



1041 WOGLA

PRE-APP MEETING

Meeting Date: **July 20, 2022**

Staff Specialist: **Jason Maxey**

Location Name: **Bronco CDP**

Parcel Number(s): **105122000003, 105127000004, 105134000003, 121703000005
121710000003, 121715000005, 121723000003, 1217222000003
& 121907000002**

Company/Applicant: **Kerr McGee Oil & Gas Onshore, LP**

Invitees: **KMG - Tracy Colling, Andy Lytle, John Cooke, Nicholas Bouterie, Shayelyn Marshall, John Piekara, Joseph Riemer, and Rachel Friedman, CDOT - Timothy Bilobran, COGCC- Doug Andrews, John Noto, Sabrina Trask, CPW-Brandon Marette, Michael Grooms, Additional Weld County Staff – Taylor Robinson, Natalie DeLaCroix, Laura Gomez, and Jazmyn Trujillo Martinez**

Legal Description: **E2NE, SENE of Section 22, E2NE of Section 27, SENE & NESE of Section 34, Township 4 North, Range 63 West, SENE of Section 3, SENE of Section 10, E2NE of Section 15, W2NW of Section 23, SESW & SWSE of Section 22, SESW & SWSE of Section 23, Township 3 North, Range 63 West, S2SE of Section 7, Township 3 North, Range 62 West of the 6th P.M., Weld County, Colorado**

NOTES

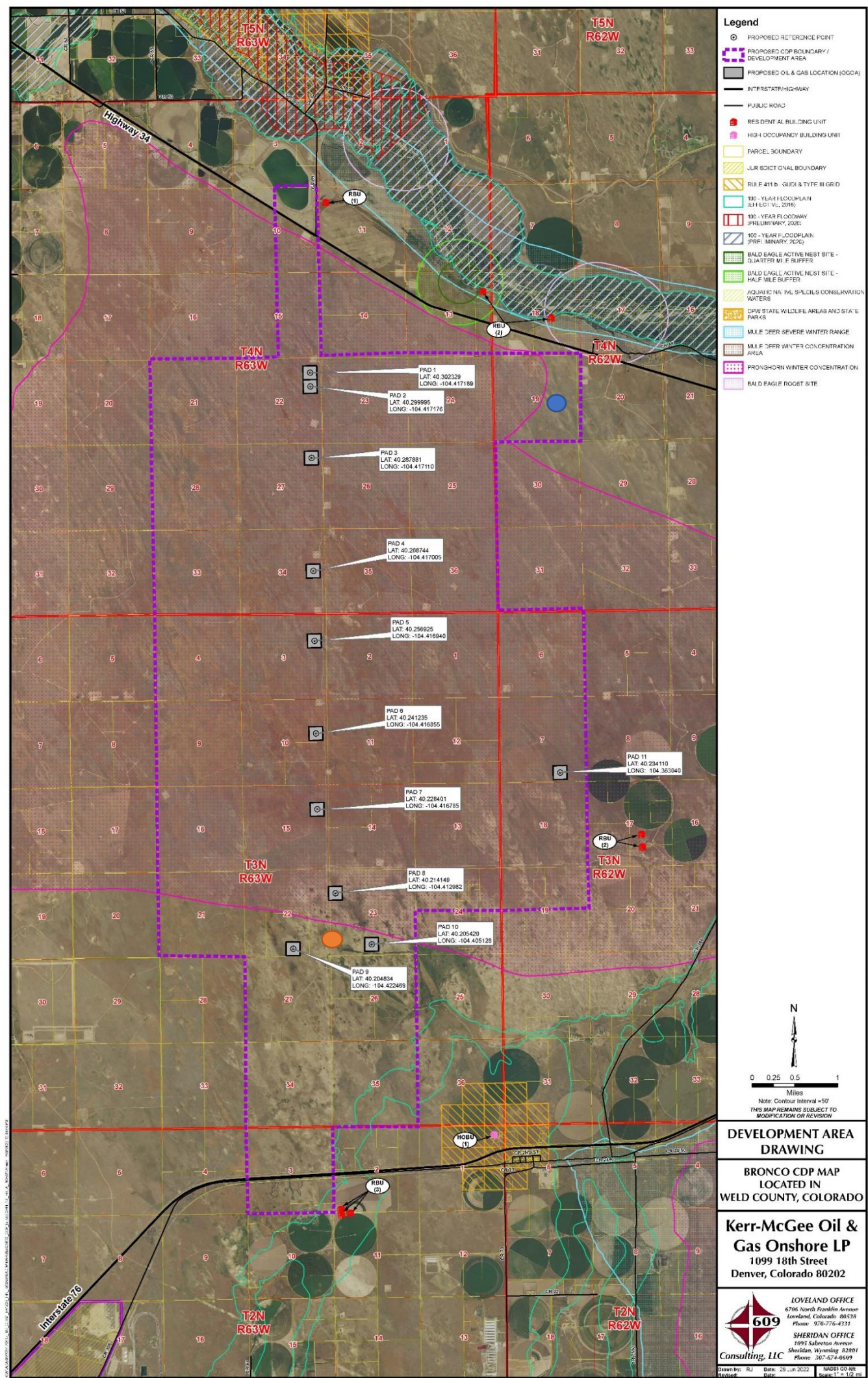
This meeting was held on Wednesday, July 20, 2022, at 3:00 PM. In attendance were Andy Lytle (KMG), Tracy Colling (KMG), Rachel Friedman (KMG), Shayelyn Marshall (KMG), John Piekara (KMG), Nicholas Bouterie (KMG), Joseph Riemer (KMG), Doug Andrews (COGCC), John Noto (COGCC), Kira Weber (COGCC), Casey Balthrop (COGCC), Emily Waldron (COGCC), Melissa Housey (COGCC), Angelique Curtis (CPW), Jason Maxey (OGED), Stephanie Frederick (OGED), Elisa Kunkel (OGED), Jennifer Teeters (OGED), Kelly Holliday (OGED), Taylor Robinson (WC Environmental Health), and Natalie DeLaCroix (WC Planning Department – Development Review). Timothy Bilobran (CDOT) was invited but declined the invitation.

Kerr McGee Oil and Gas Onshore, LP (KMG) submitted a pre-application meeting request to the Weld County Oil and Gas Energy Department (OGED Staff) for the proposed Bronco Comprehensive Development Plan (CDP) composed of eleven (11) Oil and Gas Locations to be located in the areas indicated by the gray squares numbered pads 1-11 on the map below, with minerals being developed in the following: E2 of sections 10 and 15 and All of sections 21-28, 33-36, T4N, R63W. All of section 19, T4N, R62W. All of sections 1-4, 9-16, 21-23, 26, 27, 34, 35 and N2 of section 24 T3N, R63W. All of section 3 T2N, R63W. All of sections 6, 7, 18 and N2 of section 19 T3N, R62W identified by the purple outline being the Development Area (DA).

The proposed CDP is zoned Agriculture and located entirely within the Ag-Rural planning area. It is geographically remote, and the planned development avoids impacts to residents. The traffic will be contained within the Bronco CDP boundary, accessing directly on Highway 34, thereby avoiding County roads or residential streets. The eleven (11) proposed locations are outside any Floodplain, Geologic Hazards, MS4, or Airport overlay district. There are no Building Units (BU), High Occupancy Building Units (HOBUs), School Facility, Child Care Center, or municipal boundaries within 2,000’ of any of the proposed locations. All locations, except

those identified as Pads 9 and 10 are within the CPW designated High Priority Habitat (HPH) for the Pronghorn Winter Concentration. KMG will need an access permit from CDOT since the access is off Hwy 34 which is CDOT’s jurisdiction. There has not been any detailed discussion between KMG and CDOT at this point.

The DA map below was provided by KMG as part of the pre-application meeting request and will be referenced throughout this summary.



Based on the review of the area the blue and orange circles on the map indicate areas identified by OGED Staff and CPW, which could be feasible alternatives to locations identified as Pads 2 and 8. KMG worked with the Surface Owner to minimize the disturbance by having everything along a single corridor to centralize facilities, power lines, pipelines, and utilize existing roads while maximizing the drilling potential. The locations of pads will complement the sub surface development since the minerals will be developed to both the east and west, as well as north and south.

KMG acknowledged WOGLA19-0136 will expire January 23, 2023, WOGLA19-0188, will expire September 25, 2022, and WOGLA19-0198 will expire September 26, 2022; located in the northern part of the DA. KMG explained they have no intention of using these existing permits and agreed to let them expire. KMG would be willing to administratively withdraw them. The other existing KMG wells in the area will be plugged and abandoned once the new wells are in production.

The area indicated by the Blue Circle- KMG explained they would have a larger disturbance area because they would have to build more infrastructure. KMG doesn't believe it's feasible to co-locate with another operator. There would be a separate surface owner and they have worked extensively for 3 to 4 years with the landowner to consolidate to fewer locations and still maximize drilling operations. This would also require two locations to develop minerals from all five sections.

The area indicated by the Orange Circle –KMG expressed moving Pad 8 is not a technically feasible from a drilling perspective. KMG worked collaboratively with the surface owner, and they are not agreeable to moving this location.

COGCC - had no comments concerning the alternative locations. COGCC noted that KMG has not requested preliminary siting approval in their CAP submittal.

CPW- Angelique explained she is a big game biologist over this region and described the importance of the habitat for the Pronghorn. Angelique stated that CPW's Conservation Species Biologist and Michael Grooms, Wildlife Manager over the area do not have any concerns. CPW has scheduled a future site visit with KMG to make sure the topography and vegetation in the HPH offer enough cover for escape terrain for the wildlife. KMG has agreed to use CPW's seed mix if the landowner approves. CPW appreciates KMG using the existing roads and not creating more impacts on wildlife. OGED encourages KMG to continue working with CPW throughout the permitting process.

LOCATION DETAILS

- This proposed location is a Comprehensive Development Plan made up of 11 individual locations.
- KMG is evaluating the opportunity for piping produced water and to utilize their water on demand system. KMG's goal is to reduce the amount of truck traffic.
- OGED staff noted that Hwy 34 is four lanes at this intersection and should be able to accommodate the increased traffic without the need for turn lanes. There is a locked gate at the entrance to the access road off Hwy 34 which will be kept in place for site security purposes, with signage displaying internal ranch speed, no littering, etc., while on location.
- The Town of Keenesburg is the closet municipality and is over two miles from the DA.
- There is an electric transmission corridor that runs north and south in the middle of the DA and a 22" pipeline that runs east and west that are permitted as USRs with Weld County.
- KMG identified three (3) existing WOGLAs that belong to KMG that they do not plan on utilizing. These will be expiring or administratively withdrawn if necessary.
- KMG completed a wetland delineation survey, and while wetlands appears on the Property Portal Map, there are no wetlands in the disturbance area. There are wetlands to the south, but it is outside of the disturbance area of Pad 10.
- KMG anticipates operations to being in early 2023 dependent on application submittal and approval.
- Weld County Code
 - The proposed location is zoned Agriculture and designated as LZ-0, undeveloped rangeland. 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 will apply, Construction Phase NL-4 and Production Phase NL-1. Taylor Robinson with Environmental Health stated they will require an odor and noise mitigation plan and a noise impact study due to being in High Priority Habitat. But explained Pads 9 and 10 do not require the mentioned studies.
- Natalie DeLaCroix with Development Review noted if KMG anticipates any work being completed in the County right-of-way (ROW) a ROW permit will be required, per Weld County Code Sec. 21-5-490 A.3. She noted there is a lot of section line road ROW within the DA. No RMA will be required because the haul route and access road are CDOT's jurisdiction.
- Drainage and Grading: Natalie stated she did not currently see anything of concern regarding drainage.
- KMG should make sure they are aware of all setback requirements identified in Sec. 21-5-490 and confirm they can meet those setback requirements.

CONSULSION

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

COGCC views the submittal and identified locations as conceptual since KMG did not request preliminary siting approval which allows more flexibility to be moved. OGED staff expressed that should KMG significantly change any location approved through the CDP process, that individual location would be required to through the 1041WOGLA process.

OGED staff appreciates KMG working with CPW and wants to encourage them to keep an open line of communication.

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

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