

**1041 WOGLA
PRE-APP MEETING**



Meeting Date: **November 15, 2023**

Staff Specialist: **Stephanie Frederick**

Location Name: **Tulip 2-30HZ**

Parcel Number(s): **105930000008**

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

Invitees: **KMOG - Tracy Colling, ECMC - Ben Frissell and John Noto ; CPW - Brandon Marette, Lexi Hamous-Miller; CDPHE - Tessa Sorensen; Roy Ogle (BLM); OGED Staff, and Weld Staff**

Legal Description: **Section 30, Township 4 North, Range 67 West of the 6th P.M., Weld County, Colorado**

NOTES

This meeting was held on, Wednesday, November 15, 2023 at 1:00PM. In attendance were Tracy Colling (KMOG), Ryan Seastrom (KMOG), Rachel Friedman (KMOG), Anthony Rader (KMOG), Don Jobe (KMOG), Loryn Spady (KMOG), Stephanie Madrid (KMOG), John Piekara (KMOG) Jacob Jones (KMOG), Andy Lytle (KMOG), Tessa Sorenson (CDPHE), Doug Andrews (ECMC), and Ben Frissell (ECMC), Rebecca Treitz (ECMC), Tony LeFevre (Town of Johnstown), Stephanie Fredrick (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 EH), and Katie Sall (Weld County EH).

Kerr McGee Oil & Gas Onshore, LP (KMOG) submitted a pre-application meeting request to the Weld County Oil & Gas Energy Department (OGED Staff) for the Tulip Location, proposed to be located in Section 30, Township 4 North, Range 67 West, the two (2) blue polygons on the map below indicate the proposed well pad and facility. KMOG will submit two (2) separate 1041 WOGLA applications due to the facility and well pad being situated on two (2) separate lots, accessing minerals in all of Sections 29 and 30 and the west half of Section 19, T4N-R67W; All of Sections 23 and 34, T4N-R68W, as identified by the bold red outline being the Development Area (DA).

The proposed location is zoned Agricultural and is sited in the Near-Urban planning area. It is located outside of any Floodplain, Geologic Hazards, MS4, or Airport overlay districts. The Town of Johnstown's jurisdictional boundary is west of the proposed location There is one (1) Building Unit (BU) within 2,000' to the east. The proposed location is outside of any CPW designated High Priority Habitat (HPH). The two (2) water bodies in proximity of the proposed location are being evaluated for wetlands, because of this CPW would recommend that KMOG conduct a nest evaluation prior to construction.

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



Spring Meadows PUDF22-0004

Chris Gathman, Weld County Planning Department confirmed that the PUD or Planned Unit Development was recently recorded prior to this meeting. KMOG explained Olsen Bros., would retain Lots 4 and 5, and Spring Meadows would own Lots 1, 2, and 3. Lot 4 would not have anything built on it until after the facility has been removed and reclaimed.

Based upon review of the area and identified by the gray circles numbered 1, 2, 3, and 4 on the map indicate areas identified by OGED Staff, which could be feasible alternatives to the proposed location. KMOG discussed their analysis of additional alternatives researched and added the following details:

- Circle #1 - The area in section 23, identified by #1 on the drawing above was discussed as being a location that was considered. KMOG confirmed that this area was not technically feasible to reach all the minerals. The area falls within the Town of Berthoud which currently has a moratorium against oil and gas development.
- Circle #2 - Section 25 was another Location that was considered. KMOG explained as part of a previous development they had signed a non-surface occupancy agreement. The owner has future development plans for the west half of section 25 that would not be compatible with oil and gas development, also the west half of section 25 falls within the Town of Berthoud jurisdiction and it is not technically feasible to develop all minerals.

- Circle #3 - The area identified by #3 within section 30 was considered but it is in the middle of a center pivot and would impact agriculture operations.
- Circle #4 – is located directly north of the proposed location, on section 19 the existing oil and gas location is owned by Chevron, therefore the current landowners were against additional oil and gas development.

LOCATION DETAILS

- This proposed location will consist of 22 wells and a separate production facility.
- This proposal will potentially be two (2) 1041WOGLA applications, because of the well pad and facility being located on two (2) separate lots.
- Minimal step-outs and be able to drill from east to west and keep equipment outside of 2,000' of any RBUs.
- KMOG plans to have pipeline takeaway for oil and natural gas.
- KMOG will utilize their water on demand system for water.
- KMOG confirmed they will not use the reservoir for completions operations.
- Haul Route: Jazmyn Trujillo-Martinez, with Weld County Department of Planning Services, advised that the Cash-in-Lieu (CIL) request is still under review by Public Works.
- Access: While access has not been thoroughly evaluated at this stage, Laura Gomez Hernandez stated she didn't see anything of major concern but would need to complete a further evaluation.
- KMOG anticipates operations to begin on the proposed location in Quarter 2 of 2024, upon approval of all local and state permits.
- Weld County Code:
 - The proposed location is zoned Agricultural and designated as LZ-1, rural and low-density residential. A Lighting Plan is required for the Construction Phase and for the Production Phase 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 the proposed location.
 - Ryan Fernandez with Weld County's Environmental Health Department advised of the noise mitigation plan, odor mitigation plan requirement for the proposed location. Mr. Fernandez recommends KMOG do a baseline ambient noise study and noise assessment due to the dairy located to the west and the number of building units that may fall within the 1041 WOGLA zone.
 - ROW: Natalie explained the right-of-way should actually follow the actual built road and to consider this when looking at setbacks for the row.
 - Drainage and Grading: Natalie DeLaCroix with Development Review required the standard requirements for drainage.
 - 1041WOGLA Notice shall be provided to all property owners within 2,000' of the Oil & Gas Location. KMOG's next steps are to send 1041 WOGLA Notice.
 - KMG is aware of all setback requirements identified in Sec. 21-5-490 and has no concerns meeting setback requirements.

CONCLUSION

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

OGED staff recommends that KMOG communicate with Town of Johnstown concerning haul route specifics.

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