STATE OF COLORADO

Yeldell - DNR, Amy <amy.yeldell@state.co.us>

RE: New App

1 message

Megan Orloff <morloff@rccwest.com> Thu, Nov 30, 2023 at 1:07 PM
To: "Yeldell - DNR, Amy" <amy.yeldell@state.co.us>, Ivan Geer <igeer@rccwest.com>
Cc: Andy Azcarraga <andy.maconcrete@gmail.com>, Travis Marshall <travis.marshall@state.co.us>

Hi Amy,

Please see attached for a redacted version of Exhibit D Mining Plan. This is the same version that is on file with the Mesa County Clerk's Office.

Thank you,

Megan Orloff

River City Consultants

(O) 970-241-4722
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From: Yeldell - DNR, Amy <amy.yeldell@state.co.us>
Sent: Thursday, November 30, 2023 10:04 AM
To: Ivan Geer <igeer@rccwest.com>
Cc: Megan Orloff <morloff@rccwest.com>; Andy Azcarraga <andy.maconcrete@gmail.com>; Travis Marshall <travis.marshall@state.co.us>
Subject: Re: New App

Ivan,

If the information meets the criteria of Rule 1.3.(3) and Rule 6.4.4(f)(i), then yes it can be confidential but as currently submitted there is no Mining Plan for the public to review. They cannot see any of the details addressing the requirements Rule 6.4.4. Please resubmit with only the specific ranges redacted or key sentences as necessary. If you send us a copy highlighting the confidential areas we can redact prior to uploading to laserfiche.

On Wed, Nov 29, 2023, 3:54 PM Ivan Geer <igeer@rccwest.com> wrote:

> We used to be able to keep some items confidential. Can we keep any of it confidential?
>
> Ivan Geer
>
> Principal
>
> 970-241-4722 Office

Exhibit D
Mining Plan
CONFIDENTIAL

1. General Mining Plan

The property boundary has been surveyed on site and the permit area will be surveyed prior to any site disturbance. Exhibit D-1 shows the Mining Plan Map.

Primary access to the property is from Coffman Road. The property has an approved Preliminary Access Location Permit from Mesa County to Coffman Road. The access point is located at the northeast corner of the site. The Traffic Impact Study (TIS) shows this project does not require upgrades to the intersections of the haul route to US-50 or a CDOT Access Permit for Hookless Blvd & US-50.

The estimated gravel deposit on the hilltops within the permit area is [redacted] cubic yards. It is anticipated that approximately [redacted] tons per year will be mined. The maximum total tonnage sold from the site in any one calendar year is [redacted] tons. The total disturbed area is approximately 83.4 acres, and the total permit area is approximately 231.6 acres. A breakdown of the estimated areas is included in Table D-1.

Table D-1

Permit Area Description	Acreage
1. Scale and Initial Mining Road	4.7
2. Phase 2 & 3 Haul Road	0.9
3. Phase 4 Haul Road	2.0
2. Phase 1	40.5
3. Phase 2	2.7
4. Phase 3	18.4
5. Phase 4	10.1
6. Hot Plant	0.4
7. Stockpile Area	3.7
Subtotal – Affected Area	**83.4**
8. Other (Outside Affected Area)	148.2±
Total Permit Area	**231.6±**

The deposit will be mined in a four-area sequence, beginning with the central area, which is called Phase 1. Phase 2 is a small area located to the west of Phase 1. Phase 3 is a lower hill in the southwest corner of the property, and Phase 4 is located in the northwest corner.

The proposed maximum disturbed area that is unreclaimed at any given time is 19 acres, which includes the scale and initial mining road, hot plant, unreclaimed slopes, and the stockpile area. Five (5) acres will be actively mined at any given time, and five (5) acres will be reclaimed. This total acreage will not increase as slopes will be reclaimed during the mining process. The stockpile area will be reclaimed and the stockpiles migrated into the Phase 1 mining area to maintain the maximum proposed disturbed area as the mining progresses.

The depth of the deposit varies on average between four (4) to twenty (20) feet, with a possible maximum depth of 50 feet, located primarily at the tops of the knolls on the project property. The overburden is approximately 1.5-2 feet thick. Below the material to be mined is bedrock.

The post-mined land use is residential development. The permit area is included in the Whitewater Community Plan (Amended July 14, 2011) and is zoned as Residential Medium Low. Figure 7, Future Land Use Map, Coffman Road Area, is included as Exhibit D-2. The permit area has no adjacent houses and is generally sounded on all sides by other mining operations, undeveloped vacant land, or BLM land.

Topsoil, overburden, and gravel will be removed using loaders, dozers, or scrapers in all pits, establishing a vertical wall along the outer edges of the mined areas.

The mining roads will be forty feet wide and will be graded to be no steeper than 10 percent longitudinally. Culverts will be added at low points to convey any potential runoff under the road during storm events.

A protected trail crossing with signage will be constructed at the crossing with the Old Spanish Trail. Other than this protected crossing, the Old Spanish Trail and Gunnison River Bluffs Trail are outside the affected/disturbed areas.

Phase 1:

This location has the largest gravel deposit on the property. Topsoil stripped from the initial 5 acre Phase 1A mining area will be used to construct a berm to capture stormwater runoff along the edge of the disturbed area. As the operation advances, additional portions of the berm will be built from the topsoil excavated. All overburden from the stripping of the initial portion of Phase 1 will be stockpiled on an area to the west of Phase 1, as indicated on Exhibit D-1 Mining Plan Map.

Mining will begin on the west side of Phase 1 and progress in stages with excess overburden used to reclaim the previous stage and maintain stormwater collection berms. Overburden will be placed in an even layer over the exposed bedrock. Gravel will be processed on-site and delivered to the scales in the northeast corner of the permit area via the proposed haul road. Phases 1G and 1H will be the last phases to be mined within this area, maintained as a wraparound area and visual buffer.

Runoff will not be allowed to flow offsite from the disturbed areas. As the berms are built, hay bales will be placed along the outside toe of the berm to provide alternate sediment control there. The berm will be seeded with an immediate cover crop of oats, at a rate of 80 lbs per acre. Since this location is extremely dry, the cover crop of oats will provide stability for the soil, and the roots will lessen erosion and provide nitrogen fixing and soil improvement. Within 12 months of placement, the berms will be seeded with the permanent seed mix listed in Exhibit E Reclamation Plan.

As mining continues beyond the initial 5 acres, slopes between the active mining area and adjacent yet-to-be-mined areas will occur at 1V:1H. Overburden will be placed to over the bottom of the mined out pit area and some could be sold as structural fill or could be placed in the stockpile area.

Phase 2:

Upon completion of mining in Phase 1, topsoil from Phase 2 will be used for a stormwater berm around the mining area for Phase 2. Remaining topsoil and overburden will be removed and used for reclamation of Phase 1 as needed.

Phase 3:

The process will be repeated with topsoil and overburden from Phase 3 used for a stormwater berm and for Phase 3 and reclamation material for Phase 2. Phase 3 may be used as a source of extra overburden for other mining phases as needed. Phase 3 is anticipated to have smaller gravel deposits than the other mining phase areas. The west and south sides of Phase 3 will be mined at 1H:1V and will be reclaimed to 1V:3H slopes.

Phase 4:

As in the other mining phases, topsoil from Phase 4 will be used for a stormwater berm, and overburden may be used for reclamation of Phase 3 as needed. This mining phase will focus on aggregate deposits on the hilltops. As needed, excess overburden from other Phases will be used for the reclamation of Phase 4. After mining Phase 4 is complete, that phase will be reclaimed, and all facilities will be removed from the permit area. Final site reclamation is discussed in Exhibit E Reclamation Plan.

2. Mining Timetables

The following timetables are a best estimate of the sequence of operations for the life of the mine for the four Phases, assuming the anticipated annual average of [redacted] tons per year mined and sold. Due to wide fluctuations in demand, these numbers may change and should only be taken as an approximation. If large contracts are awarded to the site, production could increase and reduce the life of the gravel mine. The maximum total tonnage sold from the site in any one calendar year is [redacted] tons.

The following mining timetable is based on a reasonable projection of average production rates.

Phase	Mining/Time	Reclamation Time
1	Begin 2024 – 2036 (12 years)	Ongoing
2	Begin 2036 – 2037 (1 years)	Ongoing
3	Begin 2037 – 2037 (1 years)	Ongoing
4	Begin 2037 – 2038 (1 years)	5.0 months

The expected life of this operation is approximately 14-15 years, depending on market conditions.

Table D-2

Task	Description	Time Needed (months)	
1	Strip Topsoil	0.5	
2	Strip overburden from Pit 1 to stockpile	0.5	
3	Bring in crushing equipment, scales	0.5	
4	Mine Pit 1, reclaiming as mining progresses	150	
5	Mine Pit 2, reclaiming as mining progresses	9	
6	Mine Pit 3, reclaiming as mining progresses	9	
7	Mine Pit 4, reclaiming as mining progresses	9	
8	Reclaim final portion of Pit 4	5	
9	Removal of all facilities	0.5	
10	Grade and prepare all reclaimed areas for revegetation prior to land development	1	
		185	**Months**
		15.4	**Years**

3. Mine Facilities and Operation

The facilities for this mine site will be portable, and will consist of a crushing/screening plant, portable asphalt hot plant, portable truck scale, and house/office trailer. Mobile equipment will consist of dozers, front end loaders, pit trucks for hauling topsoil and overburden, maintenance equipment, and off site trucks for hauling products off site. A water truck will be used to water dust sensitive areas. The portable facilities will be placed as indicated on Exhibit D-1 Mining Plan Map, or within areas already mined. Only minor fuel storage is anticipated on site for refueling mining operations equipment. An approximately sized 500-gallon steel tank located in a stock tank secondary containment is planned to be located within the stockpile area. An SPCC Plan will be filed for the site, if required. Tank inspections and ground inspections will occur daily on the site. The Colorado Department of Public Health and Environment (CDPHE) will be notified in case of any spills over 25 gallons or a total of 40 gallons over the period of one year on site. Portable mining equipment such as loaders, dozers, trucks, and excavators will be serviced on an as-needed basis from portable service trucks making short visits to the site. Upon reclamation, all equipment will be removed from the site.

The operator commits to clearly marking the permit boundary with stakes surveyed on site as required by the DRMS. The site will used existing roads to haul finished product to its final destination. It is planned that the material may be used to re-surface existing roads, make asphalt, or provide base material for any projects within an economically viable distance from the site.

In addition to the listed above facilities, the following are ancillary to the mining and processing activities:

- Parking for workers
- Equipment storage and maintenance
- Portable toils

The project site will be used for import, export, storage, and resale of materials including sand, gravel, soil, rock, recycled asphalt, and recycled concrete with potential on-site processing during the life of the

mine. In addition, clean fill may be imported and placed permanently on site with geotechnical engineering oversight.

4. Topsoil and Overburden Handling

Topsoil will be stripped to create stormwater berms for each respective mining phase area. Overburden will be stockpiled and used as needed for reclamation slopes and placing on bedrock over the mining areas. Topsoil and overburden volumes assume an existing depth of 0-3" for topsoil and 18" for overburden. Soils in the permit area are rocky and shallow. Table D-3 shows a balance of the topsoil and overburden stripped versus the amount used in berms and reclamation of the mined areas. There will be no permanent backfilling above existing terrain anywhere in the permit area. The entire permit area is outside the Gunnison River 100-year floodplain.

Table D-3

	Topsoil and Overburden Volumes (CY)					
Phase	Topsoil	Overburden	Topsoil for Berm	Slope Reclamation	Excess Overburden	Total
1	16,335	98,010	16,335	N/A	98,010	114,345
2	1,089	6,534	1,089	N/A	6,534	7,623
3	7,421	44,528	7,421	13,333	31,195	51,949
4	4,074	24,442	4,074	N/A	24,442	28,650

Table D-3 shows there is more than enough overburden and topsoil available to reclaim the mined areas.

5. Schedule of Operations

Contact awards will determine the amount of activity at the site. Although mining operations are dictated by demand, the maximum rates as set forth in the mining plan will not be exceeded. Mining, screening, processing, and product sales will take place year-round, but reduced production may occur during the winter. Mining, processing, and trucking will be scheduled from 6:00 AM to 7:00 PM, Monday through Saturday, at maximum scheduling. However, many periods will see much less activity.

6. Mesa County Impacts and Environmental Impacts

Surrounding land uses include Conservation/Mineral Extraction to the east and south, BLM to the west, and Mesa County and Business Park Mixed Use to the north. No existing residential uses are adjacent to the permit area. The end use of the permit area is Residential Medium Low (RML), at 2-4 dwelling units per acre, according to the 2011 Whitewater Community Plan. For the purposes of this DRMS permit, the site will be reclaimed to rangeland as an interim condition prior to development.

No unwanted stresses on Mesa County utilities or service providers are projected due to this gravel mining operation.

7. Water Information, Rights, and Augmentation

All water issues such as availability of water for this operation, consumption rates, dust control, etc. are presented in Exhibit G – Water Information.