

# LOWRY RANCH Comprehensive Area Plan (CAP) Fact Sheet and FAQ

## About the Lowry Ranch Comprehensive Area Plan (CAP):

Crestone Peak Resources (Crestone), a subsidiary of Civitas Resources Inc., has submitted the Lowry Ranch Comprehensive Area Plan (CAP). On Friday, Feb. 23, Crestone's Lowry CAP passed the ECMC's "Completeness Review." ECMC will begin to take public comment on the CAP through its online portal (<https://ecmc.state.co.us/permits4.html#/CAP>), and the ECMC Hearing date for the Lowry CAP has been set for Wednesday, June 26, 2024.

## FACT SHEET

### Describe the Lowry Ranch CAP overview:

- How many wells are planned?
  - There is a planned well count of up to 166 horizontal wells.
- How many locations and Oil & Gas Locations (OGDPs) are planned?
  - 10 Oil and Gas Locations, all located on Colorado State Land Board lands within unincorporated Arapahoe County.
  - One of the 10 locations was approved as an OGDP in December 2023. The remaining 9 locations require new OGDPs which will be applied for post CAP approval
- How close are the proposed wells to residential building units (RBUs)?
  - There are only three residences on Lowry Ranch, and zero dissenting residents within 2,000 feet of any of the proposed oil and gas development locations.
- Who are the Landowner(s)?
  - The State of Colorado, through the State Land Board, is the surface owner for all of the proposed locations in the Lowry Ranch CAP. The State Land Board oversees land held in trust for the benefit of Colorado public schools. Learn more about trust land at [slb.colorado.gov](http://slb.colorado.gov).
- Who are the Mineral Owner(s)?
  - Mineral Ownership of the minerals within the CAP boundaries is split between Federal Minerals, State Minerals, and Private Owned Minerals.
- What Best Practices has Crestone proposed? What mitigation measures will be put in place for noise, light, dust, traffic and odor?
  - These mitigation measures will be analyzed and put into place for each location when the locations in the Lowry Ranch CAP undergo their Oil and Gas Development Plan (OGDP) review. All mitigation measures must meet ECMC's strong regulatory regime that protects public health, safety, welfare, the environment and wildlife resources.
- What is the timing of operations?

- The Development Program at the Lowry Ranch CAP is planned to begin construction in 2024, and all sites are anticipated to be producing by end-year 2028.
- Operations durations vary by site, but will generally fall in the following ranges:
  - Pad Construction: 1 – 2 months (not including pre-construction Unexploded Ordnance (UXO) survey)
  - Drilling: 2 – 6 months
  - Completions: 1 – 5 months
  - Flowback/Tubing Installation: 2 – 6 weeks
  - Production: up to 25 years
- Will there be air monitoring?
  - Air monitoring will be conducted at the Lowry Ranch locations as required under Air Quality Control Commission (AQCC) rules. Additional air monitoring may be required as part of the consultation process with the Colorado Department of Public Health and the Environment (CDPHE).
- How will the Commission consider Cumulative Impacts for this CAP?
  - Through the Form 2B, ECMC collects and considers data to further its analysis of the cumulative impacts of an OGDP. All OGDPs proposed in the Lowry CAP will go through the cumulative impacts process. All relevant submitted material is considered by the Commission, including the Form 2B.
- Will they drill underneath the Superfund Site?
  - No. Crestone has withdrawn from the minerals under the Lowry Landfill Superfund Site.
- Will they drill underneath the Dam/Reservoir?
  - Yes, the Lowry Ranch CAP includes minerals that are underneath the Aurora Reservoir and its dam.
- Does the Lowry Ranch CAP have any Disproportionately Impacted (DI) Communities?
  - There are DI communities within the northern part of the Lowry Ranch CAP. There are no residences that are within both a DI community and the boundaries of the Lowry Ranch CAP.
- What is the role of local government in the Lowry CAP?
  - Who is the local government?
    - Arapahoe County is the local government with Land Use Authority for the proposed surface locations.
    - Local Governments with Land Use Authority Within and Within 2,000 Feet of Lowry Ranch CAP Boundaries are Arapahoe County, The City of Aurora, Douglas County, and Elbert County. The CAP Boundaries include the minerals that the CAP intends to develop.
  - How do I contact Aurora O&G liaison?
    - Email Address: [energy@arapahoegov.com](mailto:energy@arapahoegov.com)
  - How can I monitor the status of the Arapahoe County application?

- Visit the Arapahoe County [Oil and Gas Activity page](#)
  - Visit the Arapahoe County [Lowry Ranch Drilling Project page](#)
- What rules do they have ?
  - See Arapahoe County [Oil and Gas](#)
  - See [City of Aurora Oil and Gas Drilling](#)
- What is Aurora's stance on this / how do I contact Aurora O&G liaison?
  - [City of Aurora Oil and Gas Drilling](#)
  - Contact: Jeffrey Moore, Oil & Gas Division Manager  
Telephone Number: 303.739.7676  
Email address: [jmoore@auroragov.org](mailto:jmoore@auroragov.org)

## **ECMC CAP Process**

- When did the Lowry Ranch CAP pass completeness?
  - The Lowry Ranch CAP passed Completeness Review on February 23, 2024. Completeness is a review that determines that the CAP addresses what is needed by rule.
- What are the next steps?
  - The CAP has entered technical review where the ECMC continues to review the application.
  - A public comment window will be open for 60 days after completeness is passed. The last day ECMC will accept public comment is May 3, 2024.
  - Consultations with different agencies and other governmental bodies will occur in the 45 days after completeness is passed. Unless waived by the other governmental body, this will include Arapahoe County, City of Aurora, Douglas County, Elbert County, City and County of Denver (as the Local Government with governance of Lowry Landfill), Colorado Parks and Wildlife, Colorado Department of Public Health and the Environment, and the United States Bureau of Land Management.
  - After this, the ECMC will write and publish the Director's Recommendation. The Commission is scheduled to hear the CAP on June 26, 2024.
- Will ECMC Staff attend the CAP Informational Meeting the operator is required to hold? How can we ensure the public is notified of the meeting as early as possible?
  - ECMC Staff generally do not attend public meetings hosted by an applicant.
  - Once the application is found to be complete and the Director issues their completeness determination, the public comment period commences. The applicant must hold at least one public meeting during the 60 day public comment period (or longer if the Director extends the public comment period). It is up to the applicant to provide the notice of the meeting. Interested parties should reach out to the applicant for details about any public meetings.
- When can we make a comment on the OGD?
  - The formal public comment window for this CAP will open once completeness is passed. For the Lowry Ranch CAP, an early route to make public comment was established where comments were accepted. The pre-completeness comments are being preserved. Public

comments from both routes will be part of the record and will be available for the Commission to review.

- When will the technical review be completed?
  - The technical review will begin after the CAP passes completeness. It will be completed prior to the Commission Hearing, with the results noted in the Director's Recommendation. The date where the CAP passes completeness and the Commission Hearing date are not established yet.
- When will this go to the Commission?
  - The Lowry Ranch CAP is scheduled for hearing on June 26, 2024.
- Will there be a public comment period at the Hearing on June 26 and/or is there consideration for a separate one.
  - There will be a time for the public to give comment when the Lowry Ranch CAP goes to hearing. Any decision on a separate date for public comment will be made at a date that is closer to hearing.
- What opportunities are there for members of the public to engage with the CDPHE during the CDPHE consultation component of the CAP process?
  - While the consultations required by ECMC Rule 314 are not intended to include direct public comment or participation, CDPHE like any agency, can be contacted by members of the public if they have questions or comments regarding a pending matter.
- How is other oil & gas development in the area taken into consideration in approving CAPs and OGDPs?
  - For CAPs, Rule 314.e.(3).L requires the application to include existing, permitted, and proposed locations within the CAP boundaries. ECMC Staff also reviews similar locations adjacent to the CAP boundaries. For all locations, ECMC Staff considers potential impacts and operational timing.
  - For OGDPs, Rule 303.a.(5).C requires an applicant to include on their Form 2B information about other oil and gas locations within one mile of the proposed new location. Additionally, Rule 304.b.(7).G requires that with the Form 2A submission of a map showing all existing, approved (unbuilt), and proposed oil and gas locations within 2,000 feet of the OGD development area.
- How are other non O&G developments in the area, such as the Waste Management site nearby the Superfund Site, taken into account regarding Cumulative Impacts in the CAP area?
  - ECMC Staff has engaged in early communication with local land managers and other regulatory entities in and near the Lowry CAP, including the EPA, to get a better understanding of those non-O&G developments. Additional consultation will commence during the formal consultation period. It is also important to note that Crestone has committed in writing to EPA that it no longer intends to drill under the Lowry Landfill superfund site.

- If ECMC has a goal of combining pads to reduce impact, like in a CAP, how can that process take place if operators are allowed to request permits for one well pad at a time? For example, the State Bierstadt expansion is located within the Lowry Ranch CAP. How is Cumulative Impact evaluated if well pads are looked at one at a time?
  - Consolidation of operations is encouraged (see ECMC Rule 1002.e) to minimize surface disturbance and reduce potential impacts. The CAP process was established to enable applicants and the Commission to consider multiple locations and operations over a large geographic area in order to evaluate (and avoid, minimize, and mitigate) the cumulative impacts from those locations. For those locations subject to an approved CAP, a subsequent OGDG application is also required. This creates a “double review” process, by which the Commission reviews the large-scale CAP information and the individual location information to understand both incremental and cumulative impacts.

Public comment:

- How do I make a comment on this OGDG?
  - Public comments will be taken through a link on the ECMC website at <https://ecmc.state.co.us/permits4.html#/CAP>. Public comments from this portal and the pre-completeness comments will be available to the Commission.
- Will comments received (120 of them) prior to the Completeness Review be part of the record and will the Commission see them?
  - The comments received through the comment portal will be part of the record and available to the Commission. The comments received during the public comment period will also be part of the record and available to the Commission.

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