

**1041 WOGLA
PRE-APP MEETING**



Meeting Date: **May 29, 2024**

Staff Specialist: **Jennifer Teeters**

Location Name: **Dorado Pad**

Parcel Number(s): **071336000008**

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

Invitees: **Bison IV Operating, LLC - Katie Gillen, Bryce Maifeld and Cory Neighbors; ECMC - Ben Frissell, John Noto, and Rebecca Treitz; CPW - Brandon Marette, Lexi Hamous-Miller; CDPHE - Tessa Sorensen; BLM - Roy Ogle; CDOT - Timothy Bilobran; OGED Staff, and Weld Staff**

Legal Description: **SE1/4NW1/4 of Section 36, Township 7 North, Range 63 West of the 6th P.M., Weld County, Colorado**

NOTES

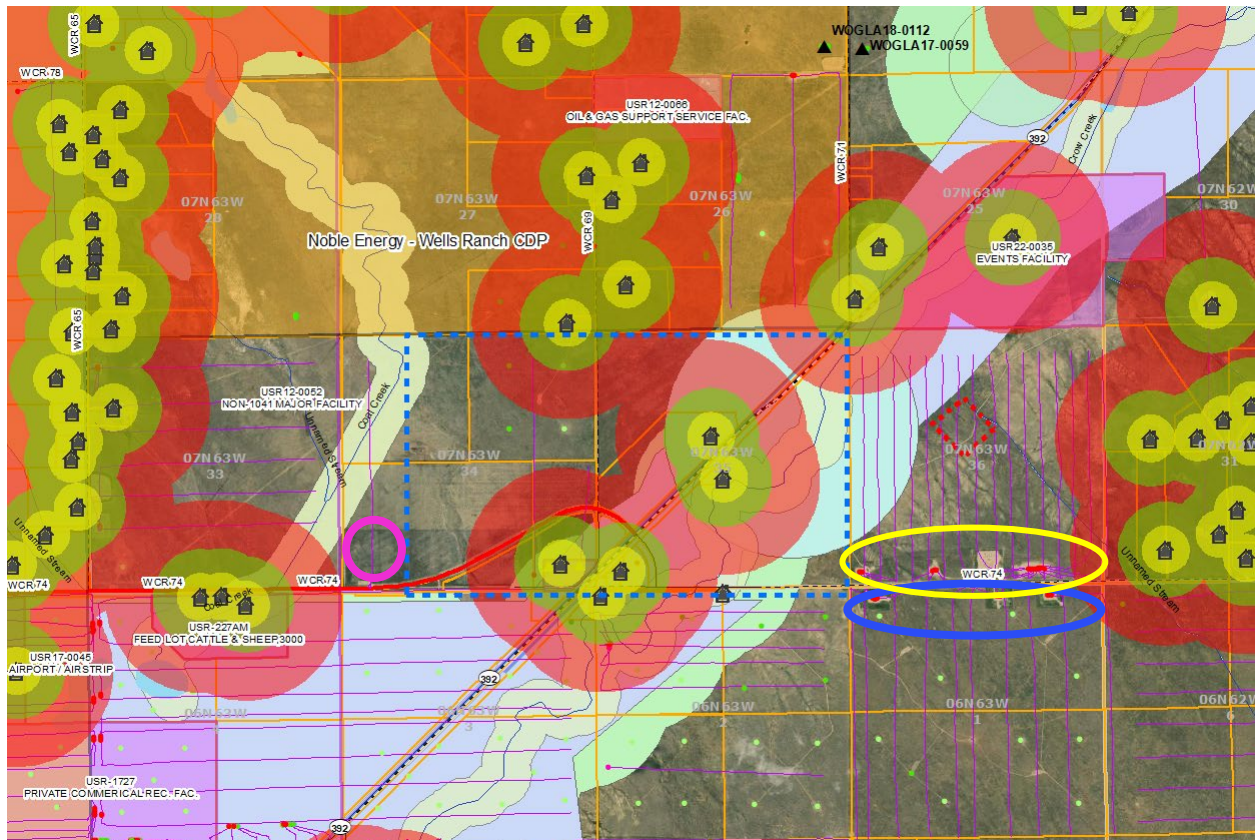
This meeting was held on, Wednesday, May 29, 2024 at 2:00PM. In attendance were Katie Gillen (Bison IV), Bryce Maifeld (Bison IV), Cory Neighbors (Bison IV), Rebecca Treitz (ECMC), Kira Weber (ECMC), Sierra Focht (ECMC), Doug Andrews (ECMC), Brandon Marette (CPW), Jennifer Teeters (OGED Staff), Kelly Holliday (OGED Staff), Stephanie Frederick (OGED Staff), Rebecca Sears (OGED Staff), Natalie DeLaCroix (Weld County Planning Services), Jazmyn Trujillo-Martinez (Weld County Planning Services), Laura Gomez Hernandez (Weld County Planning Services), and Ryan Fernandez (Weld County Environmental Health).

Bison IV Operating, LLC (Bison IV) submitted a Pre-Application Meeting Request to the Weld County Oil & Gas Energy Department (OGED) for the Dorado Pad, proposed to be located in the SENW of Section 36, Township 7 North, Range 63 West. The red polygon on the map below indicates the proposed Well pad and Production Facility, accessing minerals in all of Sections 35 and the eastern three quarters of Section 34, Township 7 North, Range 63 West. The Development Area (DA) is identified as the blue dashed line on the map.

The proposed location is zoned Agricultural and is located within the Ag-Rural Planning area. It is located outside of any Overlay Districts, Floodplain, Geologic Hazards, MS4, or Airport Overlay Zone Districts. The proposed location is just outside (situated southeast) of CPW's designated High Priority Habitat (HPH) for the Mule Deer Severe Winter Range under rule 1202.d. Also of note, the location is just outside the proposed 2024 HPH Rule 1202.d. No Surface Occupancy (a Ferruginous Hawk Active Nest Site). There are no Building Units (BUs) within 2,000 feet of the Oil and Gas Location. The parcel where the Dorado pad is being proposed is owned by the State of Colorado. The SUA for this location is not yet in place.

The 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 circles identified on the map indicate areas identified by OGED Staff, ECMC, and CPW, which could be feasible alternatives to the proposed location. Bison IV discussed their analysis of additional alternatives researched and added the following details:

- **Yellow Oval** – In the south half of Section 36, Weld County and CPW asked Bison IV about their considerations to place a location between the existing Noble sites along CR 74 here. Unfortunately, the topography between the existing locations would require 20'-30' feet of cut and fill and does not allow for this alternative to be a practical option. It was determined that there was not an adequate amount of space to fit their pad and work around the existing sites. Bison IV agreed that it would have been more ideal to move the pad closer to the county road and further away from HPH however, there would be the possibility of a BU being within 2,000 feet of the Location.
- **Blue Oval** – In the north half of Section 1, Township 6 North, Range 63 West, Weld County and CPW asked Bison IV for their analysis on an alternative in this area. Bison IV noted that area is significantly impacted by a hydrology feature in addition to the area having topography issues with varying elevations on the site. The existing roads are used by Noble and the landowner would not allow additional access points. Bison IV determined in their alternative sitting analysis that there was not a greater benefit to moving south.
- **Pink Oval** – In the SWSW of Section 34, Township 7 North, Range 63 West, Weld County and ECMC asked Bison IV for their evaluation for a location on the west side of the DA. Bison IV indicated that while they did consider a site west of the DA, pipeline takeaway is

coming from the east, which would require the pipeline takeaway to be routed through the HPH along HWY 392.

- **Proposed Dorado Pad** – Bison IV believes this location has the least amount of disturbance for a Well Pad and Production Facility and would utilize the existing lease road with minimal improvements necessary. While the location is in the middle of the section, it is outside of HPH and requires less cut and fill, thereby reducing the overall pad size and disturbance area. The location has favorable topography and there are no BUs within 2,000 feet of the location. All minerals will be developed efficiently from the proposed site, and it is planned to have pipeline takeaway.

ECMC DISCUSSION

ECMC had asked Bison IV if they had plans to apply for the lesser impact area exemption for noise or light. At this time, Bison IV will be performing a Noise Mitigation Plan and would include a cover page explaining the plans being substantially equivalent.

ECMC asked if a 1202.a.3. request would be necessary as the staging will be 500 feet from any ordinary high-water marks or if a wetlands delineation will be conducted. Bison IV has already completed a wetland delineation assessment and the survey concluded there were no wetlands or ordinary high-water marks within 1,000 feet of the proposed pad.

CPW DISCUSSION

CPW appreciates the location being outside of the HPH, although it is located in the middle of a section and set far from the county road, the proposal is using an existing access road. CPW asked Bison IV to avoid or limit road improvements during the HPH timing stipulations (March 1 - September 15) as it relates to the Ferruginous Hawk Active Nest Site. Bison IV noted no significant improvements would need to be made to the existing road to the proposed pad. Bison IV has agreed to commit to work outside of the nesting season window.

LOCATION DETAILS

- The proposed location will consist of a ten (10) Well pad and Production Facility. All wells will be drilled from the east to the west with one- and three-quarter mile laterals.
- Bison IV plans to have 3-phase pipeline takeaway as well as lay-flat lines for freshwater during completions.
- Bison IV is currently planning for construction of the Dorado location to be in the 3rd Quarter of 2025.
- Weld County Code:
 - Haul Route: Bison IV proposes to access via WCR 74, which is gravel. Traffic will continue to travel west on WCR 74 which turns to a paved road until HWY 392.
 - Jazmyn Trujillo-Martinez stated that an RMA will be required for dust suppressant.
 - Drainage and Grading: Natalie DeLaCroix with Development Review does not have any concerns and will require the standard drainage and grading plans.
 - Right of Way (ROW): Natalie required the standard requirements for ROW.
 - The proposed location is zoned Agricultural and designated as LZ-0, default zone for wilderness and undeveloped rural areas.

- A Lighting Plan is required for the Construction Phase and for the Production Phase 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.
 - Noise Mitigation Plan will be required for the proposed location due to the 1041WOGLA Zone intersecting with HPH.
 - Ryan Fernandez with Weld County’s Environmental Health Department initially stated that a Noise Impact Study is not required, but strongly encouraged Bison IV to submit a plan due to the USR boundary for the events center to the north intersecting the 1041WOGLA Zone. Should the Applicant not conduct a Noise Impact Study, Bison IV will need to reference compliance with NL-1 at the events center.
 - After further discussion, if the proposed 2024 HPH layers are put into effect, the HPH will be within the 1041WOGLA Zone and therefore, Bison IV will be required to submit a Noise Impact Study.
 - Baseline Ambient Noise Study will not be required.
- An Odor Mitigation Plan will be required.
- 1041WOGLA Notice shall be provided to all property owners within 2,000’ of the Oil & Gas Location. Bison IV did submit the 1041 WOGLA Notice following the Pre-Application Meeting on May 30, 2024, and has been assigned case number 1041WOGLA24-0006.
- 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.