

Kubeczko, Dave

From: Kubeczko, Dave
Sent: Thursday, January 13, 2011 12:52 PM
To: Kubeczko, Dave
Subject: FW: Sunterra; Booco's Contract Services Inc., Robert Waltrip No. 1H-3, SWSW Sec 3 T6N R87W, Routt County, Form 2A (#400101720) LGD Comment Response from COGCC
Attachments: Scan No. 2033579_SunTerra Oil & Gas, Robert Waltrip 1H-3, SWSW Sec 3 T6N R87W_Proposed BMPs_Form 2A (#400101720)_01102011.pdf

Scan No 2033588 CORRESPONDENCE 2A#400101720

From: Kubeczko, Dave
Sent: Thursday, January 13, 2011 12:47 PM
To: cbrookshire@co.routt.co.us
Subject: Sunterra; Booco's Contract Services Inc., Robert Waltrip No. 1H-3, SWSW Sec 3 T6N R87W, Routt County, Form 2A (#400101720) LGD Comment Response from COGCC

Chris,

COGCC has entered and reviewed your comments and have provided responses to each below. CDOW, the operator, landowner, and lease holder have met and pre-consulted on this well location. CDOW affirmed in their comment that the operator submitted wildlife BMP's (please see the Attachment "Proposed BMPs") as well as the provisions of the SUA between the operator and landowner to be acceptable conditions of approval for this location. Also Ed Winters of CDOW added some context concerning the consultation. This correspondence will be added to the Form 2A permit as an attachment. If you have any questions, please do not hesitate to call me at (970) 309-2514 (cell), or email. Thanks.

Dave

David A. Kubeczko, PG
Oil and Gas Location Assessment Specialist

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Please consider the environment before printing this e-mail

From: Winters, Edward
Sent: Tuesday, January 11, 2011 12:53 PM
To: Kubeczko, Dave
Subject: RE: Northwest Colorado well permit

Dave,

Your comments are correct in response to Routt County. For clarification, the issue with mule deer and elk winter timing is for the post-development phase. As all parties met, it was the consensus that it was in the best interest to allow the operator to conduct drilling activity for this first well in February of this year. All felt that the impact to wildlife would be minimized with a February/March drilling window and then have the site completed prior to CSG nesting/brooding, etc. In the future, yes, post-development activity will follow the stipulation.

All other points are accurately represented as per the operator submitted BMP's and the SUA between the operator and landowner.

If you have any questions or comments please feel free to contact me.

Thanks,
Ed



Edward T. Winters

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From: Chris Brookshire [mailto:CBrookshire@co.routt.co.us]
Sent: Wednesday, December 29, 2010 3:58 PM
To: Stanczyk, Jane
Subject: Northwest Colorado well permit

Dear Jane

I have to apologize – I missed the deadline for comments on a well that is being permitted in Routt County. The deadline was yesterday and I thought it was today.

If it is still appropriate could the following comments be added to the file?

The permit is being reviewed by Routt County under the name of Sunterra Oil and Gas LP. I didn't know if you have this information as the state forms show Randy Booco as the operator.

The well name is Robert Waltrip Number 1H-3 located in the SW4SW4 Section 3-6-87

Sunterra's address is:

Sunterra Oil and Gas LP
Robert L Cuthbertson
14825 St Mary's Lane Ste 200
Houston TX 77079

The property is owned by Pirtlaw Partners which is under a conservation agreement. I do not have the details of the agreement, but there have been concerns voiced that public funds sponsored conserving this property. The Nature

Conservancy is working with the operator and Sunterra. **That is an operational consideration, and would be subject to the Surface Use Agreement (SUA). Based on COGCC's map, the CDOW's managed area of the Pirtlaw Partners property is located approximately 4750 feet to the northwest.**

Routt County is showing that there are wildlife concerns in this area – this site has many. The road will access through severe elk winter range, mule deer severe winter range, mule deer winter range and bald eagle winter forage. It is within and adjacent to a bald eagle winter concentration area and winter range. **The wildlife BMPs address the severe elk winter range, mule deer severe winter range, mule deer winter range concerns by restricting post-development well site visitations to between the hours of 10:00 AM and 3:00 PM and reducing well site visitations between December 1st and April 15th in mule deer and elk winter range. Based on COGCC's wildlife maps, the nearest bald eagle nest site is approximately 1.84 miles to the west. Although the access road is within the extreme northern portion of a bald eagle winter concentration (roost) area and winter range, the amount of traffic will be much less than the existing Routt County Road 70, which already runs through the middle of this area.**

The access road will travel through Greater Sage Grouse production area and the road and well pad are within Columbian Sharpe-tailed grouse production area. **The wildlife BMPs address the Columbian Sharpe-Tailed Grouse production area by requiring that oil and gas activities be conducted outside the period between March 15 and July 30, restricting well site visitations to portions of the day between 9:00 a.m. and 4:00 p.m. during the lekking season (March 1st to June 1st); using noise reduction equipment on compressors and other development and production equipment (so that operational noise will not exceed 49 dB measured at 30 feet from the source); designing tanks and other facilities with structures such that they do not provide perches or nest substrates for raptors, crows and ravens; and installing raptor perch deterrents on equipment, fences, cross arms and pole tops in Columbian sharp-tailed grouse habitat. Based on COGCC's wildlife maps, the location is not within a Greater Sage Grouse production area; the nearest Greater Sage Grouse production area is approximately 1.68 miles to the northwest.**

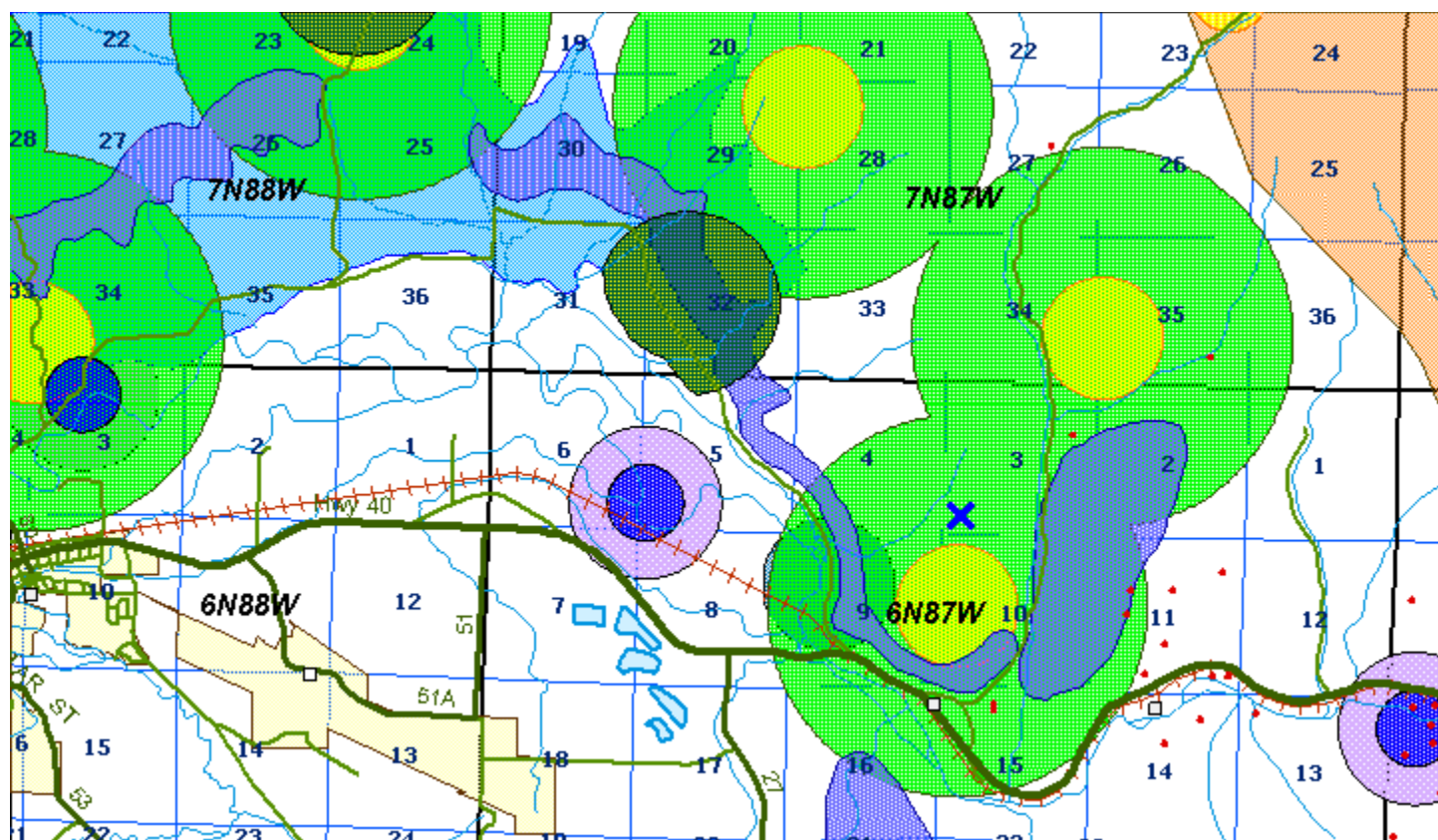
Access and drilling in the winter months could disturb and potentially displace these animals. Drilling and construction of roads during the months of April – June could have a detrimental affect to an existing Lek site. **The wildlife BMPs address the lek concerns by placing timing limitations on oil and gas activities between March 15th and July 30th.**

Other concerns are that the road will travel through mapped areas of potentially unstable slopes. **COGCC's review of surface topography and grade, as well as soil types, along the proposed access road route indicate that SunTerra has selected a satisfactory location, as the road comes in from the west over gently to moderately sloping terrain, rather than from the east (through cliff bands) or the south (through the mapped Columbian Sharpe-Tailed Grouse lek [restricted surface occupancy – RSO] area).**

Thanks for your time.
Chris

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SunTerra Oil & Gas, Robert Waltrip 1H-3, SWSW Sec 3 T6N R87W, Routt County, 2A#400101720, COGCC Online Wildlife Map



The following is a list of BMPs that will be implemented on the Robert Waltrip No. H1-3 Well.

As you know, this site is in an area mapped for restricted surface occupancy for Colombian Sharp-tail Grouse species, and elk and mule deer, therefore the CDOW requests that the following measures be implemented to assure protection of this wildlife resources. (This will also address the Greater Sage Grouse production areas).

Mule deer and Elk Winter Concentration Area BMP's

- Restrict post-development well site visitations to between the hours of 10:00 a.m. and 3:00 p.m. and reduce well site visitations between December 1 and April 15 in mule deer and elk winter range.
- Establish company guidelines to minimize wildlife mortality from vehicle collisions on roads.
- Gate single-purpose roads and restrict general public access to reduce traffic disruptions to wildlife.
- Close and immediately reclaim all roads that are redundant, not used regularly, or have been abandoned to the maximum extent possible to minimize disturbance and habitat fragmentation.
- Avoid aggressive non-native grasses and shrubs in mule deer and elk habitat restoration.
- Reclaim mule deer and elk habitats with native shrubs, grasses, and forbs appropriate to the ecological site disturbed.
- Restore appropriate sagebrush species or subspecies on disturbed sagebrush sites. Use locally collected seed for reseeding where possible.

Columbian Sharp-tail Grouse BMP's

- Where oil and gas activities must occur within 1.25 miles of Columbian sharp-tailed grouse leks or within other mapped Columbian sharp-tailed grouse breeding or summer habitat, conduct these activities outside the period between March 15 and July 30.
- Restrict well site visitations to portions of the day between 9:00 a.m. and 4:00 p.m. during the lekking season (March 1 to June 1).
- Establish company guidelines to minimize wildlife mortality from vehicle collisions on roads.
- Use noise reduction equipment on compressors and other development and production equipment.
- Use topographical features to provide visual concealment of facilities from known lek locations and as a noise suppressant.

-Muffle or otherwise control exhaust noise from pump jacks and compressors so that operational noise will not exceed 49 dB measured at 30 feet from the source.

-Design tanks and other facilities with structures such that they do not provide perches or nest substrates for raptors, crows and ravens.

-Install raptor perch deterrents on equipment, fences, cross arms and pole tops in Colombian sharp-tailed grouse habitat.

- Treat waste water pits and any associated pit containing water that provides a medium for breeding mosquitos with Bti (*Bacillus thuringiensis v. israelensis*) or take other effective action to control mosquito larvae that may spread West Nile Virus to wildlife, especially grouse.

- Use high diversity (10 species or more) reclamation seed mixes in Colombian sharp-tailed grouse habitat.

-Use approved CP-4D (Colombian sharp-tailed grouse) seed mixes, based on soil type, available from Farm Service Agency or Natural Resources Conservation Service, or other seed mixes approved by CDOW.

-Avoid aggressive non-native grasses in Colombian Sharp-tailed Grouse habitat reclamation.

- A small percentage of the appropriate species of big sagebrush should be re-seeded on disturbed sites.

- Reclamation of breeding habitat should include a substantially higher percentage of forbs than other areas.

- Native and select non-native forbs and legumes should be considered a vital component of reclamation seed mixes.