

**1041 WOGLA  
PRE-APP MEETING**



Meeting Date: **October 2, 2024**

Staff Specialist: **Stephanie Frederick, prepared by Rebecca Sears**

Location Name: **Cloudbreak 22, Mavericks, Rincon**

Parcel Number(s): **054522000007, 054331000002, 071501100011**

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

Invitees: **Bison IV - Rachel Milne, Jennifer Teeters, Cory Neighbors and Katie Gillen ; ECMC - John Noto, Ben Frissell, and Rebecca Treitz; CPW - Lexi Hamous-Miller, Brandon Marette and Troy Florian; BLM - Ray Ogel; CDPHE - Tessa Sorensen**

Legal Description: **SE1/4SW1/4 of Section 22, Township 8 North, Range 62;  
NW1/4NW1/4 of Section 31, Township 8 North, Range 61;  
NE1/1NE1/4 of Section 1, Township 7 North, Range 62 West of the 6th  
P.M., Weld County, Colorado**

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**NOTES**

This meeting was held on, Wednesday, October 2, 2024 at 2:00PM. In attendance were Jennifer Teeters (Bison IV), Katie Gillen (Bison IV), Cory Neighbors (Bison IV), Stephanie Frederick (OGED Staff), Kelly Holliday (OGED Staff), Rebecca Sears (OGED Staff), Jazmyn Trujillo Martinez (Weld County Planning Services), Dawn Anderson (Weld County Planning Services), Laura Gomez Hernandez (Weld County Planning Services), Rebecca Treitz (ECMC), Sierra Focht (ECMC), Renee Wild (ECMC), Brandon Marette (CPW), and Lexi Hamous-Miller (CPW).

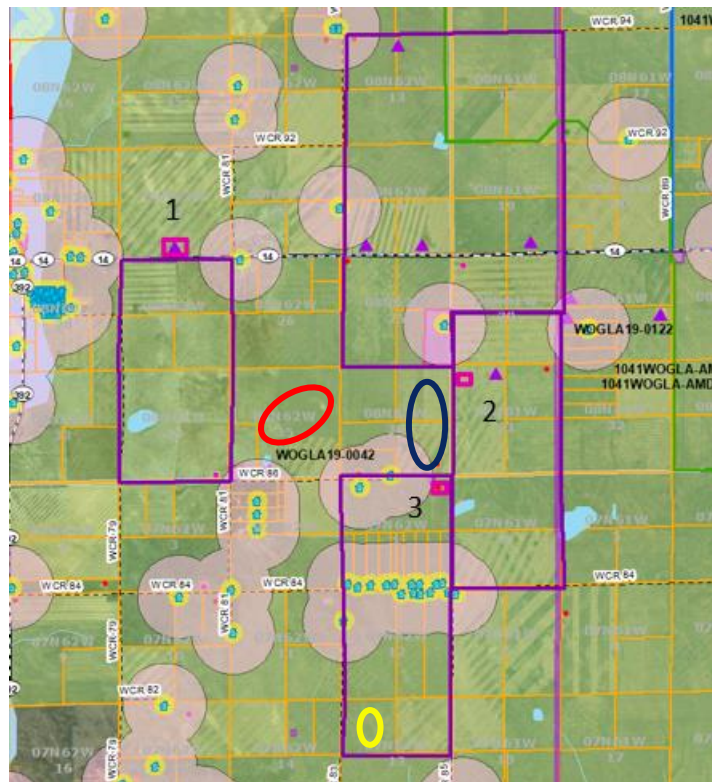
Bison IV, Operating, LLC (Bison IV) submitted three (3) pre-application meeting requests to the Weld County Oil & Gas Energy Department (OGED Staff) identified on the map on the following page by the pink polygons labeled numbers 1-3 and described as follows: No. 1 being the Cloudbreak 22 proposed to be located in the SE1/4SW1/4 of Section 22, Township 8 North, Range 62 West; No. 2 being the Mavericks proposed to be located in the NW1/4NW1/4 of Section 31, Township 8 North, Range 61 West; and No. 3 being the Rincon proposed to be located in part of the NE1/4NE1/4 of Section 1, Township 7 North, Range 62 West. These proposed locations will encompass the proposed Baja West OGD and be accessing minerals in Sections 27 and 34 of Township 8 North, Range 62 West; Sections 18, 19, 30, and 31 of Township 8 North, Range 61 West; Section 6 of Township 7 North, Range 61 West and Sections 13, 24, and 25 of Township 8 North, Range 62 West; and in Sections 1, 12, and the north half of Section 13 of Township 7 North, Range 62 West as identified on the map by the purple outline being the Development Area (DA).

The proposed locations are zoned Agricultural and located within the Ag-Rural planning area. They are all located outside of the following Overlay Zoning Districts: Geologic Hazards, floodplain, or Airport Overlay. There is an MS4 area near CR 392 to the west of the proposed

Cloudbreak 22 location. All three of the proposed locations are within High Priority Habitat (HPH) for the Pronghorn winter concentration area. The other habitats in the surrounding area are NSO (No Surface Occupancy) for the Aquatic Native Species Conservation waters along Crow Creek to the West of the Development area, both the Mule Deer severe winter range and Mule Deer winter concentration area also surrounding Crow Creek and an active Eagle nest to the northwest along the creek. There are no municipal boundaries within 2,000' of the proposed locations and no Residential Building Units (RBU) within 2,000'.

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, identified by the blue, yellow and red colored ovals on the map indicate areas identified by OGED Staff, which could be feasible alternatives to the proposed locations. Bison IV discussed their analysis of additional alternatives researched and added the following details:

- Blue Oval: OGED inquired if Bison IV had considered a location within the eastern portion of Section 36, which could possibly provide a consolidated location between the Rincon and Mavericks locations. Jennifer Teeters with Bison IV indicated the southeast area of Section 36 is a tilled area with agricultural operations, and Bison IV wanted to remain outside of that. Working with the current landowner has put the location in Section 31. As they are planning to have 3-mile laterals to the north and 2-mile laterals to the south, co-locating in Section 36 would require extensions to those laterals. As well, there were no obvious benefits to this location as opposed the planned location as it would still be in HPH and would use the same haul route and access road. Ms. Teeters finished with that

given the current negotiations with the landowner, they did not anticipate a better location than the current proposed locations of the Rincon or Mavericks.

- Yellow Oval: OGED inquired if a location south of the development area further away from any address points in Section 13 was considered. Jennifer Teeters with Bison IV reported they had not considered this area. She indicated they had not considered anything to the south and that all alternative locations they considered are existing Bison IV assets where they could co-locate. Given the location in Section 13 is away from their existing assets and infrastructure, Bison IV did not consider this to be a preferred location. Cory Neighbors with Bison IV added that as it relates to the Rincon location, they wanted to locate as close as possible to the existing disturbance, reducing additional impacts.
- Red Oval: OGED inquired if an area within the red oval had been considered. Jennifer Teeters noted they had considered a centralized location south of that near an existing site (WOGLA19-0042 – previously permitted by Mallard) in the southern portion of Section 35. As the location has not yet been developed (existing permit expires May 23, 2025), this location would require new disturbance. Additionally, there is wetland area to the north, as well as being within HPH. Bison IV also noted further to the south in Section 2, an additional home was built in 2022 just south of WCR 86 (north of the three homes noted on the map above), and as such Bison IV would likely not pursue this location given the RBUs within the 2,000' WOGLA zone. It was also noted the haul route for this location would require traffic to travel on unpaved roads for 3.25 miles, within HPH, as opposed to the haul route for the proposed location, which is right off Highway 14, limiting disturbance.

## **ECMC DISCUSSION DETAILS**

Rebecca Treitz did not have any alternative locations to suggest.

As it relates to the Mavericks location, ECMC inquired if Bison IV would apply for any Lessor Impacts Exemption Request, which Bison IV replied they had no reason to apply for one.

As it relates to the Cloudbreak 22 location, Katie Gillen with Bison IV indicated they may request for a Lessor Impacts Exemption Request as it relates to ambient noise levels from the Highway, however, that is still being evaluated.

As it relates to the Rincon location, ECMC inquired if Bison IV would apply for any Lessor Impacts Exemption Request, which Bison IV replied they had not intended to apply for one.

ECMC inquired when Bison IV would be submitting the Baja OGD for approval, and Bison replied they were getting their paperwork in order and anticipate submittal within the next month to six weeks.

## **CPW DISCUSSION DETAILS**

Brandon Marette with CPW inquired if Bison IV intended to co-locate the Rincon pad with the existing Red Hawk Marconi pad. Katie Gillen with Bison IV noted they had initially looked into co-locating at this location but were unable to given the existing pipeline infrastructure. So, they will be placing the Rincon just southwest of the Red Hawk Marconi pad and they will share access.

Lexi Hamous-Miller with CPW inquired about the proposed Cloudbreak 22 location within the middle of the Section (while closer to HWY 14) and why the location wasn't located further to the west, away from the RBU and closer to the County Road. Brandon Marette noted he had the

same question as the location will have a ½-mile long road. Jennifer Teeters with Bison IV replied that they did try to locate the pad outside of the 2,000' buffer of the RBU and not in the center of the Section and as close to the road as possible, limiting disturbance. Brandon Marette inquired if the location was previously approved as the Silver Apple Yard (previously permitted with Mallard). Bison IV confirmed the location was previously known as the Silver Apple Yard and had gone through the permitting process with Weld County (which has since expired). Bison IV will pursue re-permitting the location via a 1041WOGLA permit for the location to be known as the Cloudbreak 22.

As it relates to the Rincon location, Brandon Marette asked if a location in the NENE corner (more northeast of the proposed location) had been considered. Jennifer Teeters noted that there is one RBU within the 2,000' WOGLA zone, which would put the location closer to the RBU. Katie Gillen with Bison IV added that location further north already has pipelines in place, making it infeasible for Bison IV to locate the pad over top of the pipelines. Bison IV also avoided moving the pad south of the Red Hawk Marconi location as it would create drainage issues and require more surface disturbance. As such, they have it located within the 2,000' buffer zone to minimize the surface disturbance.

Brandon Marette with CPW would like to set up a site visit for the three locations.

#### **LOCATION DETAILS**

- Mavericks will consist of a Well pad and production facility with 16 wells. Construction is anticipated for June 2026. Bison noted there will be lay-flat lines for completions, MLVTs and an undetermined number of tanks on site for produced water and oil.
- Cloudbreak 22 will consist of a Well pad and production facility with 6 wells. While plans haven't been solidified yet, construction is anticipated for Q4 2026, shortly after Mavericks. Bison noted there will be lay-flat lines for completions.
- Rincon will consist of a Well pad and production facility with 6 wells. While plans haven't been solidified yet, construction is anticipated for Q4 2026, following the Mavericks. Bison noted there will be lay-flat lines for completions.
- Bison IV is pursuing pipeline takeaway for oil and water, but they currently don't have that secured. As such, all locations will have pipeline takeaway for gas only.
- Access:
  - As it relates to both the Mavericks and Rincon locations, Laura Gomez Hernandez (Development Review) notes that as CR 85 is not maintained, they would permit the access point off CR 86 at the last point where the road is maintained. And if the ROW is not where the road is located, they will need an easement or Bison IV will need to build the road to where the ROW is located.
  - Bison IV plans to access the Cloudbreak location off CR 81, then to CR 86, both of which are local gravel roads as designated by Weld County's Public Works Department. Laura Gomez Hernandez (Development Review) notes the access point from 2022 (APOG22-0037 approved for the Mallard location previously discussed) is an extension from 2019, and if it has not yet been constructed, it is expired. Additionally, the site distance from the curve in the road may not be enough to meet current code requirements. Lastly, if the access point from the previously noted permit hasn't been constructed and is expired, Bison IV would need to resubmit, and it is suggested they move access a bit north to avoid the

curve in the road and extend the site distance. Development Review had no other issues.

- Haul Route:
  - Mavericks and Rincon – Bison IV is proposing access off CR 85, which is a gravel road to CR 86, also a local gravel road. Public Works (PW) has no concerns with the haul route but would like a stop to sign ahead sign and stop sign installed at the intersection of CR 86 and 79 (with the stop sign ahead signage installed on CR 86, prior to the stop sign). PW would be willing to install the signs if Bison IV would be willing to reimburse the County.
  - Cloudbreak 22 – PW recognizes this is the most direct route but notes the site distance of 392 at CR 84 is not great and there are issues with turning radius that Bison IV should be aware of.
- Weld County Code:
  - The Weld County Planning Department was unable to attend the pre-application meeting but provided comments relating to the compressor station and subdivision exemption USR near the Rincon location. There are no initial concerns but want Bison IV to be aware of SUBX15-0034 and USR15-0071 and that their respective boundaries are not impacted.
  - Subsequent to the Pre-App meeting, the lighting was reevaluated and determined to be LZ-1, rural and low-density residential. 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.
  - Being in the Ag-Rural planning area, the following noise levels apply, Construction Phase – NL-4 and Production Phase NL-1. A noise mitigation plan and noise impact study would be required for each of the proposed locations as they are located within HPH.
  - A baseline ambient survey will be required for the Cloudbreak 22 due to the proximity of Highway 14.
  - Odor Mitigation, Dust Mitigation and Wildlife Mitigation Plans would be required for each location.
  - Drainage and Grading:
    - Dawn Anderson (Development Review), indicated there were no red flags relating to Drainage and Grading for the Maverick location, it would be standard per the code. There may be the need for clarification or additional surveys relating to where the physical roadway lies within the right of way (as it relates to both Mavericks and Rincon, the road may be outside of the ROW).
    - Dawn Anderson (Development Review), indicated there were no red flags relating to Drainage and Grading for Cloudbreak 22 location, other than awareness of the location adjacent to the State Highway.
    - Dawn Anderson (Development Review), indicated there were no red flags relating to Drainage and Grading for Rincon location.
  - 1041WOGLA Notice shall be provided to all property owners within 2,000' of the Oil & Gas Location.
  - 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.

Bison IV is welcome to submit 1041 WOGLA Notice at any time.