

FORM
2A

Rev
08/13

State of Colorado
Oil and Gas Conservation Commission

1120 Lincoln Street, Suite 801, Denver, Colorado 80203
Phone: (303) 894-2100 Fax: (303) 894-2109



Document Number:

401444986

Date Received:

01/29/2018

Oil and Gas Location Assessment

New Location Refile Amend Existing Location Location#: 440695

This Oil and Gas Location Assessment is to be submitted to the COGCC for approval prior to any ground disturbance activity associated with oil and gas operations. Approval of this Oil and Gas Location Assessment will allow for the construction of the below specified Location; however, it does not supersede any land use rules applied by the local land use authority. Please see the COGCC website at <http://cogcc.state.co.us/> for all accompanying information pertinent this Oil and Gas Location Assessment.

Location ID:

440695

Expiration Date:

01/11/2022

This location assessment is included as part of a permit application.

CONSULTATION

- This location is included in a Comprehensive Drilling Plan. CDP # _____
- This location is in a sensitive wildlife habitat area.
- This location is in a wildlife restricted surface occupancy area.
- This location includes a Rule 306.d.(1)A.ii. variance request.

Operator

Operator Number: 10459
 Name: EXTRACTION OIL & GAS INC
 Address: 370 17TH STREET SUITE 5300
 City: DENVER State: CO Zip: 80202

Contact Information

Name: Jeff Annable
 Phone: (720) 354-4590
 Fax: ()
 email: jannable@extractionog.com

RECLAMATION FINANCIAL ASSURANCE

- Plugging and Abandonment Bond Surety ID: 20130028 Gas Facility Surety ID: _____
- Waste Management Surety ID: _____

LOCATION IDENTIFICATION

Name: Frye Number: 29-H Pad
 County: WELD
 Quarter: SESW Section: 29 Township: 7N Range: 67W Meridian: 6 Ground Elevation: 4959

Define a single point as a location reference for the facility location. When the location is to be used as a well site then the point shall be a well location.

Footage at surface: 1287 feet FSL from North or South section line
 2470 feet FWL from East or West section line

Latitude: 40.541560 Longitude: -104.918135

PDOP Reading: 1.8 Date of Measurement: 09/14/2017

Instrument Operator's Name: Chris Guffey

SURFACE & MINERALS & RIGHT TO CONSTRUCT

Name: North Windsor Holdings LL

Phone: _____

Address: 8020 S County Road 5

Fax: _____

Address: Unit 200

Email: _____

City: Fort Collins State: CO Zip: 80528

Surface Owner: Fee State Federal Indian

Check all that apply. The Surface Owner: is the mineral owner

is committed to an oil and Gas Lease

has signed the Oil and Gas Lease

is the applicant

The Mineral Owner beneath this Oil and Gas Location is: Fee State Federal Indian

The Minerals beneath this Oil and Gas Location will be developed from or produced to this Oil and Gas Location: Yes

The right to construct this Oil and Gas Location is granted by: Surface Use Agreement

Surface damage assurance if no agreement is in place: _____ Surface Surety ID: _____

Date of Rule 306 surface owner consultation _____

CURRENT AND FUTURE LAND USE

Current Land Use (Check all that apply):

Crop Land: Irrigated Dry land Improved Pasture Hay Meadow CRP

Non-Crop Land: Rangeland Timber Recreational Other (describe): _____

Subdivided: Industrial Commercial Residential

Future Land Use (Check all that apply):

Crop Land: Irrigated Dry land Improved Pasture Hay Meadow CRP

Non-Crop Land: Rangeland Timber Recreational Other (describe): _____

Subdivided: Industrial Commercial Residential

CULTURAL DISTANCE INFORMATION

Provide the distance to the nearest cultural feature as measured from Wells or Production Facilities onsite.

	From WELL	From PRODUCTION FACILITY
Building:	785 Feet	775 Feet
Building Unit:	867 Feet	803 Feet
High Occupancy Building Unit:	5280 Feet	5280 Feet
Designated Outside Activity Area:	5280 Feet	5280 Feet
Public Road:	1174 Feet	984 Feet
Above Ground Utility:	207 Feet	256 Feet
Railroad:	5280 Feet	5280 Feet
Property Line:	81 Feet	136 Feet

INSTRUCTIONS:

- All measurements shall be provided from center of nearest Well or edge of nearest Production Facility to nearest of each cultural feature as described in Rule 303.b.(3)A.
- Enter 5280 for distance greater than 1 mile.
- Building - nearest building of any type. If nearest Building is a Building Unit, enter same distance for both.
- Building Unit, High Occupancy Building Unit, and Designated Outside Activity Area - as defined in 100-Series Rules.
- For measurement purposes only, Production Facilities should only include those items with an asterisk(*) on the Facilities Tab.

DESIGNATED SETBACK LOCATION INFORMATION

Check all that apply. This location is within a:

- Buffer Zone
 Exception Zone
 Urban Mitigation Area

- Buffer Zone - as described in Rule 604.a.(2), within 1,000' of a Building Unit.
- Exception Zone - as described in Rule 604.a.(1), within 500' of a Building Unit.
- Urban Mitigation Area - as defined in 100-Series Rules.
- Large UMA Facility - as defined in 100-Series Rules.

Pre-application Notifications (required if location is within 1,000 feet of a building unit):

Date of Rule 305.a.(1) Urban Mitigation Area Notification to Local Government: _____

Date of Rule 305.a.(2) Buffer Zone Notification to Building Unit Owners: 12/09/2017

FOR MULTI-WELL PADS AND PRODUCTION FACILITIES WITHIN DESIGNATED SETBACK LOCATIONS ONLY:

- Check this box if this Oil and Gas Location has or will have Production Facilities that serve multiple wells (on or offsite) and the Production Facilities are proposed to be located less than 1,000 feet from a Building Unit. *(Pursuant to Rule 604.c.(2)E.i., the operator must evaluate alternative locations for the Production Facilities that are farther from the Building Unit, and determine whether those alternative locations were technically feasible and economically practicable for the same proposed development.)*
- By checking this box, I certify that no alternative placements for the Production Facilities, farther from the nearest Building Unit, were available based on the analysis conducted pursuant to Rule 604.c.(2)E.i.

In the space below, explain rationale for siting the multi-well Production Facility(ies) that supports your Rule 604.c.(2)E.i determination. Attach documentation that supports your determination to this Form 2A.

Extraction Oil & Gas, Inc. (Extraction) designed the Frye 29-H Production Facility to be a safe distance from neighboring houses and buildings, clear of the 100 year flood plain and located efficiently for regular maintenance and access. Extraction agreed upon an oil and gas operations area per the landowner/ operator Surface Use Agreement pertaining to these horizontal wells. This location has an approved Town of Windsor CUG. Where possible, consolidation of existing facilities has been attempted to keep the disturbed area to a minimum. Extraction feels this production facility location is the best option given the property boundaries, utility easements and current COGCC setbacks.

SOIL

List all soil map units that occur within the proposed location. attach the National Resource Conservation Service (NRCS) report showing the "Map Unit Description" report listing the soil typical vertical profile. This data is to be used when segregating topsoil.

The required information can be obtained from the NRCS web site at <http://soildatamart.nrcs.usda.org/> or from the COGCC web site GIS Online map page found at <http://colorado.gov/cogcc>. Instructions are provided within the COGCC web site help section.

NRCS Map Unit Name: 32 - Kim Loam - 1 to 3 percent slopes

NRCS Map Unit Name: 64 - Thedalund Loam - 1 to 3 percent slopes

NRCS Map Unit Name: _____

PLANT COMMUNITY:

Complete this section only if any portion of the disturbed area of the location's current land use is on non-crop land.

Are noxious weeds present: Yes No

Plant species from: NRCS or, field observation Date of observation: _____

List individual species:

Check all plant communities that exist in the disturbed area.

- Disturbed Grassland (Cactus, Yucca, Cheatgrass, Rye)
- Native Grassland (Bluestem, Grama, Wheatgrass, Buffalograss, Fescue, Oatgrass, Brome)
- Shrub Land (Mahogany, Oak, Sage, Serviceberry, Chokecherry)
- Plains Riparian (Cottonwood, Willow, Aspen, Maple, Poplar, Russian Olive, Tamarisk)
- Mountain Riparian (Cottonwood, Willow, Blue Spruce)
- Forest Land (Spruce, Fir, Ponderosa Pine, Lodgepole Pine, Juniper, Pinyon, Aspen)
- Wetlands Aquatic (Bullrush, Sedge, Cattail, Arrowhead)
- Alpine (above timberline)
- Other (describe): _____

WATER RESOURCES

Is this a sensitive area: No Yes

Distance to nearest

downgradient surface water feature: 178 Feet

water well: 1525 Feet

Estimated depth to ground water at Oil and Gas Location 105 Feet

Basis for depth to groundwater and sensitive area determination:

Nearest downgradient surface water feature is a concrete ditch.

Nearest water well is CDWR Permit 133331, however nearest water well with a recorded static water level is CDWR Permit 59981 at 3983' SW.

Is the location in a riparian area: No Yes

Was an Army Corps of Engineers Section 404 permit filed No Yes If yes attach permit.

Is the location within a Rule 317B Surface Water Supply Area buffer No zone:

If the location is within a Rule 317B Surface Water Supply Area buffer have all public water supply systems within 15 miles been notified: _____

Is the Location within a Floodplain? No Yes Floodplain Data Sources Reviewed (check all that apply)

Federal (FEMA)

State

County

Local

Other

GROUNDWATER BASELINE SAMPLING AND MONITORING AND WATER WELL SAMPLING

Water well sampling required per Rule 318A

WILDLIFE

This location is included in a Wildlife Mitigation Plan

This location was subject to a pre-consultation meeting with CPW held on _____

DESIGNATED SETBACK LOCATION EXCEPTIONS

Check all that apply:

Rule 604.a.(1)A. Exception Zone (within 500' of a Building Unit) and is in an Urban Mitigation Area

Rule 604.b.(1)A. Exception Location (existing or approved Oil & Gas Location now within a Designated Setback as a result of Rule 604.a.)

Rule 604.b.(1)B. Exception Location (existing or approved Oil & Gas Location is within a Designated Setback due to Building Unit construction after Location approval)

Rule 604.b.(2) Exception Location (SUA or site-specific development plan executed on or before August 1, 2013)

Rule 604.b.(3) Exception Location (Building Units constructed after August 1, 2013 within setback per an SUA or site-specific development plan)

RULE 502.b VARIANCE REQUEST

Rule 502.b. Variance Request from COGCC Rule or Spacing Order Number _____

ALL exceptions and variances require attached Request Letter(s). Refer to applicable rule for additional required attachments (e.g. waivers, certifications, SUAs).

OPERATOR COMMENTS AND SUBMITTAL

Comments Letter to Director for COGCC Rule 303b.(3)J.iii. Building Unit Owner Pre-Application Notification receipts, attached as Correspondence.

Operator acknowledges and will comply with the Colorado Oil & Gas Conservation Commission Policy on the Use of Modular Large Volume Tanks in Colorado dated June 13, 2014.

MLVT Information:
 Manufacturer: Hydrologistics
 Time: 3 months
 Size/volume - 157' diameter/42,000 bbl

Facility Layout attached.

The pad has not been built.

The wells and facilities moved around on the pad which is reflected on the attached location drawing, facility layout drawing and in the cultural setbacks.

Some facilities were removed and some were added.

I hereby certify that the statements made in this form are, to the best of my knowledge, true, correct and complete.

Signed: _____ Date: 01/29/2018 Email: jannable@extractionog.com

Print Name: Jeff Annable Title: Regulatory Analyst

Based on the information provided herein, this Application for Permit-to-Drill complies with COGCC Rules and applicable orders and is hereby approved.

COGCC Approved:  Director of COGCC Date: 1/12/2019

Conditions Of Approval

All representations, stipulations and conditions of approval stated in this Form 2A for this location shall constitute representations, stipulations and conditions of approval for any and all subsequent operations on the location unless this Form 2A is modified by Sundry Notice, Form 4 or an Amended Form 2A.

<u>COA Type</u>	<u>Description</u>
	Green Completions -Test separators and associated flow lines, sand traps and emission control systems shall be installed on-site to accommodate green completions techniques. When commercial quantities of salable quality gas are achieved at each well, the gas shall be immediately directed to a sales line or shut in and conserved. If a sales line is unavailable or other conditions prevent placing the gas into a sales line, the operator shall not produce the wells without an approved variance per Rule 805.b.(3)C.
	Operator shall post an approved copy of this Amended Form 2A on location during all construction, drilling, and well completion activities.

Best Management Practices

No	BMP/COA Type	Description
1	Planning	<p>604.c(2)M. Fencing: This location will be partially fenced with wood fencing on the NW side of the pad and adequately fenced to restrict access by unauthorized persons on the remainder of the pad.</p> <p>This location is subject to Conditional Use Grant (CUG) approval from the Town of Windsor. Operator has an approved CUG permit from the Town of Windsor.</p> <p>604.c.(2)J.i Blowout Prevention Equipment (“BOPE”): A double ram and annular preventer will be used during drilling. Stabbing valves shall be installed in the event of reverse circulation and shall be prior tested with low and high pressure fluid.</p> <p>604.c.(2)J.ii Backup stabbing valves will be required on well servicing operations during reverse circulation. Valves shall be pressure tested before each well servicing operation using both low-pressure air and high-pressure fluid.</p> <p>604.c.(2)N. Control of fire hazards: All material that is considered a fire hazard shall be a minimum of 25’ from the wellhead tanks or separators. Electrical equipment shall comply with API IRP 500 and will comply with the current national electrical code.</p> <p>Flammable liquids shall not be stored within fifty (50) feet of the wellbore, except for the fuel in the tanks of operating equipment or supply for injection pumps. Where terrain and location configuration do not permit maintaining this distance, equivalent safety measures should be taken.</p>
2	Traffic control	<p>604.c.(2)S. Access Roads: The access road will be constructed to accommodate local emergency vehicles. This road will be maintained for access at all times. Traffic will be routed to minimize local interruption. During construction and through the life of this location, Operator will utilize watering, via water trucks, to control fugitive dust. Additionally, the access road will be constructed with aggregate road base material and vehicle speeds will be limited to ten miles per hour to reduce dust.</p>
3	General Housekeeping	<p>804. Visual Impacts: All long term facility structures will be painted a color that enables the facilities to blend in with the natural background color of the landscape, as seen from a viewing distance and location typically used by the public. Extraction will construct an earthen berm with a solid wood fence along the top to provide screening for the Northwest Estates subdivision. An earthen berm will also be constructed along the southeast corner of the pad. It is anticipated that additional screening and landscaping will be installed at the time of the Northlake development around the proposed well pad. Extraction will continue to work closely with the property owner and developer of Northlake.</p> <p>Maintain appearance with garbage clean-up; a trash bin will be located on site to accumulate waste by the personnel drilling the wells. Site will have unused equipment, trash and junk removed immediately.</p> <p>604.c.(2)P. Trash Removal: All trash, debris and material not intrinsic to the operation of the oil and gas facility shall be removed and legally disposed of as applicable.</p>
4	Storm Water/Erosion Control	<p>Implement and maintain BMPs to control stormwater runoff in a manner that minimizes erosion, transport of sediment offsite, and site degradation. Co-locate flowlines and/or gathering lines whenever feasible, and mitigate any erosion problems that arise due to the construction of any pipeline(s). Location will be covered under Extraction Oil & Gas’s field wide permit, permit number COR03M013.</p>

5	Material Handling and Spill Prevention	<p>604.c.(2)F. Leak Detention Plan: Extraction will monitor production facilities weekly at a minimum to a maximum of daily to identify fluid leaks, including, but not limited to, visually inspecting all wellheads, tanks and fittings. Additionally annual SPCC inspections will be conducted and documented. Annual flowline testing will also occur according to COGCC rules 1101 and 1102. Inspection and record retention of flowline testing will be in accordance per COGCC regulation. All records will be made available to the COGCC upon request.</p> <p>604.c.(2)R Tank Specifications: Tanks will be designed, constructed and maintained in accordance with NFPA Code 30 (2008 version). All tanks are visually inspected by the operator weekly at a minimum to a maximum of daily and annual SPCC inspections will be conducted and documented. Inspection and record retention of tank inspections will be in accordance per SPCC regulation. All records will be made available to the COGCC upon request.</p>
6	Dust control	<p>805.c. Operator shall employ practices for control of fugitive dust caused by their operations. Such practices shall include but are not limited to the use of speed restrictions, regular road maintenance, restriction of construction activity during high-wind days, and silica dust controls when handling sand used in hydraulic fracturing operations. Additional management practices such as road surfacing, wind breaks and barriers may be used.</p>
7	Construction	<p>803. Light sources during all phases of operations will be directed downwards and away from occupied structures where possible. Permanent lighting shall be mounted at compressor stations on a pole or building and directed downward to illuminate key areas within the facility, while minimizing the amount of light projected outside the facility.</p> <p>604.c.(2).Q. All guy line anchors left buried for future use shall be identified by a marker of bright color not less than four (4) feet in height and not greater than one (1) foot east of the guy line anchor.</p> <p>604.c.(2).E. This will be a multi-well pad, located in a manner which allows for the greatest distances possible from building units.</p> <p>604.c.(2).G. Berm construction. Tank berms shall be constructed of steel rings with a synthetic or engineered liner and designed to contain 150% of the capacity of the largest tank. All berms will be visually checked weekly at a minimum to a maximum of daily to ensure proper working condition. Secondary containment devices shall be sufficiently impervious to contain any spilled or released material. No potential ignition sources shall be installed inside the secondary containment area unless the containment area encloses a fired vessel.</p>

8	Construction	<p>Operator has an MLVT Design Package, certified and sealed by a licensed professional engineer, which is on file in their office and available upon request. The site shall be prepared in accordance with the specifications of the design package prior to tank installation; including ensuring that proper compaction requirements have been met.</p> <p>The MLVT will be at least 75 feet from a wellhead, fired vessel, heater-treater, or a compressor with a rating of 200 horsepower or more. It will be placed at least 50 feet from a separator, well test unit, or other non-fired equipment.</p> <p>All liner seams will be welded and tested in accordance with applicable ASTM International standards.</p> <p>Operator will be present during initial filling of the MLVT and the contractor will supervise and inspect the MLVT for leaks during filling.</p> <p>Operator will comply with the testing and re-inspection requirements and associated written standard operating procedures (SOP) listed on the design package.</p> <p>Signs will be posted on the MLVT indicating that the contents are freshwater.</p> <p>The MLVT will be operated with a minimum of 1 foot of freeboard at all times.</p> <p>Access to the MLVT will be limited to operational personnel and authorized regulatory agency personnel.</p> <p>Operator or contractor will conduct daily visual inspections of the exterior wall and surrounding area for integrity deficiencies.</p> <p>Operator has developed a contingency plan/emergency response plan associated with the MLVT and it is on file at their office.</p> <p>A fabric reinforced liner will be utilized. In the event that a tank breach were to occur, the fabric reinforced liner will prevent a "zippering" failure from occurring. The liner will meet the specifications per the design package.</p> <p>Operator acknowledges and will comply with the Colorado Oil & Gas Conservation Commission Policy on the Use of Modular Large Volume Tanks in Colorado dated June 13, 2014.</p>
9	Noise mitigation	<p>604.c.(2)A. Prior to the start of operations a background ambient sound level survey will be conducted by a third party specialist. This study will be used to determine appropriate sound mitigation measures required to comply with COGCC noise abatement regulations, Rule 802. It is anticipated that a temporary sound wall, located on the Northwest and Southwest of the location, will be utilized during the drilling and completions operations. The temporary sound wall panels are up to 32 feet tall.</p> <p>To further reduce noise, the drilling rig will be powered by high line electricity, which eliminates the noise caused by the generators used on a typical drilling rig. During completion operations, Extraction is committed to using reduced noise completions equipment such as the Quiet Fleet, or equivalent type equipment. To ensure long-term noise mitigation, all production facilities on this location will be powered by electricity, rather than the traditional diesel generators.</p>
10	Emissions mitigation	<p>Operator will bring a new or expand existing gas sales lines, in a timely manner, to send salable quality gas immediately down the sales line.</p> <p>604.c.(2)C.i. Green Completions - Emission Control System. Test separators and associated flow lines and sand traps shall be installed on-site to accommodate green completions techniques pursuant to COGCC Rules.</p>
11	Odor mitigation	<p>805. Oil & gas facilities and equipment shall be operated in such a manner that odors do not constitute a nuisance or hazard to public welfare. Operator will utilize advanced oil based mud systems which target the reduction of aromatics.</p>

12	Drilling/Completion Operations	<p>604.c.(2).I. BOPE testing for drilling operations. Upon initial rig-up and at least once every thirty (30) days during drilling operations thereafter, pressure testing of the casing string and each component of the blowout prevention equipment including flange connections shall be performed to seventy percent (70%) of working pressure or seventy percent (70%) of the internal yield of casing, whichever is less. Pressure testing shall be conducted and the documented results shall be retained by the operator for inspection by the Director for a period of one (1) year. Activation of the pipe rams for function testing shall be conducted on a daily basis when practicable.</p> <p>604.c.(2)L. Closed chamber drill stem tests shall be allowed. All other drill stem tests shall require approval by the Director. None planned for this well.</p> <p>604.c.(2).K. Pit level Indicators shall be used for tanks on location.</p> <p>604.c.(2).O. All loadlines shall be bull plugged or capped.</p> <p>604.c.(2)B.i. Operator will be utilizing a closed loop system.</p>
13	Interim Reclamation	Operator shall be responsible for segregating the topsoil, backfilling, re-compacting, reseeding, and re-contouring the surface of any disturbed area so as not to interfere with Owner's operations and shall reclaim such area to be returned to pre-existing conditions as best as possible with control of all noxious weeds.
14	Final Reclamation	<p>604.c.(2)T. Within 90 days subsequent to the time of plugging and abandonment of the entire site, superfluous debris and equipment shall be removed from the site. Identification of plugged and abandoned wells will be identified pursuant to 319.a.(5).</p> <p>604.c.(2).U. The operator shall identify the location of the wellbore with a permanent monument as specified in Rule 319.a.(5). The operator shall also inscribe or imbed the well number and date of plugging upon the permanent monument.</p>

Total: 14 comment(s)

Attachment Check List

<u>Att Doc Num</u>	<u>Name</u>
2478571	RULE 306.E. CERTIFICATION
2478572	CORRESPONDENCE
2478959	MULTI-WELL PLAN
2478960	CORRESPONDENCE
401444986	FORM 2A SUBMITTED
401514329	LOCATION DRAWING
401514331	ACCESS ROAD MAP
401514337	HYDROLOGY MAP
401514478	PRE-APPLICATION NOTIFICATION CERTIFICATION
401528265	FACILITY LAYOUT DRAWING

Total Attach: 10 Files

General Comments

<u>User Group</u>	<u>Comment</u>	<u>Comment Date</u>
Permit	Status Active - associated sundries to move 6 wells on the pad have been approved; Permitting review complete. Final review complete.	01/11/2019
OGLA	Operator provided an updated multi-well plan, updated construction/reclamation dates, and confirmed the cultural distances to accommodate the changing well locations.	01/04/2019
Permit	Status Pending - contacted operator to request an updated multi-well plan, as operator has sundry notices in process to move the SHL of half of the wells on the pad. Also requesting updated construction/reclamation dates, and revised cultural distances to accommodate the changing well locations.	12/17/2018
OGLA	Address Green Completions / gas sales line concern.	04/18/2018

OGLA	<p>IN PROCESS - Operator clarified the distance from the nearest well to an Above Ground Utility and a Property Line, revised the Noise mitigation and Visual Impact mitigation BMPs to agree with the approved Town of Windsor CUG, & provided the Rule 306.e. Certification letter.</p> <p>OGLA review completed and task passed.</p>	03/13/2018
OGLA	<p>Operator is amending this location to change the Facilities and increase the size of the disturbance area. Operator refiled the APDs for the wells on this location in 2017. Those Refile APDs included the property line setback distance waiver.</p>	03/01/2018
OGLA	<p>ON HOLD - Requested operator revise the distance from the nearest well to an Above Ground Utility and a Property Line, revise the Noise mitigation and Visual Impact mitigation BMPs to agree with the approved Town of Windsor CUG, & provide the Rule 306.e. Certification letter. DUE by 4/1/18.</p>	03/01/2018
LGD	<p>The site is in the Town of Windsor corporate limits and the Windsor Town Board approved a Conditional Use Grant (CUG) for the subject facility on March 27, 2017, as follows:</p> <p>A Conditional Use Grant for oil and gas facilities including thirteen (13) oil and gas wells located on property known as Windsor North Annex, approximately one half mile west and north of the intersection of SH 257 and WCR 76, in the Residential Mixed Use (RMU) zoning district.</p> <p>Approval of the Conditional Use Grant is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. All Planning Commission and staff comments are addressed. 2. The Town's standard conditions of approval for oil and gas facilities: <ol style="list-style-type: none"> 1. Prior to the commencement of drilling, the applicant shall submit comprehensive "Drilling and Site Improvement Plans" for review and approval by the Town. Such plans shall address initial drilling activities, initial installation of site improvements and details, and on-going perpetual maintenance of the subject site including, but not limited to, the following: <ol style="list-style-type: none"> a. Site access plan. The Drilling and Site Improvement Plans and supplemental information shall address site access points and haul routes for review and approval. b. Public street clean-up and tracking prevention. The Drilling and Site Improvement Plans and supplemental information shall include a tracking pad for review and approval. c. Site grading. The Drilling and Site Improvement Plans and supplemental information shall address site grading, including any earth berms for emergency containment. d. Site lighting. The Drilling and Site Improvement Plans and supplemental information shall include details regarding site lighting fixtures and locations. Security and other site lighting shall utilize full cutoff light fixtures to mitigate light pollution. e. Temporary screening. The applicant shall install a buffer to screen the initial drilling activities and installation of site improvements from surrounding neighborhoods and streets. The temporary buffer shall include hay bales to enclose the drilling operations to provide noise mitigation. f. Permanent screening. Given the close proximity to residential neighbors, the Drilling and Site Improvement Plans shall depict proposed long-term screening materials including landscaping, earth berms and any other screening methods to mitigate visual impacts. g. Fencing. The Drilling and Site Improvement Plans shall depict fencing of the perimeter of the site. Fencing materials shall be reviewed for approval by the Town based upon the character of the surrounding neighborhood. h. Oil and gas equipment. <ol style="list-style-type: none"> (1) The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties. (2) The applicant shall ensure that the wells and tanks are of the minimum size required to 	02/20/2018

satisfy present and future functional requirements to mitigate visual impacts.

(3)Low profile tanks shall be utilized and shall be installed in the least visible manner possible.

(4)All tanks and equipment shall be painted to blend-in with the surrounding landscape.

i.Air quality.

(1)The applicant shall participate in any required Environmental Protection Agency (EPA) air quality monitoring and/or testing by allowing EPA to install equipment on site for said monitoring and testing.

(2)The applicant shall install and operate an emissions control device (ECD) capable of reducing Volatile Organic Compound (VOC) emissions on the subject oil and gas equipment in accordance with Colorado Oil and Gas Conservation Commission (COGCC) and/or the Colorado Department of Public Health and Environment (CDPHE) rules and regulations.

(3)The applicant shall submit to the Town copies of all air emissions reporting as required by the COGCC and/or the CDPHE's Air Pollution Control Division.

j.Water quality.

(1)The applicant shall ensure that any hydrocarbon discharges from the site comply with all state and federal water quality requirements.

(2)The applicant shall provide test results from Groundwater Baseline Sampling and Monitoring required by COGCC Rule 318A.e(4) to the Town. (condition updated 10/28/13 to reflect updated COGCC rule)

k.Emergency containment.The secondary containment berm surrounding all storage vessels shall be designed and constructed to contain a minimum of 110% of the volume of the largest vessel located within the containment area or to State of Colorado standards, whichever requirements are more stringent.

l.Waste disposal.The applicant shall submit to the Town copies of all waste management reports as required by the COGCC and/or the CDPHE rules and regulations.

m.The following certification blocks shall be included on the Drilling and Site Improvement Plans:

(1)A signed owner's acknowledgement certification block.

(2)A signed drilling operator's acknowledgement certification block.

n.The following notes shall be included on the Drilling and Site Improvement Plans:

(1)The applicant shall comply with all rules and regulations of the Colorado Oil and Gas Conservation Commission (COGCC).

(2)The applicant shall comply with all rules and regulations of the Colorado Department of Public Health and Environment (CDPHE).

(3)The applicant shall maintain on-going compliance with all conditions of the Town and Windsor-Severance Fire Rescue.

(4)The facilities shall be kept clean and otherwise properly maintained at all times.

(5)If access to the site is proposed from a Town of Windsor street, such access point(s) shall require approval from the Town of Windsor Engineering Department and any required access improvements, street clean-up, tracking pads, etc., shall be addressed accordingly.

2.The applicant shall address and comply with the conditions of Windsor-Severance Fire Rescue.

	3.Access.If access to the site is proposed from a Town of Windsor street, such access point (s) shall require approval from the Town of Windsor Engineering Department and any required access improvements, street clean-up, tracking pads, etc., shall be addressed accordingly.	
Permit	Passed Completeness.	02/08/2018
OGLA	Passed Buffer Zone completeness review	02/08/2018
Permit	Referred to OGLA Supervisor for buffer zone review.	01/30/2018

Total: 11 comment(s)

