

**1041 WOGLA  
PRE-APP MEETING**



Meeting Date: **August 30, 2023**

Staff Specialist: **Jennifer Teeters**

Location Name: **Draco Pad**

Parcel Number(s): **146721400038**

Company/Applicant: **Extraction Oil & Gas, Inc.**

Invitees: **Extraction Oil & Gas, Inc. - Jeff Annable, Stephen Miller; CPW - Brandon Marette, Lexie Hamous, Nick Cundall; ECMC - John Noto, Ben Frissell, and Sabrina Trask; BLM - Ray Ogle; CDPHE - Tessa Sorensen, and Richard Coffin; Town of Erie - David Frank; Boulder County.**

Legal Description: **SE4 of Section 21, Township 1 North, Range 68 West of the 6th P.M., Weld County, Colorado**

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**NOTES**

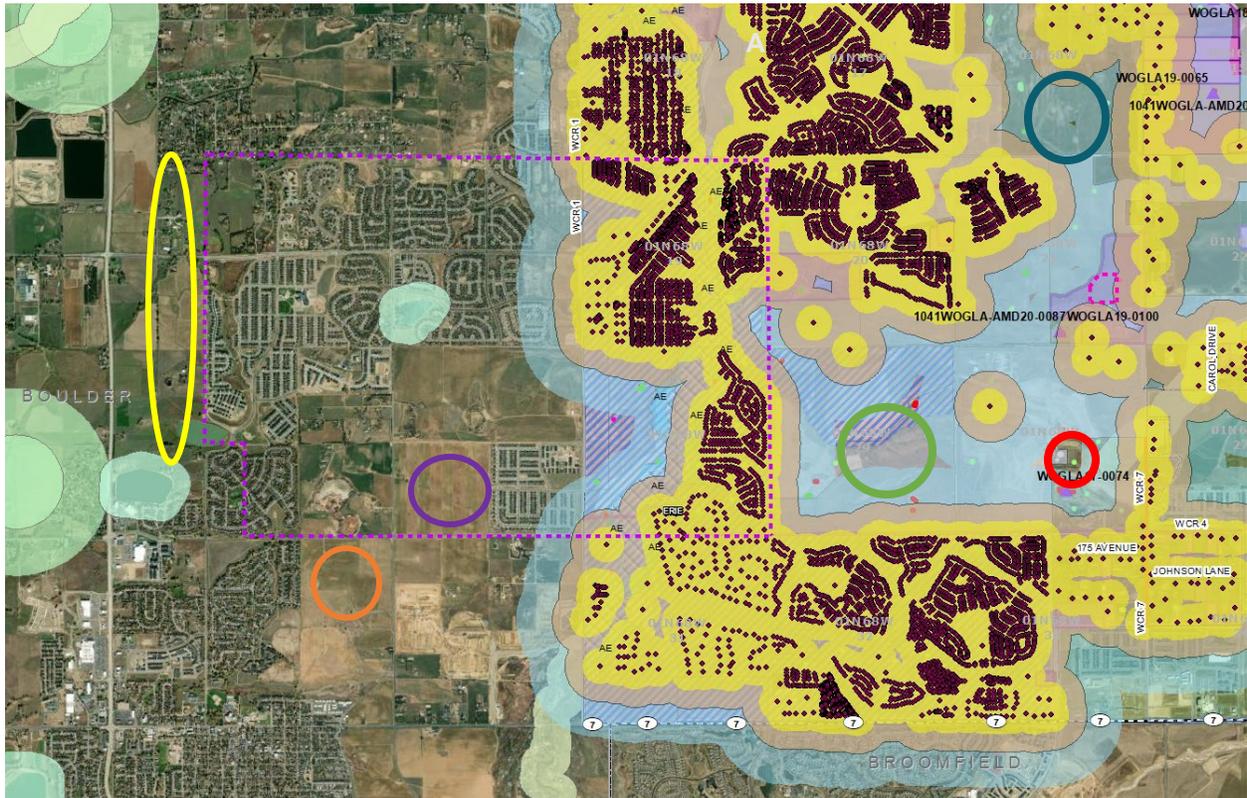
This meeting was held on, Wednesday, August 30, 2023 at 1:00PM. In attendance were Jeff Berghorn (Extraction), Stephen Miller (Extraction), Bob Bresnahan (Extraction), Chandler Newhall (Extraction), Rich Coolidge (Extraction), Jennifer Teeters (OGED Staff), Kelly Holliday (OGED Staff), Stephanie Fredrick (OGED Staff), Elisa Kunkel (OGED Staff), Natalie DeLaCroix (Weld County Planning Services), Jazmyn Trujillo Martinez (Weld County Planning Services), Laura Gomez Hernandez (Weld County Planning Services), Lauren Light (Weld County Environmental Health), Max Nader (Weld County Planning Services), Kim Ogle (Weld County Planning Services), Ben Frissell (ECMC), Amanda Petzold (ECMC), Kevin Fletcher (ECMC), Doug Andrews (ECMC), Derick Timmermann (ECMC), Lexi Hamous (CPW), and David Frank (Town of Erie). Boulder County, CDPHE, and BLM were not in attendance.

Extraction Oil & Gas, Inc (Extraction) submitted a pre-application meeting request to the Weld County Oil & Gas Energy Department (OGED Staff) identified on the map below by the Pink polygon. The Draco Pad proposed to be located in the SE4 of Section 21, Township 1 North, Range 68 West. The proposed location will be accessing minerals Section 19 and 30, of Township 1 North, Range 68 West and in Sections 23, 24, 25, and 26 of 1 North 69 West as identified on the map by the purple outline being the Development Area (DA).

The proposed location is zoned Agricultural and located within the Near-Urban planning area. The location is outside of the following Overlay Zoning Districts: Airport Overlay, Geologic Hazards, MS4, and floodplain. The Town of Erie municipal boundaries are within 2,000' of the proposed location. There are BUs within 2,000' of the Oil and Gas Location. The proposed Draco Pad is outside of any CPW designated High Priority Habitat (HPH). The proposed 2023 HPH maps have the Location outside of any HPH lands as well.

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



Based upon review of the area the ellipsis identified on the map indicate areas identified by OGED Staff and ECMC staff which could be feasible alternatives to the proposed locations. Extraction added the following details of their analysis:

- Red ellipsis – This location is the existing Extraction Coyote Trails Pad permitted with Weld County under WOGLA17-0074. Extraction stated this pad currently has 27 of the permitted 45 wells currently in production. The remaining wells are pending the permits at the state. Re-locating within this pad would call for very limited space with the Landfill to the North and other topography concerns and therefor was not a viable option for Extraction to develop these minerals.
- Green ellipsis – This location is within the Town of Erie jurisdiction. There is existing Oil and Gas Infrastructure permitted under Crestone Peak – Pratt. Extraction spoke to the existing Surface Use Agreement prohibiting expansion based off upcoming development in the surrounding areas. Extraction would have to re-zone the property with the Town of Erie prior to obtaining a USR for the development of any future wells in this area.
- Yellow ellipsis – Extraction’s main concern with developing a pad on the West side of the development would be the expansion and disturbance pipeline takeaway. With the area being urbanized, adding pipeline to support a location would call for significant ROW easements and construction. The alternative to hauling the product from location would call for a significant amount of traffic in the area competing with local traffic. This side of the Development Area is within Boulder County which requires all locations to be 2,000 feet from RBU’s. There are several Conservation Easements in this area as well.

- Orange ellipsis – Extraction felt the lack of infrastructure for pipeline takeaway would create a greater disturbance than the proposed location. This location is within Boulder County and with the urban development in the surrounding areas, Extraction did not think they would be able to obtain Boulder County Permits.
- Teal ellipsis – Extraction spoke to the concerns with the mechanical reach from this location. Extending outwards of 3 ½ miles prior to reaching the formation became the limiting factor of this alternative. In addition, the surface of the land in close in proximity to the Erie Highschool. This location is within the Town of Erie and would call for the location to be zoned industrial and Extraction feels permitting considerations to zone this industrial this close to the schools would not be considered.
- Purple ellipsis - ECMC asked Extraction to elaborate on Section 25 in Boulder County. Extraction addressed concerns with the need for added pipeline infrastructure and/or increased congestion with traffic.
- Proposed Draco Pad Pink Polygon – Extraction found this area to have the least amount of encroachment towards future developments. There are RBU's within 2,000 ft from the location, but it is believed they will be able to obtain consent forms from those RBU's. This location would call for the least amount of impact for future 3-phase takeaway. By allowing for a tankless facility, Extraction would have minimal emissions. Extraction found this location being close to I-25 was a benefit for limited disturbance to the roads. The proposed Draco pad is outside of HPH.

#### **CPW Comments**

*With the proposed location not having HPH layers, there are no wildlife concerns.*

#### **Town of Erie**

*David Frank with the Town of Erie discussed the Town's future developments.*

*The teal ellipse in Section 16 was recently approved by the Town's Board of Trustee for annexation into the town and there is a contract for sale between the State of Colorado and a developer. A Metro District has been established as well as the development agreement.*

*The property to the Northwest of the proposed pad on the other side of the ditch is planned to be zoned agriculture open space. The area to the West is planned to continue being developed as light-rural residential zoning allowing for 3-5 RBU's per acre. Depending on the timing of the residential development, this could bring in 75-130 RBU's within 2,000 ft of the proposed pad. In addition, St. Vrain School District is currently negotiating a 40-acre piece of land North of the location in section 21.*

#### **LOCATION DETAILS**

- The proposed location would have pipeline takeaway for produced water, oil, and natural gas in place.
- Access Permits:
  - Extraction intends to utilize an existing access onto CR 6 and/or CR 7. Both access points are under the Town of Erie Jurisdiction.

- Haul Route:  
Extraction shared two haul routes with the pre-application meeting request to see which was preferential to the Town of Erie. The Town of Erie would require Road Improvement Agreements for traffic along CR 6 and/or CR 7.  
Weld County would not require an RMA.

**Weld County Code:**

- The proposed location is zoned Agricultural and designated as LZ-1, recommended default zone for rural low density residential 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. At this time, permanent lighting is not 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 and Odor Mitigation Plan will be required since the pad is with the Near-Urban planning area. A Baseline Ambient Noise Study will be required due to commercial/industrial activity in the area. Due to the amount of homes that are in the area, some appearing to be within 1,000 feet for the O&G Location, a Noise Impact Study will also be required.
- Drainage and Grading: At this point, Natalie does not see any concerns regarding drainage or grading.
- 1041WOGLA Notice shall be provided to all property owners within 2,000’ of the Oil & Gas Location.
- Extraction is aware of all setback requirements identified in Sec. 21-5-490 and has no concerns meeting setback requirements.

**CONCLUSION**

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

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

Extraction is welcome to submit 1041 WOGLA Notice at any time.