

PIONEER PIPELINE, LLC
Pioneer Produced Water Pipeline Project
City of Fort Lupton
Special Use Permit Application



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APPENDICES

- Appendix A: Fort Lupton Land Use Applications
- Appendix B: Fort Lupton Deposit Agreement
- Appendix C: Property Owner Deeds & Authorization
- Appendix D: Fort Lupton Parcel, Zoning, & Vicinity Maps
- Appendix E: Surrounding Property Owners List (Within 100 Feet)
- Appendix F: Preliminary SUP Map
- Appendix G: Surrounding Property Owners Details

1.0 PROJECT INTRODUCTION

Pioneer Water Pipeline, LLC is submitting this Special Use Permit (SUP) Application for the Pioneer Water Pipeline project. The project involves the construction of a Produced Water Pipeline within the City limits of Fort Lupton. This application has been prepared in accordance with the City of Fort Lupton published Special Use Permit requirements and criteria called out in the City of Fort Lupton Municipal Code chapters 16 and 17.

The overall pipeline system is designed to transport produced water from holding tanks at various well sites in both Adams County and Weld County, Colorado; the pipeline will cross through multiple municipalities including the City of Fort Lupton, the City of Brighton, and the City of Thornton. The destination point for the produced water is a produced water injection facility approved by Weld County under USR18-0029, located in unincorporated Weld County on Weld County Road 19, north of the intersection with Weld County Road 18. The diameter of the pipeline will be no larger than 12 inches nominal diameter at any point along the pipeline route. Once the pipeline is built, there will be no traffic associated with the operation of the pipeline.

Within the City of Fort Lupton's municipal boundaries, the pipeline will be used to transport produced water from collection point holding tanks (all located outside of the City of Fort Lupton municipal boundaries) to the water injection facility. The permitting of the Pioneer Water Pipeline through the SUP process will be completed through two separate SUP applications. This application is for the main trunk line through Fort Lupton that has the requisite easement agreements. A future application will be submitted for the additional stretch of the pipeline route that will connect to the main trunk line. At this time, the necessary easement agreements are still being negotiated with the property owners for this additional stretch of pipeline and the second application will be submitted for this stretch as soon as those negotiations are complete.

1.1 NEED, PURPOSE, AND BENEFITS

This proposed pipeline project is necessary to transport produced water from various well sites located in both Adams County and Weld County, Colorado. Produced water is a byproduct of the oil and gas extraction process at these well sites; the water is collected during the extraction process and subsequently transported to treatment or disposal facilities. Without pipeline gathering networks in place, operators are forced to use tanker trucks to haul away this produced water and transport it to regional produced water treatment or disposal facilities. Given the overall size of the operation, this process currently adds a significant number of trucks to local collector roads and highways. This increases risk to local motorists and pedestrians, wear on infrastructure, pollution from vehicle emissions and hazards to the environment. Once the proposed pipeline is in place, approximately 300 trucks per day will be removed from the roads, which will be a significant benefit for the City of Fort Lupton and the surrounding area.

The proposed pipeline covered under this SUP application will not substantially alter the character of the districts or neighborhoods in which it is developed; almost all of the project within the City's jurisdiction will be developed underground and along easements obtained from individual property owners and parcels it proposes to cross. The small portion proposed above ground will be located on the Kerr-McGee Gathering, LLC (Parcel #131134300009) currently developed for oil and gas operations, limiting any impacts it will have on the surrounding area.

1.2 PIPELINE ROUTE (WITHIN THE CITY OF FORT LUPTON)

The location of the pipeline through the City of Fort Lupton, as well as a full overview map of the entire pipeline route, can best be understood by looking at the map provided in Appendix D. Below is a written description of the location of the proposed pipeline.

The proposed produced water pipeline will enter the City of Fort Lupton's municipal boundaries on a parcel of land owned by 4 Z Investments, LLC (Parcel #146910400020) located in the SE1/4 of Section 10, Township 1N, Range

67W of the 6th P.M. City of Fort Lupton, County of Weld, Colorado. At this location, the pipeline will travel directly north, approximately ½ mile, entirely across the 4 Z Investments, LLC property before exiting the City of Fort Lupton municipal boundaries. From there, the pipeline will continue to travel in a general north direction approximately 1.5 miles before entering the City of Fort Lupton municipal boundaries for a second time. At this point, the pipeline will cross the City of Fort Lupton maintained County Road 14 right-of-way and exit the City-maintained area once again. The pipeline will continue to travel north approximately 550 feet before again entering the City's jurisdictional boundaries for a third time, onto a parcel owned by Kerr-McGee Gathering, LLC (Parcel #131134300009) located in the SW ¼ of Section 34, Township 2N, Range 67W of the 6th P.M. City of Fort Lupton, County of Weld, Colorado. Once on the Kerr-McGee Gathering, LLC parcel, the pipeline will travel directly north a little less than a ½ mile before leaving the parcel and the City of Fort Lupton for the final time.

1.3 INFRASTRUCTURE REQUIRED WITHIN CITY LIMITS (PRODUCED WATER PIPELINE SPECIFICATIONS)

The Pioneer Water Pipeline will be a produced water pipeline gathering system comprised of High-Density Polyethylene (HDPE) pipe with a Raised Temperature (PE-RT). The portions of the pipeline proposed with this SUP application will be a 12-inch nominal diameter DR11 PE-RT pipeline, designed for an operating temperature of 150 degrees Fahrenheit (DegF) and a maximum operating temperature of 180 DegF. This combination of temperature and wall thickness for the pipeline, within the City Municipal Boundaries, yields a Maximum Operating Pressure (MOP) of 128 psig.

Currently, there is only one above-ground appurtenance area planned within the City of Fort Lupton's municipal boundaries. This above-ground appurtenance area will be located on the Kerr-McGee Gathering, LLC parcel (parcel #131134300009). It will include a 40-foot x 30-foot designated area that will house one launcher and up to two receivers on-site. This above-ground equipment area is shown on the SUP preliminary map provided (see Appendix F).

The pipeline will generally be installed by using traditional trench and cover techniques with a minimum of four feet of cover; it will include tracer wire and pipeline markers for positive location of the pipeline in the future. All roads, railroads, ditches, waterways, and other sensitive areas will be crossed and installed by using Horizontal Directional Drilling (HDD) or Auger Boring (aka Pipe-Jacking) to not impact the above-ground features. The specifications for the pipeline are listed below:

Outside Diameter of pipe:	12.750 inches
W.T. of the pipe:	1.159 inches min
Design Stress:	642psi @150 Deg F per ISO 9080 (1160psi @70 Deg F)

1.4 CONSTRUCTION SCHEDULE

The time of construction for the Pioneer Pipeline included in this SUP application is dependent on the timing of the permitting of other reaches of the pipeline outside of the City of Fort Lupton. Within the City of Fort Lupton, construction of the portion of the pipeline covered under this SUP is currently expected to begin as soon as possible in the Spring of 2020 and is anticipated to take approximately 3 weeks to complete. Following approval of the SUP by the City of Fort Lupton, Pioneer Water Pipeline will update the City on the construction schedule.

Once construction commences, construction crews will limit their working hours of operation between 7:00 a.m. and 7:00 p.m. Monday through Saturday, unless mitigating construction factors during underground boring operations are needed to finish the work.

2.0 APPLICATION FOR SPECIAL USE PERMIT

This SUP Application and all accompanying Appendices have been developed in accordance with the City of Fort Lupton published criteria at the time of submittal. Appendix A of this application package contains a complete Land Use Application Form signed by Pioneer Water Pipeline and two Application for Special Use Permit forms signed by the two property owners (4 Z Investments and Kerr McGee).

2.1 DEPOSIT AGREEMENT & APPLICATION FILING FEE

Appendix B of this application package includes a signed and notarized City of Fort Lupton deposit agreement. Electronic payment will be made after initial review of the application by the City in the amount of \$3,650 to cover the initial fee deposit of \$2,500 plus the \$1,150 Special Use Permit application fee.

2.2 PROOF OF OWNERSHIP & AUTHORIZATION

For both parcels crossed, Pioneer Pipeline will obtain an easement along the full extent of the pipeline route prior to construction of the line. Within the City of Fort Lupton municipal boundaries, the SUP application for the pipeline proposes to cross two parcels owned by two different property owners.

Pioneer is currently in good-faith negotiations with all the property owners impacted along the pipeline route to finalize non-exclusive right-of-way and easement agreements for this pipeline through these parcels. All required recorded pipeline easement agreements will be supplied to the City as a condition of approval of the Special Use Permit prior to construction of the pipeline. The application submittal includes authorization forms signed by each property owner crossed within Fort Lupton's municipal boundaries. The authorization forms state Pioneer Pipeline, LLC is authorized to apply for all City of Fort Lupton permits required for this proposed pipeline project across each property owner's parcel. Appendix C contains copies of the authorization forms.

The only other land crossed within the City municipal boundaries is right-of-way for WCR 14 that is maintained by City of Fort Lupton. A right-of-way crossing permit will be obtained from the City for this crossing.

2.3 VICINITY MAPS

Appendix D contains a vicinity map showing the pipeline route crossing through the City of Fort Lupton municipal boundaries (Figure 1) and an overview map showing the overall pipeline route through Adams County and Weld County (Figure 2).

2.4 ADDITIONAL STATE PERMITTING NEEDS & APPROVAL STATUS

For this pipeline project, two State of Colorado Division of Health and Environment (CDPHE) approved permits are needed prior to construction within the City of Fort Lupton municipal boundaries. CDPHE requires that an Air Pollutant Emissions Notice (APEN) Permit be approved prior to construction of the pipeline for dust control during the initial construction phase of the overall pipeline. CDPHE also requires an updated and approved Stormwater Management Plan prior to construction of the project. Currently, all State applications are being processed with CDPHE and copies of the approved permits will be provided to the City of Fort Lupton for review prior to final approval of the SUP permit.

2.5 LIST OF PROPERTY OWNERS

Appendix E of the application package contains a map and a detailed list showing all parcels within 100 feet of the proposed pipeline route and address for each parcel in that 100-foot buffered area. Also included is a full set of No. 10 envelopes with mailing labels added for all property owners within 100 feet of the proposed pipeline crossing, first-class postage included, and the City of Fort Lupton's return address added.

2.6 SPECIAL USE PERMIT ALIGNMENT MAP

Appendix F of the application package contains a preliminary SUP alignment map to be reviewed by the City for completeness. Prior to final approval of the SUP map for final signoff and recording, any additional items such as development standards and recorded easement information will be added to the map by Pioneer's surveyor per the City's request.

2.7 COMMUNITY OUTREACH

While community outreach is not a requirement of the SUP application process, on March 2, 2020, Pioneer mailed project information to all property owners within 100 feet of the full extent of the proposed pipeline to be permitted through Fort Lupton. As mentioned at the beginning of this document, Pioneer Pipeline is still negotiating with some of the landowners.

Each of the neighboring property owners received documents that included a notice letter explaining the pipeline project, contact information for submitting questions, a FAQ Sheet, a diagram to illustrate how the pipeline transportation system will replace trucking; and a map showing the pipeline alignment through Fort Lupton. All documentation provided in this outreach mailer is included in Appendix G. To date, we have not received feedback from any neighbors.

This SUP application includes only a portion of the pipeline through Fort Lupton. Another SUP application will be submitted when agreements are concluded with the remaining landowners that will have a portion of the pipeline on their property.