

June 28, 2022

Town of Erie Planning
Shannon Moeller
645 Holbrook Street
Erie, CO 80516

RE: Peltier Well Mitigation for Erie Highlands Preliminary Plat No. 5

Shannon,

We would like to thank the team for taking the time to work with Oakwood Homes on this rare circumstance. As you are aware, the William H Peltier #1 well was plugged and abandoned by its Operator, Vessels Oil and Gas Company in August 1996 and buried under several feet of soil. According to State records, see attached, the well was plugged in accordance with the standards at the time and approved by the Colorado Oil and Gas Conservation Commission (COGCC). When Oakwood Homes purchased the property in March 2017, the exact location of the well was unknown. As our development came closer to the approximate abandoned well site we were asked to locate and mark the exact location, which we completed in 2020. With our latest residential subdivision filing, Preliminary Plat No. 5, we were asked by the Town to conduct a limited subsurface investigation of the well to determine if any significant contamination or soil gas was present because of historical oil and gas activities. The March 3rd, 2022, report completed by AG Wassenaar indicated soil samples did not contain contamination and soil gas levels did not exceed published standards as only trace amounts of methane were discovered in 2 of the 5 soil vapor bores. The two readings of 0.4% and 0.376% were discovered just south of the well casing. This report was provided to the Town for review, and several follow up meetings were attended by the Town, COGCC and Oakwood Homes in the months following. In April 2022, the Town requested an additional study be completed to determine the extent of the methane soil gas. The May 10th, 2022, report conducted by AG Wassenaar determined that methane gas does not extend laterally to the southwest toward Preliminary Plat No. 5 nor to greater vertical depths. This report was also provided to the Town for review, and several follow up meetings between the Town, COGCC and Oakwood Homes were conducted to determine the correct course of action.

As we have discussed in the past during the many meetings between stakeholders, we are committed to providing a safe environment for our future homeowners and community. Although only a trace amount of methane gas has been detected and possesses no health or safety concerns to the public, we will re-plug the well. This will be done to current industry standards which comply with the COGCC requirements with one retesting after the work has been completed. The re-plugging work will be completed prior to approval of the Final Plat for Preliminary Plat No. 5. In addition, to provide further safety precautions for any homeowner within a 100-foot radius from the plugged well, all homes within this radius will be constructed with a methane gas alarm, active radon system (for ventilation) and will include a disclosure regarding the well upon sale of the home.

As we continue to move forward with Erie Highlands Preliminary Plat No. 5, we will continue to address any additional concerns the Town or COGCC may have regarding this well. Once again, thank you for your time and feedback during this process.

Sincerely,

Greg Saia
Director of Acquisitions and Entitlements

Attachment A

CO OGCC FORM 4

PetroForms

STATE OF COLORADO
OIL AND GAS CONSERVATION COMMISSION
 DEPARTMENT OF NATURAL RESOURCES
 SUBMIT ORIGINAL AND 1 COPY



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FOR OFFICE USE

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SUNDRY NOTICES AND REPORTS ON WELLS

(Do not use this form for proposals to drill or to deepen or plug back to a different reservoir.

Use "APPLICATION FOR PERMIT-" for such proposals.)

1. ☐ OIL WELL ☐ GAS WELL ☐ COALBED METHANE ☐ INJECTION WELL ☒ OTHER <u>P & A</u>	6. PERMIT NO. 74-692
2. NAME OF OPERATOR VESSELS OIL & GAS COMPANY	7. API NO. 05-123-08131 -1
3. ADDRESS OF OPERATOR 1050 - 17TH STREET, SUITE #2000 CITY: DENVER STATE: CO ZIP CODE: 80265	8. WELL NAME William H. Peltier
4. LOCATION OF WELL (Report location clearly and in accordance with any State requirements. See also space 14 below.) At surface 1275' FNL & 1200' FEL At proposed production zone same as above	9. WELL NUMBER #1
12. COUNTY WELD	10. FIELD OR WILDCAT STAGESTOP
	11. QTR. QTR. SEC., T.R. AND MERIDIAN NE NE SEC. 20-1N-68W ✓

13A. NOTICE OF INTENTION TO:

- ☐ PLUG AND ABANDON
- ☐ MULTIPLE COMPLETION
- ☐ COMMINGLE ZONES
- ☐ FRACTURE TREAT
- ☐ REPAIR WELL
- ☐ OTHER:

Check Appropriate Box To Indicate Nature of Notice, Report or Notification

13B. SUBSEQUENT REPORT OF:

- ☒ FINAL PLUG AND ABANDONMENT
SUBMIT 3RD PARTY CEMENT VERIFICATION
AND JOB LOG)
- ☐ ABANDONED LOCATION (WELL NEVER DRILLED -
SITE MUST BE RESTORED WITHIN 6 MONTHS)
- ☐ REPAIRED WELL
- ☐ OTHER:

*Use Form 5 - Well Completion or Recompletion Report and Log for

subsequent report of Multiple/Commingle Completions and Recompletions.

13C. NOTIFICATION OF:

- ☐ SHUT-IN/TEMPORARILY ABANDONED
DATE:
(REQUIRED EVERY 6 MONTHS)
- ☐ PRODUCTION RESUMED
DATE:
- ☐ LOCATION CHANGE (SUBMIT NEW PLAT)
- ☐ WELL NAME CHANGE
- ☐ OTHER:

14. DESCRIBE PROPOSED OR COMPLETED OPERATIONS ON THIS FORM (Clearly state all pertinent details, and give pertinent dates including estimated date of starting any proposed work. If well is directionally drilled, give subsurface locations and measured and true vertical depths for all markers and zones pertinent to this work).

15. DATE OF WORK P & A OPERATIONS BEGAN 07/26/96

1. Set CIBP @ 7478' after getting approval from Larry Robbins @ COGCC. Dumped 2 sxs cmt on top of plug.
2. Shot 2 sqz holes @ 1050'.
3. Set cmt retainer @ 991'
4. Pumped 130 sxs class A cmt through retainer. Stung out of retainer.
5. Pumped 10 sxs class A cmt @ 60'
6. Cut off casing and welded plate. Restored location. Well P & A'd 08/01/96.

EXHAUSTED
GAS WELL

(*) attached is copy of Schlumber log and BJ Cement Job Detail Sheet

16. I hereby certify that the foregoing is true and correct

SIGNED Dawn H. Darling PHONE NO. 303-825-3500

NAME (PRINT) DAWN H. DARLING TITLE PRODUCTION ENGINEER DATE 8/7/96

(This space for Federal or State office use)

APPROVED [Signature] TITLE _____ DATE 9/16/96

CONDITIONS OF APPROVAL, IF ANY: _____



BJS-1552 (7-95)

AMP. SHORT NORMAL

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Casting

00800

01700

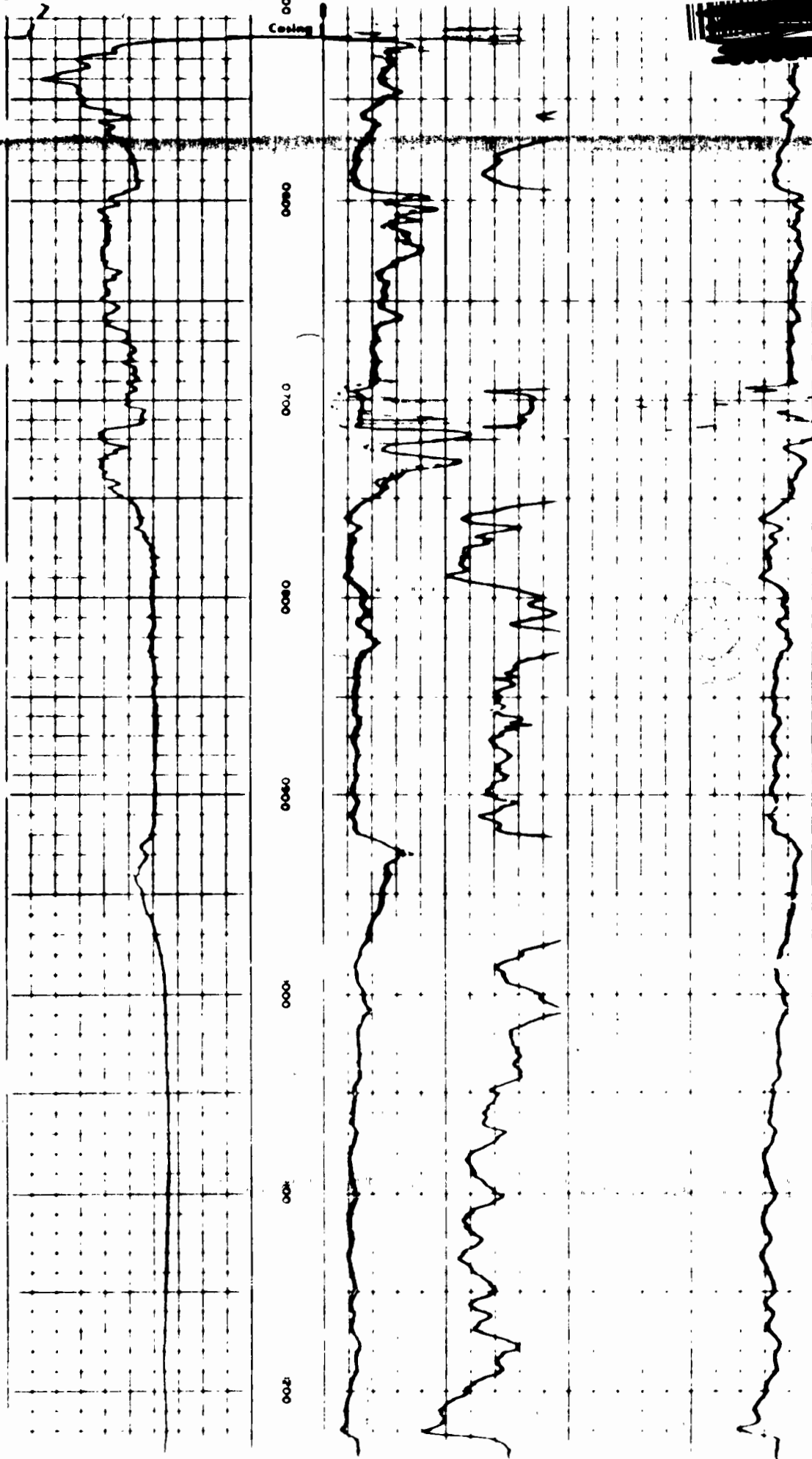
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LOCATION: NE1/4 OF NE1/4 OF SEC. 20, T.1n., R.68W. (1275 NSL, 1200 ESL)

Ground Elevation: 5186

Number of Acres: 40

AQUIFER	ELEVATION		NET SAND	DEPTH TO		ANNUAL APPROP A-F	STATUS
	BOT.	TOP		BOT.	TOP		
UPPER DAWSON	----	----	----	----	----	----	---
LOWER DAWSON	----	----	----	----	----	----	---
DENVER	----	----	----	----	----	----	---
UPPER ARAPAHOE	----	----	----	----	----	----	---
LOWER ARAPAHOE	5169	5200	12.6	17	-14	0.86	NT
LARAMIE-FOX HILLS	4513	4872	198.9	673	314	11.93	NNT

note: E indicates location is at aquifer boundary and values
may be more approximate.
Data for the LARAMIE FOX-HILLS may be missing or approximate
and should be checked against DENVER BASIN ATLAS NO. 4

