the west. The facility on the Augusta Federal will accept production
- a. Siting Jurisdiction on both Bierstadt Federal and Augusta Federal: Weld County
 - b. Access Jurisdiction on both Bierstadt Federal and Augusta Federal: Weld County
 - i. Accessing onto County Road 39, paved, collector status, existing shared access with residence
 - c. Known Receptors to Bierstadt location: eight (8) BUs within 2,000'
 - d. Known Receptors to Augusta location: eleven (11) BUs within 2,000', irrigation ditch – make sure runoff drains away from ditch
 - e. Discussions:
 - i. PDC – Darin Spitzer explained that the proposed Bierstadt location is a well pad only and the proposed Augusta location will be a well pad and combined production facility for both sites. The proposed locations are both located on the same surface owner and covered by the same SUA. Darin discussed an alternative in the open space to the east of the Bierstadt DA but stated that this land is utilized for organic farming and the owner was not open to oil and gas operations. Darin stated that an alternative for the Augusta near Hwy 85 would not allow enough space to accommodate the required pad size. PDC would be utilizing an existing access off CR 39 where PDC has existing facilities. It is a shared residential access; the residential portion goes north and PDC would head south then west to access the majority of their operations and only go north if agricultural operations required that. The BU to the northeast of the proposed Bierstadt location is the closet at approximately 1,400' and is owned by the surface owner who is party to the SUA. PDC has been in contact with the BU in closest proximity to the Augusta location, the owner has no issues. Darin added that PDC has originally planned three different pads on three different surface owners to develop these minerals and was able to consolidate the impacts to a single surface owner and still fully develop these minerals.
 - ii. Weld County – Natalie DeLaCroix confirmed there is a ditch to the south along the access road and wants to make sure the access road doesn't drain toward the ditch. Darin clarified where it appears the ditch splits the middle of the location is not actually riverine. A consultant confirmed it is underground pipe and will need to be re-routed. The ponds in the northwest are recharge ponds for the pivot and have been incorporated into drainage plans.
 - iii. CPW – Brandon Marette identified what he believed to be wetlands in the area. Zach Liesenfeld confirmed the wetland area to the north is within 500' of the proposed Bierstadt location and will request a waiver once all the designs for drainage are complete. The southern Augusta location is not within 500' of the wetland area. PDC will have more clarity on irrigation ditch to the south once the storm water and drainage designs are

done. Zach clarified for the record that none of the waterways in the area are aquatic native habitat areas.

- iv. COGCC – Stephen Schwarz explained since there is a higher number of RBU around the August location that during COGCC review they would take a close look at the BMP for noise, odor, and dust. He reminded Darin of the impact to DI communities and the high number of RBU’s in the area. Darin stated PDC has held a community meeting for DI community to have a voice and platform for them.
 - v. Town of LaSalle – Barbara Brunk expressed concerns with heavy haul traffic entering the Town of LaSalle and the possibility of an RMA. Darin confirmed that an RMA will be part of the permit and confirmed that CR 39 is paved, PDC would not be utilizing the gravel portion north toward LaSalle. Barbara stated LaSalle would like to have a RMA agreement in place with PDC as well. Darin stated that PDC could provide a traffic study of how much traffic would impact the Town of LaSalle. Darin clarified they would have 25% north on CR 39 and 75% south with heavy haul traffic to CR 44.
 - vi. Natalie spoke about the concerns with the haul route pertaining to the three locations (Bierstadt, Augusta, Thera). They would like them to avoid the use of CR 46 and CR 37, due to railroad closures occurring at Hwy 85. Instead, they would like them to go south to CR 44, but there is a CDOT project happening at CR 44 and Hwy 85. This is depending on the timing of the project they may need to use CR 42 and access Hwy 85.
- C. Thera – the Thera location is proposed to be located in the SW1/4 of Section 13, Township 4 North Range 66 West, developing minerals in All of Section 13, Township 13 North Range 66 West and All of Section 7, Township 4 North Range 65 West. PDC intends to drill 2-mile laterals to the east.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County
 - i. Accessing onto County Road 35, paved, existing access
 - c. Known Receptors: twenty-six (26) BU within 2,000’, irrigation ditch, may need retention.
 - d. Discussions:
 - i. PDC – Mac Neumann reviewed the alternative in the open space just to the east of the DA as well as an alternative located within the DA but more to the east side. Mac stated that he was not able to secure a SUA with any of these parties due to impacts to farming operations and pivot irrigated land. The access on CR 35 is an existing access, which was being utilized for another PDC site, that was recently plugged and abandoned (P&A). Mac described the BUs to the southwest are Ag related and count for more than one BU. The BU directly to the west along CR 35 are owned by the surface owner who signed the SUA. The adjacent facility to the west side has been P&A and there is a Oxy facility just to the east and their access is to the east. Mac stated there is a ditch to the north it is the Northwest Mutual Ditch.

- ii. Weld County – Natalie DeLaCroix stated the location will need retention if they are draining toward the ditch. Mac stated it appears the well pad flows to the south.
- iii. COGCC – Stephen Schwarz asked about consideration about placing a location in the middle of the DSU. Mac stated that he spoke with a couple of the BU owners, and they expressed concerns about impacts to their ag operations and were not willing to negotiate a SUA. The proposed location is closer to the Hwy 85 and in a more industrial area.
- iv. CPW – Brandon Marette stated that if the ditch to the north is within 500' PDC will need a waiver. Brandon said he would connect with PDC on this if necessary.

Area 9 – Arenal Federal, Redoubt Federal



- A. Arenal Federal – the Arenal Federal location is proposed to be located in the W1/2NE1/4 of Section 16, Township 4 North Range 66 West, developing minerals in the N1/2 of Sections 14 and 15 and the NE1/4 of Section 16, Township 4 North Range 66 West. PDC intends to drill 2.5-mile laterals to the east.
 - a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County
 - i. Accessing onto County Road 46 paved, collector status, existing access, AP16-00483, Y shaped access won't be allowed – use left leg only
 - c. Known Receptors: two (2) BU within 2,000'
 - d. Discussions:
 - i. PDC – Darin Spitzer explained that the proposed Arenal Federal location is actually an expansion of the existing PDC-Kawata site. PDC did not explore any alternatives at the southwest corner of the development area because utilizing the existing PDC-Kawata site allows PDC to come in and drill the

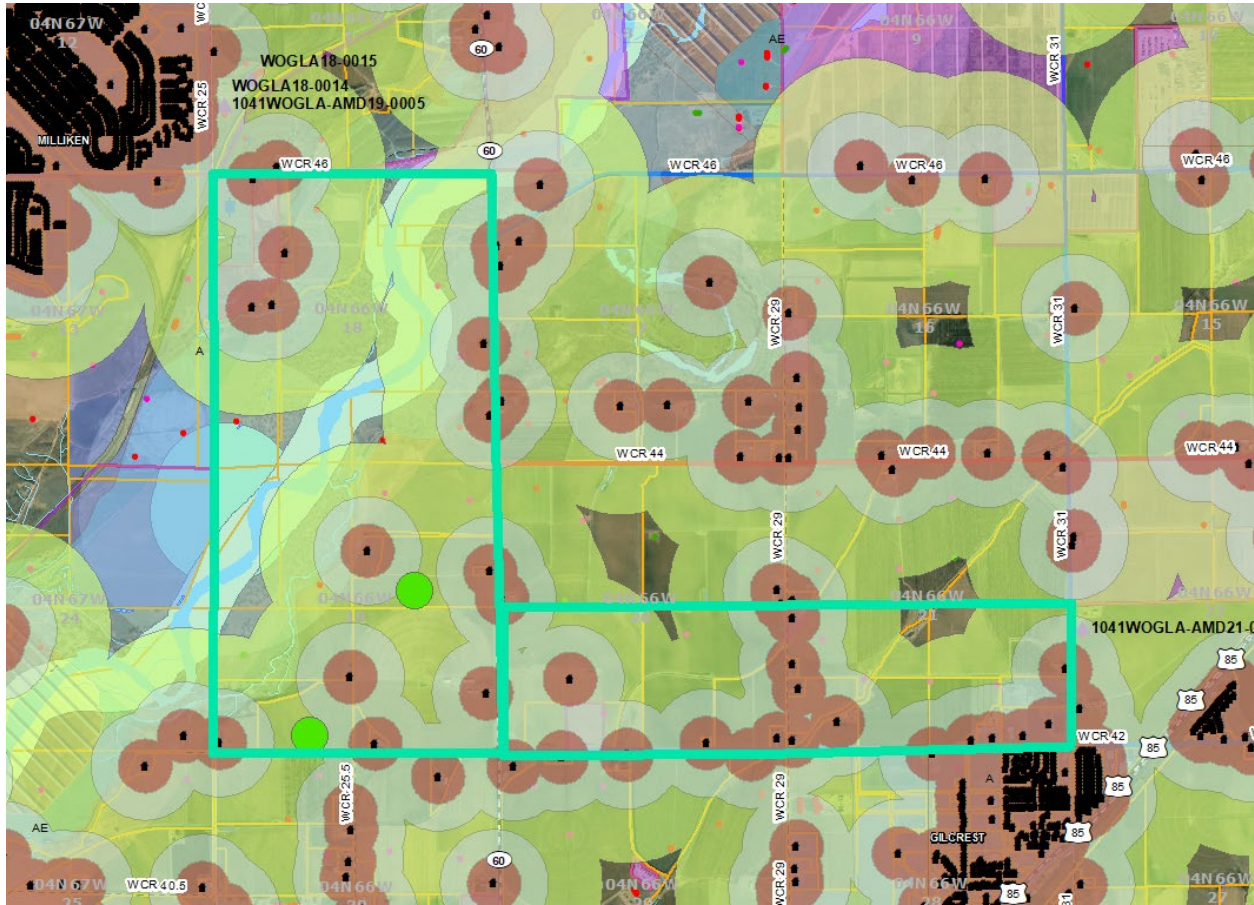
additional wells without expanding much of the production facility, beyond adding the necessary additional separators. PDC will be able to stay within the original disturbance of the facility and utilize existing pipeline infrastructure. Darin stated the BU to northeast is owned by the surface owner who is covered by the SUA and the second closest BU is an abandoned building.

- ii. Weld County – Natalie DeLaCroix stated that a “Y” access would not be allowed. Darin explained the existing access on CR 46 utilizes the left leg of the access and PDC won’t use the other as it is a two-track road to go around the pond.
 - iii. CPW – Brandon Marette had no comments.
 - iv. COGCC – Stephen Schwarz asked if the existing facility will be upgraded to the tankless design, and PDC stated that this would be considered for the future.
- B. Redoubt Federal – the Redoubt Federal location is proposed to be located in the NW1/4 of Section 22, Township 4 North Range 66 West, developing minerals in the S1/2 of Sections 14, 15, 16, and 17 and the N1/2 of Sections 20, 21, 22, and 23 of Township 4 North Range 66 West. PDC intends to drill both east and west from a centrally located pad.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County
 - i. Accessing onto County Road 31, paved, collector status, existing access, Temp access on CR44 for Heavy Haul (should only have one access, or the temp access will need a variance for spacing)
 - c. Known Receptors: eight (8) BUs within 2,000’
 - d. Discussions:
 - i. PDC – Cory Sheahen explained the Redoubt Federal is a challenging unit when you’re looking to the east or west side of the DA and developing from either the east or the west side would then require an additional location. Cory stated that PDC’s focus for this unit was consolidation to one location from which they could produce the entire DA. Cory identified 68 old vertical wells which would be P&Aed with this development. The surface owner is Glenn Fritzler, who owns and operates Fritzler Farms Park, the USR to the east. Mr. Fritzler has no concerns with the proposed operations and is looking forward to the P&A work associated with this development that will return land to him for agricultural use. There is one BU located approximately 760’ from the working pad surface that is not owned by the surface owner. PDC has been in communication with all nearby building unit as this is within a DI community.
 - ii. Weld County – Natalie DeLaCroix explained the temporary access on CR 44 doesn’t meet spacing so it will need a variance. There were no drainage ditch concerns.
 - iii. Town of Gilcrest – Larry Lorentza requested the heavy haul traffic go to CR 44 and not enter the town limits. Cory confirmed that the temporary access onto CR 44 would be utilized for all heavy haul traffic during the Construction Phase of operations and traffic would be restricted from

turning south on CR 31 to avoid impacts to the school facilities to the south.

- iv. CPW – Brandon Marette had no comments.
- v. COGCC – Stephen Schwarz had no further comments or questions at this time. COGCC will further investigate the BMPs regarding noise, odor, and dust during the technical review.

Area 10 – Sill, Maroon Bells



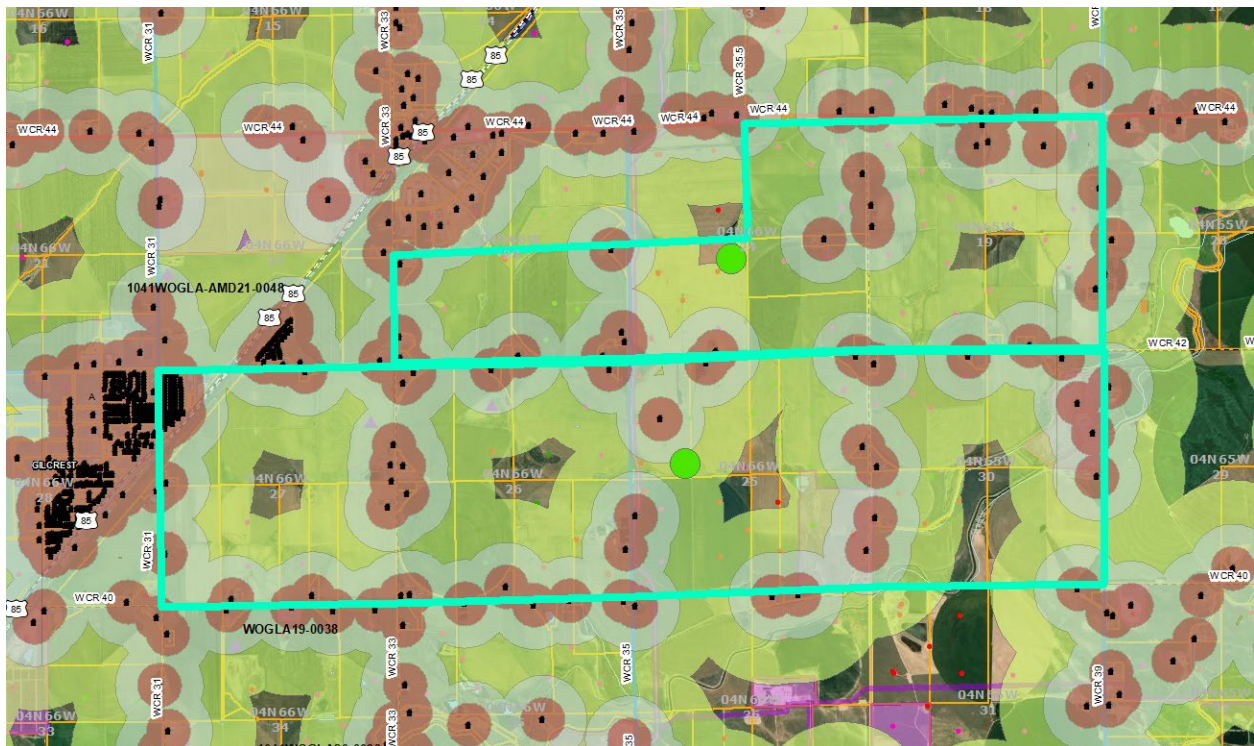
- A. Sill – the Sill location is proposed to be located in the SE1/4SW1/4 of Section 19, Township 4 North Range 66 West, developing minerals in All of Sections 18 and 19, Township 4 North Range 66 West. PDC intends to drill 2-mile laterals to the north.
 - a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County, possibly Gilcrest if annexed prior to operations
 - i. Accessing onto County Road 42, gravel, should only have one access, needs to provide reason for 2nd temp one and would need to meet spacing
 - c. Known Receptors: five (5) BUs within 2,000'
 - d. Discussions:
 - i. PDC – As requested by Weld County Brian DeRose discussed the idea of combining the Sill & Maroon Bells location to a single disturbance to the south of the proposed Maroon Bells location and northeast of the proposed Sill location. Brian explained the surface owner has plans for a gravel operation in that very same area and was not willing to negotiate an agreement in that area.

- ii. Weld County – Natalie DeLaCroix stated PW would prefer PDC to have one access location.
 - iii. Town of Gilcrest – Larry Lorentza requested the haul route utilize Hwy 60 and stay off CR 42 to stay away from school. Larry noted that Gilcrest is aware of the planned gravel operations and stated the owner has expressed an interest to annex into the Town of Gilcrest. If all the gravel operations were annexed, it would be a flagpole annexation on CR 42 to capture the gravel operations to the south of the Sill site. If these lands were annexed, then access jurisdiction would fall under the Town of Gilcrest. Brian stated PDC would be willing to enter into an RMA with Gilcrest. PDC's intended Haul Route is east on CR 42 to Hwy 60 and then either north or south on Hwy 60 and they would not cross Hwy 60. To alleviate some traffic on CR 42 light truck traffic may continue south on CR 25 ½.
 - iv. CPW – Brandon Marette expressed no concerns.
 - v. COGCC – Stephen Schwarz had no further comments.
- B. Maroon Bells – the Maroon Bells location is proposed to be located in the S1/2NE1/4 of Section 19, Township 4 North Range 66 West, developing minerals in the S1/2 of Sections 20 and 21, Township 4 North Range 66 West. PDC intends to drill 2-mile laterals to the east.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County
 - i. Accessing onto County Road 42, gravel, existing access
 - c. Known Receptors: nine (9) BUs within 2,000'
 - d. Discussions:
 - i. PDC – Brian DeRose stated that alternatives to the eastern side of the DA were considered but since the proposed Redoubt location is sited just to the northeast of the DA they decided it was better to bring the operations further away from the Town of Gilcrest and minimize impacts to both the town and the school properties located on the north end of town. The option for a combined site with the Sill location did not work either due to the surface owner's land use plans as described above. Original planning of the Maroon Bells location had access proposed off Hwy 60, but PDC was able to re-route that to the south to have a shared access with the Sill location. Brian DeRose also addressed the BUs surrounding the proposed Maroon Bells location as he felt it played an important role in PDC's siting of the location. Brian stated that the BU along that access road is owned by the surface owner who is a party to the SUA. The same surface owner also owns the BU to the southeast of the proposed Maroon Bells location, that BU is utilized as an office building and not occupied. The BU to the northwest of the proposed location is also utilized as an office building. The BU to the northeast attended the community meetings and has been supportive of PDC's proposed operations. Lastly the BUs located directly across Hwy 60 to the east are currently occupied, but the surface owner intends to make

these lands part of the water storage and gravel mining operations at which time those BUs would no longer be occupied or utilized for residential use.

- ii. Weld County – Natalie DeLaCroix stated PW would prefer PDC to have one location access.
- iii. Town of Gilcrest – Larry Lorentza requested the haul route utilize Hwy 60 and stay off CR 42 to stay away the from school. Larry noted that Gilcrest is aware of the planned gravel operations and stated the owner has expressed an interest to annex into the Town of Gilcrest. If all the gravel operations were annexed, it would be a flagpole annexation on CR 42 to capture the gravel operations to the south of the Sill site. If these lands were annexed, then access jurisdiction would fall under the Town of Gilcrest. Brian stated PDC would be willing to enter into an RMA with Gilcrest. PDC’s intended Haul Route is east on CR 42 to Hwy 60 and then either north or south on Hwy 60 and they would not cross Hwy 60. To alleviate some traffic on CR 42 light truck traffic may continue south on CR 25 ½.
- iv. CPW – Brandon Marette had no concerns.
- v. COGCC – Stephen Schwarz had no further comments.

Area 11 – St. Helens, Fuji Federal



- A. St Helens – the St Helens location is proposed to be located in the NE1/4SW1/4 of Section 24, Township 4 North Range 66 West, developing minerals in the S1/2 of Section 23, SW1/4, E1/2 of Section 24, Township 4 North Range 66 West and All of Section 19, Township 4 North Range 65 West. PDC intends to drill both east and west from a centrally located pad.
 - a. Siting Jurisdiction: Weld County

- b. Access Jurisdiction: Weld County
 - i. Accessing onto County Road 35, paved, collector status, existing access, access spacing issues, either move further south or move it north to property line. Might need to close some of the existing access.
 - c. Known Receptors: three (3) BUs within 2,000'
 - d. Discussions:
 - i. PDC – Cory Sheahen stated that the St. Helen’s unit was originally designed to be developed from two separate pad locations and PDC worked to consolidate the impacts to a single pad developing minerals in both directions. An alternative was considered just to the north of the proposed location, but this area was being utilized by the surface owner for existing farming operations. The proposed location was sited in coordination with the surface owner. There are three RBUs within 2,000 feet and 2 RBUs are owned by the surface owner and the third RBU expressed the desire to have the location on their property, but PDC felt it was in too close of proximity to the home when other alternatives were available.
 - ii. Weld County – Natalie DeLaCroix stated there are a few existing accesses that are not permitted and would suggest aligning with the permanent access at the property line or moving the access further to the south to meet spacing requirements. Natalie would also like to have some of those existing access points closed. Cory stated PDC would reroute the proposed access, so it doesn’t impact the residence to the west. During the site visit, road construction operations were observed, Curtis Hall from Public Works explained they are paving this stretch of CR 35. This work should be completed soon and cause no impact to these operations.
 - iii. CPW – Brandon Marette no comments on this location.
 - iv. COGCC – Stephen Schwarz had no request for further discussion.
- B. Fuji Federal – the Fuji Federal location is proposed to be located in the S1/2NW1/4 of Section 25, Township 4 North Range 66 West, developing minerals in All of Sections 25, 26, and 27, Township 4 North Range 66 West and All of Section 30, Township 4 North Range 65 West. PDC intends to drill both east and west from a centrally located pad.
- a. Siting Jurisdiction: Weld County
 - b. Access Jurisdiction: Weld County
 - i. Accessing onto County Road 35, gravel, collector status, existing access, can have one temporary and one permanent access
 - c. Known Receptors: three (3) BUs within 2,000'
 - d. Discussions:
 - i. PDC – Cory Sheahen discussed that PDC worked to find a centrally located pad to be able to maximize their development from a single location. Alternatives were explored in the open areas to both the east and west of the proposed Fiji location, but PDC was ultimately unsuccessful with securing a SUA due to impacts to future farming operations. The closest BU to the proposed location is owned by the surface owner who is a party to the SUA.
 - ii. Weld County – Kelly Holliday requested that any WOGLA permits, valid at the time of application, covering the same DA be withdrawn. Natalie DeLaCroix requested that PDC make sure they meet spacing requirements

with the existing accesses. Cory explained the SUA requested that PDC would plug and move the production facility to the east. The facility to the east and the south will be reclaimed

- iii. CPW – Brandon Marette had no comments or concerns with this location
- iv. COGCC – Stephen Schwarz had no further questions or comments.

ADDITIONAL DETAILS

- PDC plans to have pipeline takeaway for both oil and natural gas and temporary lay flat lines will be utilized to haul freshwater for completions operations. PDC is working toward having pipeline takeaway for produced water.
- Access and Haul Route: Weld County Department of Public Works (PW) has reviewed the Haul Route Map as proposed by PDC. PW has provided redline edits on the attached map to reflect future road closures as well as roadways which PW would prefer to keep the heavy haul traffic off.
- Weld County Code:
 - The unincorporated Weld County locations are all zoned Agricultural but based on potential receptors the designated LZ will be determined for each individual location specifically. A Lighting Plan is required for the Construction Phase providing confirmation of the ability to comply within 12 lumens, per sq ft of hardscape. A Lighting Plan for the Production Phase shall be required if permanent lighting is planned.
 - 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 would be required for all proposed locations within unincorporated Weld County.
 - Taylor Robinson with Weld County’s Environmental Health Department requests an odor mitigation plan for each of the unincorporated Weld County locations.
 - 1041WOGLA Notice shall be provided to all property owners within 2,000’ of each Oil & Gas Location.
 - PDC is aware of all setback requirements identified in Sec. 21-5-490 and has no concerns meeting setback requirements.

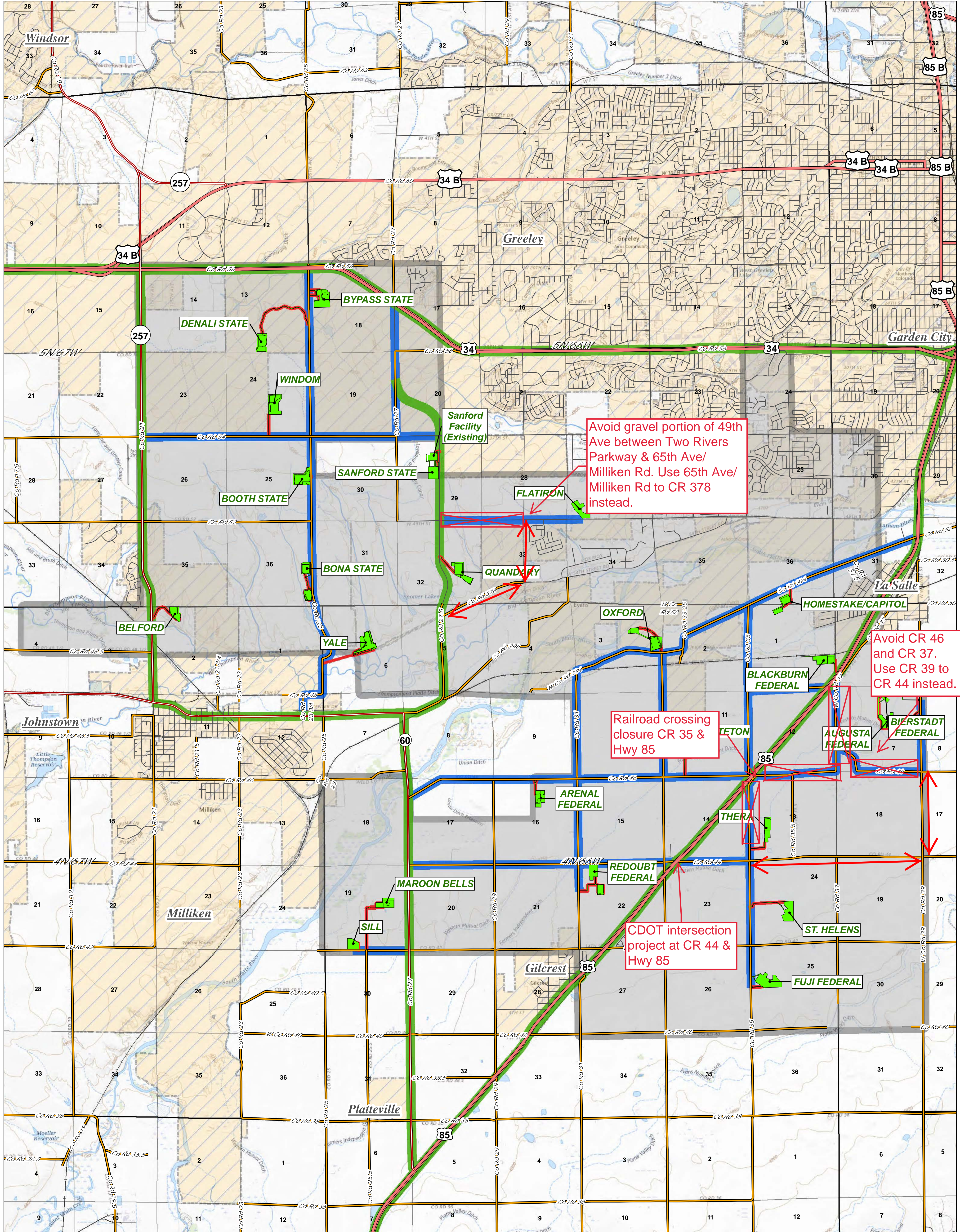
CONCLUSION

PDC agrees that if any existing WOGLA permit(s) covering this same development areas described above are still valid at the time of submitting an application for the Guanella CDP or any of the individual oil and gas locations those existing permits would be rescinded upon approval of the new proposal.

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

While PDC may need to continue the conversations on various receptors and impacts, no one participating in the pre-application meeting identified anything that would prevent PDC from submitting the application for the proposed Guanella CDP, nor did they identify anything that would prohibit such development.

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



Avoid gravel portion of 49th Ave between Two Rivers Parkway & 65th Ave/ Milliken Rd. Use 65th Ave/ Milliken Rd to CR 378 instead.

Avoid CR 46 and CR 37. Use CR 39 to CR 44 instead.

Railroad crossing closure CR 35 & Hwy 85

CDOT intersection project at CR 44 & Hwy 85

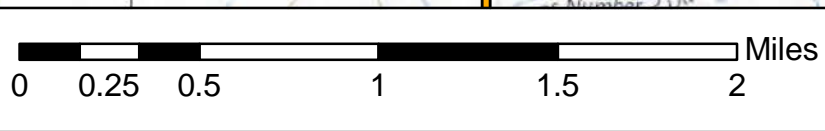
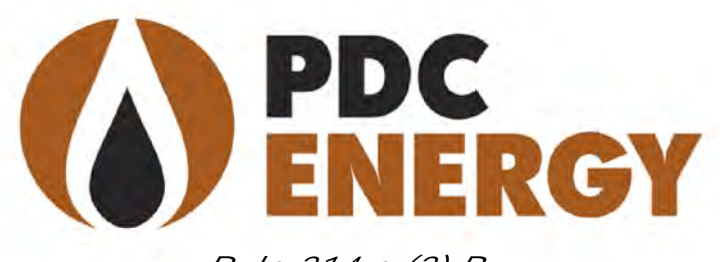


EXHIBIT B

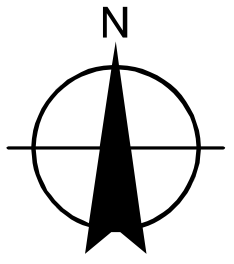


Rule 314.e.(3).B
Road Map
Weld County, Colorado

Date: 12/10/2021

Legend

- City Boundary
- County
- Other
- Interstate
- State Hwy
- US Hwy
- Railroad
- Guanella CAP Boundary
- Planned Pad
- Proposed Pad Access Road
- Primary Traffic Route (Highways)
- Secondary Traffic Route (Paved County Roads)



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Author: CCagle

Doc: MAP_PDC GUANELLA CAP (Rule 314.e.(3).B, Road Map).mxd

