

**1041 WOGLA
PRE-APP MEETING**



Meeting Date: **May 31, 2023**

Staff Specialist: **Jennifer Teeters**

Location Name: **Triggerfish and Barracuda**

Parcel Number(s): **071529000008 and 071533000002**

Company/Applicant: **Bison IV Operating LLC**

Invitees: **Bison IV Operating LLC – Katie Gillen, Ian Hogan, Miracle Pfister; CPW - Brandon Marete; COGCC - John Noto, Ben Frissell, and Sabrina Trask; BLM - Ray Ogle; CDPHE - Rick Coffin and Kate Fury.**

Legal Description: **NW1/4SE1/4 of Section 29 and SW1/4SW1/4 of Section 33, Township 7 North, Range 62 West of the 6th P.M., Weld County, Colorado.**

NOTES

This meeting was held on, Wednesday, May 31, 2023 at 1:00PM. In attendance were Ian Hogan (Bison IV), Katie Gillen (Bison IV), Bryce Maifeld (Bison IV), Miracle Pfister (Bison IV), Joseph Schultz (RPG), Jennifer Teeters (OGED Staff), Kelly Holliday (OGED Staff), Jason Maxey (OGED Staff), Shantee Turner (OGED Staff), Natalie DeLaCroix (Weld County Planning Services), Jazmyn Trujillo Martinez (Weld County Planning Services), Laura Gomez Hernandez (Weld County Planning Services), Ryan Fernandez (Weld County Environmental Health), John Noto (COGCC), Rebecca Treitz (COGCC), Derik Timmermann (COGCC), Kevin Fletcher (COGCC), Jackson Davis (CPW) and Ray Ogle (BLM).

Bison IV Operating LLC (Bison IV) submitted two (2) pre-application meeting requests to the Weld County Oil & Gas Energy Department (OGED Staff) identified on the map below by the purple and pink polygons described as follows: purple polygon being the Triggerfish location proposed to be located in the NW1/4SE1/4 of Section 29, Township 7 North, Range 62 West and the pink polygon being the Barracuda location proposed to be located in the SW1/4SW1/4 of Section 33, Township 7 North, Range 62 West.

The locations are zoned Agricultural and located within the Ag-Rural planning area. They are all located outside of the following Overlay Zoning Districts: Geologic Hazards, MS4, or Airport Overlay. The existing locations are within the CPW designated High Priority Habitat (HPH). The locations would not be within HPH for the proposed 2023 HPH layers.

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

- Yellow Oval – OGED Staff spoke to existing Mallard WOGLA18-0112. This location has expired as it was not built in the three (3) year term from permit approval. WOGLA17-0059 shown within this alternative was permitted under Crescent Point which was acquired by Mallard and now acquired by Bison IV however, this permit also expired. Bison IV spoke to this area as an alternative as the minerals for the Development Area could be reached. Locating here would bring the new disturbance closer to homes. This location would be further from whitetail gas compressor and would call for more disturbance for pipeline infrastructure. This location would still be within HPH and be closer to the 1202.c NSO habitat layer, Mule Deer severe Winter Range, and the Mule Deer Winter Consecration. The access road to this location would be less disturbance than the proposed location but it would be new disturbance.
- Blue Oval – Weld County asked Bison IV about consolidation of the two proposed pads to one centralizes location. Bison IV did not feel comfortable with the step-outs on the north side of the Triggerfish and the east side of the Barracuda Development Areas. This location had drainage issues with the depression.

- Green Oval – This location was nearly boxed in by midstream where the pad size Bison IV would need could not be built due to existing infrastructure. This alternative would not allow for Bison IV to reach the norther minerals in the Barracuda Development Area. This location is outside of HPH. COGCC spoke further to this alternative as the asset was sold to Bison IV and has one active well accessing minerals in section 32 and 31. Bison IV will be plugging and remediating this location after the lease hold allows.
- Proposed Triggerfish Location in purple – This location was the furthest from homes and HPH in comparison to the alternatives Should the proposed 2023 HPH layers come into effect, this location would be out of HPH. The White tail location is close in proximity for limited disturbance for gas takeaway. While this location will need to build a mile and a quarter access road it will call for less disturbance for pipeline takeaway.
- Proposed Barracuda Location in pink – This location is further from homes, close to existing infrastructure and has existing access. This location is within the current HPH but out of the future 2023 proposed HPH layer.

CPW DISCUSSION DETAILS

Jackson Davis with CPW appreciated that the proposed Location was sited outside the proposed 2023 mapped HPH. The first alternative in the yellow oval was not a preferred location for CPW due to wildlife along the river. CPW did state that along CR 74 further east there are Burrowing Owls. In addition, swift foxes are found in short grass prairie habitat which could be possible for these locations. This will need to be evaluated further on site at CPW consultation.

COGCC DISCUSSION DETAILS

COGCC staff confirmed that takeaway for gas will be to the Whitetail Compressor. COGCC asked if these two locations will be submitted as one OGDG and Bison IV confirmed that they will be submitted together.

BLM DISCUSSION DETAILS

Ray Ogle with BLM did state that some of the development does have federal minerals.

LOCATION DETAILS

- There is pipeline takeaway. Taproots crude oil line is within a few hundred feet of the locations. NGL has a disposal facility to the west so the intent would be to pipe water. Cureton will be gathering gas.
- Each of the locations consist of both a Well pad and production facility. The Triggerfish location is proposing eight (8) wells drilling from west to east with two and a half mile laterals. The Barracuda location proposing fifteen (15) wells drilling from west to east with two-mile laterals and from north to south drilling two-mile laterals.
- Haul Route: Bison IV proposes to access directly onto CR 74, which is Weld County maintained gravel road to CR 69.25 which is paved. Jazmyn Trujillo Martinez stated that CR 74 is already dust mitigated, a Road Maintenance Agreement (RMA) with Weld County will be required to keep the integrity of the dust mitigation in place. The Haul Route exhibit needs be modified to prevent CR 74 from looking like an access road and to label CR 69.25. The Roads also need to be labeled gravel/paved.
- Access: Bison IV is proposing one permanent access off CR 74. If a new access permit is required a ROW permit shall also be applied for.

- Bison IV does anticipate operations to be scheduled for Q2 of 2024. This will be dependent on the permitting process.
- Weld County Code:
 - The proposed locations are zoned Agricultural and designated as LZ-0, wilderness areas and undeveloped rural areas. 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 Ag-rural planning area, the following noise levels apply, Construction Phase – NL-4 and Production Phase NL-1. Being that this is within HPH the locations will require a Noise Mitigation Plan. If there is a Building Unit with the 1041WOGLA zone, an Odor Mitigation Plan would be required.
 - Drainage and Grading: Natalie DeLaCroix, with Weld County Department of Planning Services does not see any underlining issues for this location at this time.
 - 1041WOGLA Notice shall be provided to all property owners within 2,000’ of the Oil & Gas Location.
 - Bison IV is aware of all setback requirements identified in Sec. 21-5-490 and has no concerns meeting setback requirements.

CONCLUSION

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

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

Bison IV is welcome to submit 1041 WOGLA Notice at any time.