




MINERALS PROGRAM INSPECTION REPORT
PHONE: (303) 866-3567

The Division of Reclamation, Mining and Safety has conducted an inspection of the mining operation noted below. This report documents observations concerning compliance with the terms of the permit and applicable rules and regulations of the Mined Land Reclamation Board.

MINE NAME: Cogburn Sand, Gravel, and Reservoir Project	MINE/PROSPECTING ID#: M-2025-016	MINERAL: Sand and gravel	COUNTY: Weld
INSPECTION TYPE: Preoperation Inspection	WEATHER: Clear	INSP. DATE: June 4, 2025	INSP. TIME: 10:00
OPERATOR: Raptor Materials LLC	OPERATOR REPRESENTATIVE: Garrett Varra, Andy Geisler	TYPE OF OPERATION: 112c - Construction Regular Operation	
REASON FOR INSPECTION: Pre-operation Inspection	BOND CALCULATION TYPE:	BOND AMOUNT: No Bond Held	
DATE OF COMPLAINT: NA	POST INSP. CONTACTS: None	JOINT INSP. AGENCY: None	
INSPECTOR(S): Joel Renfro	INSPECTOR'S SIGNATURE: 	SIGNATURE DATE: July 3, 2025	

GENERAL INSPECTION TOPICS

This list identifies the environmental and permit parameters inspected and gives a categorical evaluation of each. No problems or possible violations were noted during the inspection. The mine operation was found to be in full compliance with Mineral Rules and Regulations of the Colorado Mined Land Reclamation Board for the Extraction of Construction Materials and/or for Hard Rock, Metal and Designated Mining Operations. Any person engaged in any mining operation shall notify the office of any failure or imminent failure, as soon as reasonably practicable after such person has knowledge of such condition or of any impoundment, embankment, or slope that poses a reasonable potential for danger to any persons or property or to the environment; or any environmental protection facility designed to contain or control chemicals or waste which are acid or toxic-forming, as identified in the permit.

(AR) RECORDS----- <u>N</u>	(FN) FINANCIAL WARRANTY----- <u>N</u>	(RD) ROADS----- <u>Y</u>
(HB) HYDROLOGIC BALANCE----- <u>Y</u>	(BG) BACKFILL & GRADING----- <u>N</u>	(EX) EXPLOSIVES----- <u>N</u>
(PW) PROCESSING WASTE/TAILING---- <u>N</u>	(SF) PROCESSING FACILITIES----- <u>N</u>	(TS) TOPSOIL----- <u>N</u>
(MP) GENL MINE PLAN COMPLIANCE- <u>N</u>	(FW) FISH & WILDLIFE----- <u>N</u>	(RV) REVEGETATION---- <u>N</u>
(SM) SIGNS AND MARKERS----- <u>Y</u>	(SP) STORM WATER MGT PLAN---- <u>N</u>	(RS) RECL PLAN/COMP-- <u>N</u>
(ES) OVERBURDEN/DEV. WASTE----- <u>N</u>	(SC) EROSION/SEDIMENTATION-- <u>N</u>	(ST) STIPULATIONS----- <u>N</u>
(AT) ACID OR TOXIC MATERIALS----- <u>N</u>	(OD) OFF-SITE DAMAGE----- <u>N</u>	

Y = Inspected / N = Not inspected / NA = Not applicable to this operation / PB = Problem cited / PV = Possible violation cited

OBSERVATIONS

This was a pre-operational inspection of the proposed Cogburn Sand, Gravel, and Reservoir Project mine conducted by Joel Renfro with the Division of Reclamation, Mining and Safety (Division/DRMS) on June 4, 2025. Garrett Varra and Andy Geisler were present during the inspection and represented Raptor Materials LLC. This inspection was conducted as a part of the 112c new permit application process. The weather was sunny and clear during the inspection. **Photos 1-19** taken during the inspection are included with this report.

The Cogburn Sand, Gravel, and Reservoir Project new 112c permit application was filed with the Division on March 28, 2025. The current decision date is set for August 15, 2025. The applicant published public notices in the newspaper for four consecutive weeks as required by Rule 1.6.2(d). The last notice was published on April 27, 2025 and the public comment period ended on May 17, 2025. Comment letters were received by Colorado Parks and Wildlife and Division of Water Resources. Additionally, two timely objections to the application were received by the Last Chance Ditch Company and Acord St. Vrain Valley Ranch, LLC.

The proposed operation is located in Weld County, approximately 10 miles northeast of the town of Firestone and 4.4 miles southwest of the town of Platteville, adjacent to the west of Co Rd 17 and north of Co Rd 28, with the St. Vrain River running through the northwest corner. The proposed permit area is 196.4 acres. The land and substances to be mined are owned by Raptor Materials LLC.

Public notice signs were observed along Co Rd 17, near the proposed site entrance, and in the southeast corner of the proposed permit boundary (at the corner of Co Rd 17 and Co Rd 28). The proposed site entrance can be accessed from the west of Co Rd 17, northeast of the proposed pits to be mined. This entrance was not accessible at the time of inspection due to construction near the entrance from the County replacing a bridge and a water pipeline installation for the City of Thornton. For this inspection, the site was accessed from the south on a dirt road north of Co Rd 28. Based on the mining plan, it appears that this road will be removed during mining.

The proposed permit boundary is in a zig-zagged shape northwest of the corner of Co Rd 28 and Co Rd 17. The current boundary markers vary throughout the site with markers being a mix of roads, rope fences, or no markers at all.

The application proposes 3 pits. The South Pit (P125_S1) will be approximately 10.4 acres and will be backfilled. The Eastern Pit (P125A) will be approximately 22.1 acres and will be a clay-lined reservoir. The Central Pit (P125B) will be approximately 28.2 acres and will also be a clay-lined reservoir. Approximately 60.7 acres will be extracted during this operation. The proposed eastern pit is within 400 feet of an unnamed tributary that traverses the site. A mineral reserve area has been identified in the northwest corner of the site and is adjacent to the St. Vrain River. There are no proposed plans to mine the reserve area, but the applicant identified this area as somewhere they may potentially want to mine in the future. The proposed post-mine land use is developed water resources. The plan details backfilling and reseeded the south pit (P125_S1). The other two pits (P-125A and P-125B) are planned to have constructed clay liners with grass embankments.

Some structures within the proposed permit area are planned to be removed. Specifically, there are oil and gas structures located just northwest of the proposed Central Pit (P125B). On site, it was mentioned that these structures were planned on being removed this upcoming fall. There are also dirt roads throughout the site that will be removed as pits are expanded.

The current land use is cropland. The proposed pits in the application are set to be over areas presumed to be former farmland. No crops are growing on site at the moment. The vegetation throughout the proposed permit area is mostly comprised of grasses and forbs. Alfalfa makes up most of the South Pit (P125_S1) and Central Pit (P125B) areas, which were historically areas used for cropland. Riparian corridors throughout the site include the St. Vrain River and the unnamed tributary. These riparian areas included typical vegetation and woody species that would be found near water such as cottonwoods and willows.

Several noxious weed species were observed during the inspection including Canada thistle, cheatgrass, scotch thistle, common teasel, bindweed, Russian olive, and tamarisk. It is apparent that noxious weed management will pose a challenge for this operation, especially during reclamation. When asked about weed management, the applicant explained on site and in the application that mechanical removal methods will be used first and chemical options will be pursued if necessary. The use of chemical herbicide is restricted in this area due to the proximity of this site with an organic dairy farm northwest of the proposed permit area.

The northwest corner of the proposed permit area was not inspected. This area was not accessible from within the site, as it could only be accessed through crossing the St. Vrain River. There are no proposed plans to disturb that area northwest of the St. Vrain.

An adequacy review letter was issued by the Division on July 2, 2025. The Division is awaiting a response to the letter from the applicant.

This concludes the report.

Any questions or comments regarding this inspection report should be forwarded to Joel Renfro at the Colorado Division of Reclamation, Mining, and Safety, 1313 Sherman Street, Room 215, Denver, CO 80203, via telephone at (720) 812-2002, or email at joel.renfro@state.co.us.

PHOTOGRAPHS



Photo 1. Public notice sign located in the southeast corner of the proposed permit boundary on the corner of Co Rd 28 and Co Rd 17.



Photo 2. Public notice sign east of the permit boundary along Co Rd 17.



Photo 3. The southeast corner of the proposed permit boundary, looking north.



Photo 4. Gas structure in the southeast corner of the proposed permit boundary.



Photo 5. The Last Chance Ditch with water flowing in it, looking north.



Photo 6. A field of mostly alfalfa that is the location of the proposed P-125A pit, looking northwest.



Photo 7. The conveyor belt running just outside of the proposed eastern boundary along Co Rd 17, looking east.



Photo 8. Ditch running down the middle of the proposed P-125B pit, looking south.



Photo 9. Water diversion structure.



Photo 10. The Last Chance Ditch, looking south.



Photo 11. Monitoring well located in the northwest of the site.



Photo 12. Monitoring well located in the north of the site.



Photo 13. Oil and gas structures to be removed prior to operation, located northwest of the proposed P-125B pit.



Photo 14. A stream that runs through the site, looking south.



Photo 15. Oil and gas structures northwest of the proposed P125B pit, looking southeast.



Photo 16. A pre-existing dirt road that runs through the identified “mineral reserve area” looking west.



Photo 17. A monitoring well located near the St. Vrain River, looking north.



Photo 18. A boat ramp leading to the St. Vrain River, looking northwest.



Photo 19. A Tamarisk tree found in the northern part of the proposed permit boundary, looking north.

Inspection Contact Address

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