



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adgov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: Tucson South / EXG2020-00001

Case Manager: Greg Barnes

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: Response to Comments

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Addressing, Building Safety, Neighborhood Services,~~

Engineering, Environmental, Parks, Planner, ROW, SIA ~~Finance, SIA, Attorney~~

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 9/8/2020

Project Number: EXG2020-00001

Project Name: Tucson South

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 09/08/2020

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The application is for a Conditional Use Permit within the A-1 zone district with NRCO overlay to allow for extraction use. The site is heavily impacted by floodplain and floodway.

PLN02: My apologies if my comments are already addressed in your submittal. When over 900 pages of material is submitted, it becomes difficult for the public, agencies, and our staff to adequately review the information. Please consider being more concise and remove duplicate information from your resubmittal.

PLN03: I would like to see a summarized description of process and timeline. You say that there will be no trucking, yet there are hauling roads. Clearly some hauling has to occur to construct the berms. What is the timing of berm installation? Timing of conveyor installation? Are there metrics that will be met to ensure the eight year timeline?

PLN04: What happens in 2028 if the work isn't done? What guarantees can be placed to ensure that promises are being kept?

PLN05: Plans for reclamation don't show detail of fence or trail that are mentioned in your application. We will want to see these.

PLN06: After reclamation, how will landscaping be irrigated and maintained?

PLN07: Criterion #4 of the approval criteria for conditional use permits states that the conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation. Based on the surrounding area, presence of floodplain, and proximity to heavily populated areas into Brighton, there are concerns that this criterion will not be met.

PLN08: I would like to know more about conveyor. Will it generate noise? What will it look like? I believe that the application only provides detail on the road crossing.

PLN09: When will conveyor easements be secured and finalized? What is the likelihood that the conveyor will need to be relocated?

PLN10: Is there any opportunities for displacing the floodplain to allow for berming along Highway 7? Can screening be achieved by breakaway fencing?

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 09/04/2020

Email: memmens@adcogov.org

Resubmittal Required

Review complete with comments. See doc # 6097935. Re-submittal required.

Commenting Division: ROW Review

Name of Reviewer: Mark Alessi

Date: 09/02/2020

Email:

Resubmittal Required

ROW1: Tucson Street is classified as a collector street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 40 feet (80ft for full street). Submit legal description and exhibit of right of way dedication.

ROW2: The applicant has indicated on the site plan submitted that they will be dedicating additional right of way to bring Tucson Street up to collector width standards.

ROW3: Services of a licensed Professional Land Surveyor should be secured to create the plat.

ROW4: Submit legal description and exhibit of right of way dedication.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 08/28/2020

Email:

Complete

Recommended Conditions of Approval:

1. The applicant will install two (2) continuous, real-time Particulate Matter (PM) monitors along the southwest and northeast property line that are capable of providing real-time emissions data for PM-2.5, PM-10 and Total-PM to monitor fugitive dust during all project phases including site preparation and active mining.
2. The applicant shall report any documented exceedance of the 24-hour ambient air quality standard for particulate matter to the Adams County Environmental Program Manager within 8-hours of such occurrence. Concurrent APCD notification may be required.
The applicant shall co-locate wind gauges with datalogging capabilities to track wind speed and direction with the PM monitors.
3. Records of wind speed and direction shall be included in the monthly air monitoring reports provided to Adams County Environmental Program Manager.
4. Mining and material moving operations shall cease when sustained wind speeds equal or exceed 25 mph or when wind gusts exceed 35 mph.
5. Records of high wind speed shutdowns shall be maintained and included in the monthly air monitoring report submitted to Adams County, as applicable.
6. The applicant shall provide Adams County notification of all complaints received pertaining to offsite impacts and resolution of such complaints as part of the monthly air monitoring report, as applicable.
7. The applicant will provide the County with a copy of the Annual Reclamation Report as submitted to the Division of Reclamation and Mining, and Safety.
8. If any construction is planned to occur between October 15th and July 31st, raptor and bald eagle surveys shall be conducted by a qualified biologist prior to disturbance. Survey reports shall be provided to both Adams County prior to commencement of mining operations.
9. If additional raptor nests are discovered or activity status changes, impacts to nest locations shall be minimized using the buffer zones and seasonal restrictions approved by CPW (2020).
10. A permanent, dedicated oil and gas well maintenance and work-over setback of not less than fifty (50) feet in width and 100 feet in length shall be established for each plugged and abandoned well within the project boundaries. There shall be public access for ingress and egress to the setback of not less than twenty feet.
11. The applicant shall obtain a separate inert fill permit prior to importing additional fill material if necessary to complete mined area reclamation.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 08/28/2020

Email:

Comment

ENV1. There are two plugged and abandoned oil and gas wells owned by Great Western Operating Company located within the proposed mining project limits. Well API 00106980 is located within the western portion of parcel 0157101300002 and well API 00107140 is located along the northwest edge of parcel 0157101100002.

ENV2. For site-specific development plans which contain plugged and abandoned wells, there shall be a dedicated well maintenance and workover setback for each well, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.

ENV3. Meteorological station/wind gauge capable of logging both wind speed and direction shall be co-located with PM monitors.

ENV4. A requirement to provide to the County as part of the monthly air monitoring reports, associated wind data, records of high-speed wind shutdown periods, and information on the resolution of complaints pertaining to off-site impacts will be recommended as a condition of approval.

ENV5. AI should also consult with Adams County Open Space and Parks Department, local NRCS district office and consider consulting with Colorado Native Plant Society in regard to tree and plant selection and appropriate native grass seed mix for site restoration.

ENV6. The applicant has stated all backfill materials necessary for site reclamation will come from on-site mining activities. Please note that a separate inert fill permit must be obtained prior to importing additional fill materials that may be necessary to complete reclamation activities.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 08/28/2020

Email:

Comment

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Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 08/24/2020

Email: aclark@adcogov.org

Complete

PRK1: Parks is pleased that the parcel south of Highway 7 has been removed from consideration for mining in this case. Regarding the question of donating the parcel to the County, Parks is open to discussing this.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 08/13/2020

Email: gjbarnes@adcogov.org

External Agencies Selected

Aggregate Industries
Tucson South Resource
Case # EXG2020-00001

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0327H & 08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, a portion of the project site is located within a special flood hazard delineated area; If construction activity occurs in this area of the project site, A floodplain use permit will be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area; and Adams County Stormwater (SWQ) Permit will not be required. The installation of erosion and sediment control BMPs are expected.

ENG3: The Trip Generation Letter (TGL) submitted with the application has been reviewed. Although County Staff is in agreement with the methodology used in the TGL, it is hard to believe that there will only be 6 employees working on this site. Will there be visits by supervisors, inspectors, equipment repair crews, how often will water trucks be visiting the site? Please add more information about the site operations so that staff can determine if the trip generation is acceptable.

ENG4: The developer is responsible for the repair or replacement of any County infrastructure that is broken or damaged because of the operations.

ENG5: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG6: The submittal documents indicate that the site will be served by several conveyor belts. The locations of the conveyor belts are not clearly shown. Revise the plans to clearly indicate where the conveyor belts will be located and exactly where the below grade roadway crossings will be located.

ENG7: As mentioned, the site is to be served by several conveyor belts that will take six (6) months to construct. Will there be any hauling of material before the conveyor belts become operational?

ENG8: Prior to the commencement of any type of operations, including site preparations, clearing and grubbing, staging of equipment, etc. The applicant must submit for review and approval all construction documents (i.e. site grading plans, conveyor belt construction plans, erosion and sediment control plans, traffic impact study's, drainage reports, etc).

ENG9: All roadway accesses from E 168th Ave and Tucson St. into the development must be permitted by the County. Access permits will be reviewed and approved with the Engineering Review of the site construction documents (See Comment ENG8 above). The County would prefer to limit access to this development. Preferably the County would allow one access to be permitted off E 168th Ave (for both parcels) and two access points off Tucson St. (one on either side of the roadway and facing each other). However, the Fire District may require additional access points. If the District does require additional

accesses to the properties, a letter or map, from the District, showing where the additional access should be located must be submitted to the County.



City of Brighton
Community Development
500 South 4th Avenue
Brighton, CO 80601
303.655.2059 Office
www.brightonco.gov

August 21, 2020

Adams County Community and Economic Development Department
4430 S. Adams County Pkwy.
Suite W200A
Brighton, CO 80601

Re: Aggregate Industries Mining (Case No. EXG2020-00001)

Mr. Barnes,

On behalf of the City of Brighton, I appreciate the opportunity to comment on the proposed conditional use permit for the Aggregate Industries Mining project. The comments below are based on the Case Number EXG2020-00001 and the referral attachments sent to the City of Brighton on August 13, 2020.

The City of Brighton would appreciate the opportunity to work with Adams County and Aggregate Industries on a way to mitigate any impacts of the proposed mining operation on the City's infrastructure and on the health, safety, and welfare of the citizens of Brighton and the surrounding area. Some of the most significant impacts to Brighton will be regarding the use of conveyors, lighting, noise, visual impacts, and hours of operation.

Based upon the Executive Summary of the Tucson South Resource Conditional Use Permit, which was attached to the August 13, 2020 referral package (the "CUP Plans"), The applicant, Aggregate Industries (AI) states that the originally proposed plans have been narrowed in scope to only include onsite excavation and direct conveyance to the existing Wattenberg Lakes Resource Site. This will eliminate the need for truck traffic associated with the transport of mining materials. Additionally, the 24 acre south parcel (located southeast corner of Bridge Street and the Tucson Street alignment) will no longer be mined. The CUP Plans also state that the mining operations will be completed within eight (8) years from the time of conveyor installation. Hours of operation are proposed to be 7 am to 7 pm Monday through Saturday. A third party air quality consultant will be utilized to install two (2) real-time air quality monitors on the site.

Bridge Street (HWY 7) Right-of-Way Dedication:

The City would like to ensure that AI dedicate adequate right-of-way (ROW) for the eventual expansion of Bridge Street and to take this land dedication into consideration prior to planning the site and when laying out the berms, trail, fencing, and landscaping.

Lighting:

The City requests that all lighting on the site be contained completely on site, with cut-off lighting fixtures, to prevent light from spilling off-site. In addition, the City requests that light poles be no higher than 35-feet tall within 300' of an adjacent roadway and no higher than 50-feet tall at the interior of the site. The City also requests that the lighting levels would be limited to no more than 15 lumens per square foot in any specific spot, and no more than 100,000 lumens per gross acre (average of 2.3 lumens per gross acre), measured from between three (3) and five (5) feet above finished grade.

Landscaping and Reclamation:

In order to reduce the visual and other impacts to the City of Brighton, the City requests that all mining operations be setback 50-feet from Tucson Street and Hwy 7 in order to accommodate landscaped berms and future roadway improvement/expansion projects.

The City previously negotiated the following conditions during the mining application in 2011. We would appreciate your help in assuring that these conditions be placed on the current conditional use through the county. The City requests that the County and the operators, Aggregate Industries (AI) meet with City staff to establish a reclamation plan, including a landscaping and trails plan prior to approval of the conditional use. More specifically, the City requests the following:

- That landscaping be installed on the site during the first spring planting season, after all necessary permits for the mining are obtained.
- That, prior to installing the landscaping, AI work with City staff to determine the location of future trails along the Hwy 7 and Tucson Street corridors, and that AI install landscaping along these roadways in a location that will ensure that a trail can be installed in the future, without disturbing the trees and shrubs and other landscaping.
- That the landscaping shall have a native, irregular character to compliment the riparian corridor and shall include native and adaptive species.
- That AI install an irrigation system to ensure that the plantings are established, and that AI maintain the plantings during the mining and reclamation process.
- That AI shall install a grass berm, a minimum of 12-feet tall at the southwest corner of the property to help screen the line of sight to the north, into the mine, from Hwy 7.

Thank you, again, for the opportunity to comment on the proposed project. We appreciate the opportunity to work with the County's staff and Aggregate Industries to ensure the needs and concerns of all parties are adequately addressed.

Cordially,



Jason Bradford, AICP
Planning Manager

Greg Barnes

From: BFR Plan Reviews <planreviews@brightonfire.org>
Sent: Tuesday, September 8, 2020 8:06 AM
To: Greg Barnes
Subject: RE: For Review: Tucson South (EXG2020-00001)

Please be cautious: This email was sent from outside Adams County

Good morning,

At this time the Fire District has no comments or concerns.

Thank you!



Carla Gutierrez

Fire Inspector
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton CO 80601
Office: 303.654.8042 / Cell: 720-684-7669
www.brightonfire.org

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, August 13, 2020 3:28 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Tucson South (EXG2020-00001)

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit to allow extraction use in the Agricultural-1 (A-1) zone district**. This request is located near 12255 East 160th Avenue. The Assessor's Parcel Numbers are: 0157101000016, 0157101000017, 0157101000028, 0157101000033, 0157101000034, 0157101000035, 0157101002001, 0157101100002, 0157101200010, 0157101300001, 0157101300002.

Applicant Information:

CHANCE ALLEN
AGGREGATE INDUSTRIES - WCR, INC
1687 COLE BLVD
SUITE 300
GOLDEN, CO 80401

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 09/07/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases. Thank you for your review of this case.



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

Beginning July 27, 2020, my work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm

Greg Barnes

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Wednesday, August 19, 2020 2:54 PM
To: Greg Barnes
Cc: Bradley Sheehan - CDOT
Subject: EXG2020-00001, Tuscon South

Please be cautious: This email was sent from outside Adams County

Greg,

I have reviewed the referral request for a CUP to allow extraction use located near 12255 East 160th Avenue and have the following comments:

- A review was done by CDOT Hydraulics in 2019 of the Drainage letter for this proposed mining operation. At that time Hydraulics had no major concerns. If there have been any changes to the plan or if the drainage has been updated we would like to review a copy.
- If any work is proposed in the State Highway 7 Right-of-Way a permit from our office will be required. Application can be made online at the following link: <https://cdotpermits.force.com/utilitypermits/s/login/>
- Any signing for this mining operation must be on premise and cannot be either partly or wholly in the state highway Right-of-Way.
- It is understood that the mined aggregate will be taken North by conveyor to the Wattenberg/Platte Valley facility in Weld County and the impact State Highway 7 will be low. If this is incorrect, we will want to review the updated Traffic Study.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



August 25, 2020

Greg Barnes
Adams County Planning & Development Department
Transmission via email: CBarnes@adcogov.org

Re: Aggregate Industries - WCR, Inc.- Conditional Use Permit
Case no. EXG2020-00001
Sec. 1, T1S, R67W, 6th P.M.
Water Division 1, Water District 2

Dear Mr. Barnes,

This referral does not appear to qualify as a “subdivision” as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The applicant (Aggregate Industries-WCR, Inc.) requests an amendment to the original conditional use permit for a sand and gravel mine (EXG2004-004), to allow a change in the planned use from wet mining, onsite crushing and screening plants, sales yards, and truck transport of mined materials to only include onsite excavation and direct conveyance to the existing Wattenberg Lakes (M2004-051). Additionally, a 24-acre parcel, known as the “South Parcel” is in a process of being removed from the Division of Reclamation, Mining and Safety (“DRMS”) permitted boundary.

According to our records the Tucson South mine site is permitted by the DRMS under permit no. M2004-044. Depletions resulting from evaporation and mining operations at the site are replaced under a combined Substitute Water Supply Plan, currently valid through December 31, 2020, if not extended. The applicant must maintain a valid Substitute Water Supply Plan until such time as all depletions are replaced or obtain a court-decreed plan for augmentation to cover depletions at the mining site. In addition, the Applicant must maintain a valid well permit for the site.

If stormwater runoff is intercepted by this mining operation and is not diverted or captured in priority, it must be released to the stream system within 72 hours. This may require a discharge permit from CDPHE-WQCD. Otherwise, the operator will need to make replacements for evaporation.

Should you or the applicant have any questions, please contact Ioana Comaniciu at (303) 866-3581 x8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: Project No. 27265



COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

September 3, 2020

Greg Barnes
Adams County Community and
Economic Development Department
Development Services Division
GJBarnes@adcogov.org

Location:
Section 1,
T1S, R67W, 6th P.M.
39.9926, -104.8363

Subject: Tucson South EXG2020-00001
Adams County, CO; CGS Unique No. AD-21-0001

Dear Greg:

Colorado Geological Survey has reviewed the Tucson South EXG2020-00001 referral. I understand the applicant requests a conditional use permit to allow extraction of sand and gravel in the A-1 zone district. Permitting and revisions to this mining and reclamation plan are processed by the Colorado Division of Reclamation, Mining, and Safety (DRMS) under file no. M2004044. Reclamation plans involve water storage reservoirs with proposed normal high water elevations of 4954.7 ft. (Reservoir A) and 4953.4 ft. (Reservoir B), according to CUP Application Exhibit F, West Area and East Area Reclamation Plans (Tetra Tech, July 17, 2020).

The available referral documents include an Updated Tucson South Proposed Gravel Mine Slope Stability Analysis; Tetra Tech Job No. 200-23514-18004 (November 9, 2018), and Slope Stability and Setback Updates, July 3, 2019; Tetra Tech Job No. 200-23514-18004 (updated September 16, 2019). Tetra Tech's slope stability analyses and setback recommendations are valid, but only active mining (dewatered) conditions appear to have been modeled. I am concerned about stability of slopes, and improvements along the slope setback, under saturated conditions. Once the reservoirs fill, water levels will be higher than water levels used in Tetra Tech's models, and factors of safety will probably be lower.

CGS recommends that the County require additional stability analysis to verify that the proposed reservoir slopes will be stable under saturated conditions. Since water levels in water storage reservoirs fluctuate, stability should be modelled using saturated slopes but lowered water level conditions.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227 | F 303.291.7114

September 3, 2020

Mr. Greg Barnes
Community & Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8218

Re: Tucson South, EXG2020-00001

Dear Mr. Barnes:

Thank you for the opportunity to comment on the proposed conditional use permit for the Aggregate Industries Mining, for extraction and disposal of gravel in an Agricultural-1 zone district. The various parcels that are covered by the Conditional Use Permit are owned by Aggregate Industries Mining, City of Thornton and City of Aurora, and comprise a total of approximately 415-acres. The South Platte River intertwines with portions of the eastern portion of the property. The property is bounded on the north by Adams County-Weld County line, and various parcels of private and local government properties. The property is bounded on the east by various government properties, private properties and the South Platte River. The southern boundary of the property is a mixture of Highway 7, government properties, private properties, and United Power Incorporated property. The western boundary of the property is various parcels of private property, Brighton Ditch, Bratner Ditch, and United Power Incorporated property.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered.

CPW would expect to find small passerine birds, deer, wild turkeys, and small ground dwelling mammals, including possibly black-tailed prairie dogs, within the property boundaries or in the vicinity of the property. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

Water Sources



If heavy equipment is used near any water source, including the South Platte River, Brighton Ditch, or Brantner Ditch (that was used in another stream, river, lake, reservoir, pond, or wetland), one of the following disinfection practices is necessary prior to construction to prevent the spread of New Zealand mud snails, zebra mussels, quagga mussels, whirling disease, and any other aquatic invasive species into this drainage. These practices are also necessary after project completion, prior to this equipment being used in another stream, river, lake, reservoir, pond, or wetland:

- Remove all mud, plants, debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment in a 1:15 solution of Quat 4 or Super HDQ Neutral institutional cleaner and water. Keep equipment moist for at least 10 minutes **OR**
- Remove all mud, plants and debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment with water greater than 140 degrees F for at least 10 minutes.
- Clean hand tools, boots, and any other equipment that will be used in the water with one of the above options as well. Do not move water from one water body to another. Be sure equipment is dry before use.

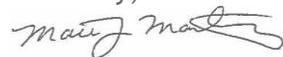
Burrowing Owls

If prairie dog towns are present on the site or if prairie dogs establish themselves on the property prior to any development - CPW recommends that a burrowing owl survey be conducted prior to earth moving. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by state and federal laws, including the Migratory Bird Treaty Act. A copy of a burrowing owl survey can be obtained from CPW.

If prairie dogs are present at the site or if prairie dogs establish themselves on the property prior to any development and the developer wants to relocate the prairie dogs, CPW requires the developer to obtain a relocation permit prior to starting any relocation efforts. CPW allows prairie dogs to be relocated to another suitable wild habitat, a license raptor rehabilitation center or to the United States Fish and Wildlife Service Black-footed Ferret Recovery Program. The developer is not allowed to relocate prairie dogs without obtaining a relocation permit. Relocation requirements and an application for a prairie dog relocation can be obtained from CPW.

If you have any questions or concerns on this project, please feel free to contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, K. Cannon, J. Likes

Greg Barnes

From: Matthew Emmens
Sent: Tuesday, September 8, 2020 2:41 PM
To: Greg Barnes
Subject: FW: Promontory Metropolitan District Improvements

From: JR Osborne <c3construction@live.com>
Sent: Tuesday, September 8, 2020 2:13 PM
To: Matthew Emmens <MEmmens@adcogov.org>
Cc: Christine FELZ <christine.felz@lafargeholcim.com>
Subject: Promontory Metropolitan District Improvements

Please be cautious: This email was sent from outside Adams County

Dear Matt,

I spoke with Christine Felz from Lafarge Holcim/Aggregate Industries today about their plans to install a conveyor belt underneath 168th Ave, just west of the Platte River. The two items of concern that the Promontory District has are:

1. The depth of the conveyor belt underneath 168th Avenue.
2. The timeframe of the use for the conveyor belt.

Ms. Felz said that the conveyor belt would be a minimum of 10' feet deep and that the conveyor belt would only be used for an 8 year period, with no timeframe extensions, after they get ADCO approval (hopefully late 2020).

With a 10' minimum depth and an 8-year timeframe, the Promontory District has no objections with the Lafarge Holcim/Aggregate Industries request to install a conveyor belt underneath 168th Avenue.

If you have any questions, please feel free to contact me.

Very Truly Yours,

J.R. Osborne
Promontory Metropolitan District President
303-880-6410



September 4, 2020

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Aggregate Industries Tucson South, EXG2020-00001
TCHD Case No. 6430

Dear Mr. Barnes

Thank you for the opportunity to review and comment on the conditional use permit to allow extraction located near 12255 East 160th Avenue, north of Highway 7 and west of Kuner Road. The case referral materials indicate that the revised plan does not include activities previously planned, including crushing, screening, sales, and truck transport. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Air Pollution

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease.

Permit Required

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions of hazardous air pollutants, asbestos, and chlorofluorocarbons (CFCs). The applicant's air permit may be required to be updated for this project. If required, Tri-County recommends that the County require the applicant to have obtained or updated the facility's air emissions permit as a condition for issuance of a building permit. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/air-emissions-business-and-industry>

Fugitive Dust

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. Control measures may be necessary to minimize the amount of fugitive emissions from site activities including haul roads, stockpiles, and erosion. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry> .

Aggregate Industries Tucson South
September 4, 2020
Page 2 of 2

Air Quality Monitoring and Modeling

The case referral materials indicate that a third party consultant will conduct an air modeling analysis and will commit to installing two real time air quality monitors on site. Data from these monitors will be transmitted monthly to Adams County. TCHD supports air quality monitoring in order to study and analyze sources of pollution, and implement controls to decrease air pollution. TCHD applauds the applicant for making this information available to Adams County and encourages a data sharing platform that would allow for sharing real time data in a timely manner.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



Your Touchstone Energy® Cooperative 

September 6, 2020

Adams County Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

Re: EXG2020-00001 – Tucson South

Dear Greg Barnes:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the EXG2020-00001 – Tucson South. After review of the information, United Power, Inc. has no concerns or objection to the proposed conditional use permit to allow extraction use in the A-1 zone district, contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,



Samantha Riblett
United Power, Inc.
Right of Way Administrative Assistant
O: 303-637-1324 | Email: platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 9, 2020

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Tucson South, Case # EXG2020-00001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the conditional use documentation, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also has natural gas distribution facilities running along Tucson Street, 168th Avenue and 160th Avenue.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Greg Barnes

From: John Ashburn <jashburnjr@hotmail.com>
Sent: Sunday, August 30, 2020 4:14 PM
To: Greg Barnes
Cc: John Ashburn
Subject: Case # EXG2020-00001 Aggregate Industries

Importance: High

Please be cautious: This email was sent from outside Adams County

Dear Adams County Planning Commission,

I am writing this email to express my extreme concern regarding the Aggregate Industries conditional use permit to allow extraction use in the Agricultural-1 (A-1) zone district. As you know, this application, if approved, would site an open pit aggregate mining operation immediately to the west of downtown Brighton and directly between downtown Brighton and an extremely large area of Brighton that is currently undergoing new residential development. As someone with more than two decades of experience with above ground and below ground mining operations, I can tell you that despite mitigation efforts, the proposed open pit aggregate mining operation will almost certainly create both dust and noise issues for both downtown Brighton and the surrounding residential areas, both current and future. In addition, the operation will almost certainly depress real estate values during the term of its operation. While the area proposed for this operation may have been an appropriate one 10 or 15 years ago, it is no longer an appropriate area for such an operation. Brighton is growing rapidly and has a very "bright" future. At this point in time, the Adams County Planning Commission should be focused on developing this area in a manner that will benefit Brighton and its citizens as the community continues to grow, not projects that will certainly have an adverse impact on future economic development. The area in question is now much better suited to residential or commercial development, both of which would be much more compatible with the other current and planned developments in the area. It would neither be appropriate, nor responsible, for the Adams County Planning Commission (or any Planning Commission for that matter) to allow an open pit aggregate mining operation to be first established in the middle of a thriving and actively developing community. Accordingly, I would respectfully request that the Planning Commission not approve the proposed conditional use permit for Aggregate Industries. Please include my comments verbatim in the Commission's report and review of this case. Also, please inform me of any future public hearing dates and forward a copy of the staff report to me when available. Thank you for your time and consideration.

Sincerely,
John F. Ashburn, Jr.
Attorney at Law

Greg Barnes

From: Tina Cullen <Tina.Cullen@elevationscu.com>
Sent: Wednesday, August 26, 2020 9:12 AM
To: Greg Barnes
Subject: Aggregate Industries - Tucson South

Please be cautious: This email was sent from outside Adams County

Good morning,

I live in Brighton, Todd Creek Riverside. I received the letter regarding Al's application (again) for mining aggregate near my home. I strongly object to allowing this to go forward. I was so proud of the Board for denying their request back in November of last year. It felt like we had advocates who cared about the people who live here and the businesses who want to thrive here. I really hope that advocacy continues.

The trucks that already use Highway 7 and Highway 85 as their main routes continue to destroy the roads, pollute the air, and make living and commuting here a terrible experience. We've had to replace 3 windshields since living here due to the lack of consideration from truckers who don't cover their aggregate loads. As Adams County and Brighton continue to grow, the traffic has become heavier with just the residents. Adding more heavy trucks to that traffic would be a mistake and a loss for those of us who chose to make Brighton our home. We want to build something here, not just focus on revenue for the county. We want a thriving community, not an industrial center. Please don't let industry and revenue be the primary focus in our county.

Thank you for your consideration.

Christina Cullen | Quality Control Specialist II

[Elevations Credit Union](#)

1 Environmental Way, Broomfield
P.O. Box 9004, Boulder, CO 80301
t: 303.443.4672 x. 1813 |

It matters where you bank.



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Please consider the environment before printing.

Greg Barnes

From: CenturyLink Customer <lepantzeus@q.com>
Sent: Wednesday, August 19, 2020 6:48 PM
To: Greg Barnes
Cc: JOHN C LEPANT
Subject: Case Number EXG2020-00001 Tucson South

Please be cautious: This email was sent from outside Adams County

John C Lepant
186 DENVER STREET
BRIGHTON, COLORADO
80601
303.654.0269
lepantzeus@q.com

ATTN: Greg Barnes, Planner III

In Regards: Case Name: Tucson South
Case Number: EXG2020-00001

19 August 2020

Dear Mr. Barnes,

Am sending you this email in response to your Letter headed ' REQUEST FOR COMMENTS ' regarding the above permit application.

Would respectfully request this permit be approved.

The Letter states you will include these comments verbatim in the case review. That is perfectly acceptable to me.

I am a long time resident of Brighton and have lived near this aggregate operation at my house on Denver Street for more than ten years.

There has never been any trouble for me whatsoever from this operation. The truck drivers are careful and courteous and the operation is very well managed to the point that many local residents are not even aware that it exists. It is a quiet, unobtrusive, and comports well with the other activities adjacent which are primarily light industry and agriculture.

This mining operation supports local jobs and more importantly provides materials required for building businesses, homes, and local infrastructure all along the Colorado Front Range. Much has been said and written by others about the importance of infrastructure, both in terms of maintaining current infrastructure and building new infrastructure. There is no need to reiterate those points here and Adams

County is well versed on that need as it is part the ongoing County services. It is very likely the County has been a customer buying materials from the applicant.

A healthy construction industry and good infrastructure are both necessary for a healthy economy. The applicant provides materials that are critical to both. Doing so improves the economy of not just Adams County but the entire State of Colorado. The applicant has a long history of responsible business practices, operations, and stewardship. Approving this permit will not change the characteristics of the immediate area as those types of operations already exist there.

Therefore, as there is minimal impact, the applicant has a long history of responsible conduct, and this operation supports the economies of both Adams County and the entire State of Colorado, I respectfully request that this permit be approved.

Sincerely,

John C Lepant

B. Michl Lloyd
12202 East 168th Avenue
Brighton, CO 80602
303-659-4545

September 3, 2020

Adams County Community & Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8218

Attention: Greg Barnes

RE: Comments on Aggregate Industries'
Application for Conditional Use Permit
Case Number EXG2020-00001 - "Tucson South"

Dear Mr. Barnes:

This letter is in response to your August 13th request for comments on the above referenced Conditional Use Permit Application.

Even though Aggregate's current application eliminates a lot of the traffic concerns, includes donation of property south of highway 7, commits to a fixed life (without any extension requests) and supposedly enhances air quality monitoring compared to their application that was denied unamously by the Commissioners present at the November 2019 meeting, I still do not believe their proposed activity meets the County's Conditional Use Permit Criteria.

The Commissioners are well aware of all of the objections and concerns raised by the community and businesses in 2019 regarding Aggregate not meeting these criteria and I will not reiterate those; however I believe that those concerns are still valid and maybe more so now that almost another year has passed and the area continues to grow – not get smaller. Aggregate seems convinced this is a rural farming area and back in 2004 when the mine was initially approved it probably was. However it is now over 16 years later and it is not a rural farming area any more. I do not believe the residents should have to "pay" for Aggregate's failure to act on this project much sooner.

As to Aurora's water storage, they have the alternative to use the site as they do a site in Weld County and inject river water into the ground, filter it through the sand and gravel and extract the filtered water using wells. Aurora has a several million gallon water storage tank and distribution pipeline immediately adjacent to the west of the proposed mine site. I do not believe those of us that are not citizens of Aurora should have to bear the responsibility of providing the area to store water that does not benefit us. This would leave the surface area of the site available for numerous uses that could definitely enhance the community.

Not meeting the criteria for a Conditional Use Permit ("CUP") combined with Aurora's alternative regarding water storage and Aggregate's alternatives for potential mine sites in less populated areas I recommend that the application once again be denied.

Knowing that some of Aggregate's changes from their previous application may cause others to be more inclined to be in favor of their current application, I would suggest that certain conditions be required if the current application were to be approved.

Conveyor System - Aggregate has committed to not starting mining until the conveyor system is operational however not all easements, approvals and engineering, etc. for the conveyor system are in place and accordingly a final route for the conveyor system has not been proposed. An Aggregate representative stated in the October 29, 2019 Commission meeting that it could take 18 months or more to complete the conveyor system. You could possibly believe they could accomplish this if all of the factors were under their control – but the easements and approvals are not under their control. I would expect there to be considerable opposition if some of the proposed routes ended up being the “final” route.

I believe that Aurora needs to clarify and justify why they cannot grant an easement for the conveyor along the east side of their pit north of 168th Ave. Such a route would appear to be the least objectionable. It was stated that “litigation” was preventing them from granting such an easement. But this sounds like an “easy out” and the fact remains that this whole project benefits Aurora and not Brighton or the neighborhood.

I believe Aggregate is premature in applying for a CUP before having at least the route for the conveyor finalized. If for any reason the CUP is approved there should at least be a condition precedent that sets a time limit for having the conveyor operational.

Life of mine – Aggregate stated in the current application that mining and reclamation would be reduced to 8 years from the time the conveyor is installed and that no extensions would be requested. One Commissioner commented on the prior application that the life should not exceed 5 years and an Aggregate representative stated in the October 29, 2019 Commission meeting that it could be completed in as little as 4 years. Five years appears reasonable to me.

The issue though is they do not commit to a start date for what ever the time limit is. Since the start of the life begins with an operational conveyor system such a start date could be drug out for quite some time and this mine could last as long as other Aggregate mines in the County.

Slurry Wall – Aggregate says that “Tract K” as designated on their maps will not be mined but will be used as the staging area for material necessary for the slurry wall installation. The slurry wall(s) for this mine will be measured in miles, will require a substantial amount of material to be hauled to the site by trucks and will not be installed in any short time period.

Tract K is west of the area to be mined and encompasses two elevations – one level is relatively close in elevation to the area to be mined and houses Aurora's huge water storage tank and related facilities and does not have a large area for staging anything. This area is accessible by a service road however in order to access the area for the slurry wall they would have to cross the Brighton Ditch and there are no substantial bridges that cross the Brighton Ditch or they would have to use Highway 7 which has already been determined to be unacceptable. They still will have to traverse the total width of the site to get to the east side for installation of that portion of the slurry wall.

The other elevation is substantially higher (a very steep hill), is west of the Brantner Ditch and adjoins my property. There are no roads to access this area accordingly getting material to this area would be very problematic and to access the area for the slurry wall would be equally problematic and would mean crossing the Brantner Ditch (with no existing substantial bridges), traversing a very steep hill and then crossing the Brighton Ditch. Using 168th Avenue, crossing Great Western's oil and gas well site, crossing a farm field and a residential back yard to gain access would be totally unacceptable. Again, this area is even further west of the mine area. In addition this area borders residential backyards of a number of new homes in a substantial residential development.

Materials for the slurry wall will have to be moved by large trucks and without adequate roads and bridges I believe using Tract K as a staging area for the slurry wall is not only totally impractical but also totally unacceptable. Materials for the slurry wall should be staged close to where they are going to be used. Aggregate has well over 100 acres to use for this staging.

The application does not address the truck traffic, routes, etc. necessary to get slurry wall material to the site. Given the length of the slurry wall(s) I would not expect these to be minor issues and they should be addressed in the application.

South Parcel – One of Aggregate's responses indicated the State's approval of removal of the South Parcel from the mine permit was expected by August 31st. Did the State approve the removal?

Seeding Berms, etc. - Aggregate does not mention irrigating any of the seeded or landscaped area. Given our recent weather patterns I would not expect any landscaping to survive without irrigation.

Concurrent reclamation - "Concurrent reclamation" is not adequately defined. Aggregate's history of concurrent reclamation on the Tuscon North Mine meant leaving significant high walls (with a 3 wire farm fence that had mostly fallen down and a trailer park with a significant number of children close by) for years. Reclamation on

that site was supposedly concurrent. If history is any indication, leaving it to Aggregate's discretion as to when a mining area is "complete" means that a significant portion or none of the site is likely to be reclaimed concurrent with being mined. Accordingly, a limited number of linear yards of pit walls allowed to be disturbed at any given time before being reclaimed should be defined for the whole site.

Yours truly,

B. Michl Lloyd

Greg Barnes

From: Greg Barnes
Sent: Friday, September 4, 2020 8:25 AM
To: Greg Barnes
Cc: Aaron Clark
Subject: Tucson South - Public Comment

Wayne Medlin prefers the parcel south of Highway 7 stay with the Adams County Parks system, rather than the City of Brighton's system. He lives adjacent to the property.

waynemedlin@hotmail.com / 303-819-7884



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

Beginning July 27, 2020, my work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm

Greg Barnes

From: Christy Montoya <christy.montoya@me.com>
Sent: Tuesday, August 25, 2020 4:39 PM
To: Greg Barnes
Subject: Tucson South EXG2020-00001 Comment

Please be cautious: This email was sent from outside Adams County

Hi Mr. Barnes,

This email is in reply to the letter dated 8/13/2020, Request for Comments.

Please do not approve the conditional use permit to allow extraction use for Aggregate Industries, EXG2020-00001. There is too much drilling, fracking, excavation, water pipeline installation (RCU2020-00004) contained within a very small area. How much more are all the people that live in the immediate neighborhoods going to be subjected to?

Adams County was once beautiful with open space and farm land. Not anymore, corporations such as Aggregate Industries continue to suck all they can out of the earth with promises of air quality monitoring, donation of land for "open space" and a "dust complaint hotline" then move on to the next site to subject more people to their pollution. A hotline to complain about dust says it all!!! Currently, we can't open our windows due to the frack site right behind our house, if approved the Aggregate extraction and conveyor belt pollution will be even worse; in addition to the dust there will be noise pollution! Who regulates that? Who is going to respond to complaints? Aggregate Industries? If so, that's an absolute JOKE!! What's worse is the joke will be on all the neighboring families who live in close proximity to the extraction site.

It should be a requirement for the applicant, Chance Allen and his family, to move into a house next door to the Tucson South extraction site in order to get the permit approved. That way he could experience first hand all of the false promises Aggregate Industries has included in their application.

Please include my comments verbatim.

Furthermore, please forward the staff report and notice of public hearing dates upon completion, via email or USPS. If unable to send, I'll come pick them up.

Thank you,
Christy Montoya

Greg Barnes

From: Greg Barnes
Sent: Thursday, August 20, 2020 11:08 AM
To: Greg Barnes
Cc: Matthew Emmens; Katie Keefe; Gail Moon
Subject: Phone Comments: Wayne Mueller on Tucson South (EXG2020-00001)

FYI - I had a phone conversation with Wayne Mueller (wmuhler@yahoo.com) on the morning of August 20, 2020.

- Has concerns about reclamation and end use.
- Wants assurance that end product will actually be a water reservoir
- Believes the current site is not being controlled for weeds. (See Page 20 of application)
- Believes a high water table in the area may present flooding issues for conveyor location.
- Has concerns that the mining process is not wet mining, like what is being claimed. Suggests that we evaluate if mining practices are appropriate. Dredging operations may be more expensive but will create less off-site impacts.
- Has concerns about the duration being 8 years from the conveyor being operational.
- Additional concerns that the operator does not have a great track record of compliance



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

Beginning July 27, 2020, my work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm

Greg Barnes

From: Mary Jane Olsavsky <maryjaneolsavsky@gmail.com>
Sent: Saturday, August 29, 2020 3:02 PM
To: Greg Barnes
Cc: Mary Jane Olsavsky
Subject: Comments on proposal....Tuscon South EXG2020-00001

Please be cautious: This email was sent from outside Adams County

WE DO NOT WANT A MINING PIT OPERATING FROM 7 am-7pm 6 DAYS A WEEK! THIS WILL DISRUPT OUR NEIGHBORHOOD WHICH IS OVERLOOKING THE PIT AREA. NO FENCE ALONG HIGHWAY 7 WILL PREVENT THE NOISE FROM REACHING US IN TODD CREEK RIVERSIDE. LOOK AT THE RECORD OF THIS COMPANY AND THEIR RECORD OF COMPLETING PROJECTS ON TIME. EIGHT YEARS WILL TURN INTO 20 YEARS!

We are not a town. Todd Creek is more like a village. We moved out here to get away from the city and enjoy our space. There are homes along Riverdale and Hwy 7 that would be drastically affected by this. Also, do we really want a gravel pit to be the welcome view into Brighton?

My husband and I retired and built here. One of the most wonderful things about living here is the peace and quiet. When city dwellers come to visit you can just see some invisible power bathe them with peacefulness. With so much development everywhere now, our area is like a precious jewel that should not be tarnished.

The proposed mine would be one-half mile from our home. It is obvious to me that the entire fabric of our lives here would be ripped to shreds. If we could bring ourselves to sell our Dream Home, the property value would be ridiculous.

I have been reading the comments from local citizens who oppose the Gravel Pit Mining Proposal on Hwy 7 the CO2 emissions from construction trucks, the air pollution, the water pollution and danger to our Wild and Scenic designated Area, and the obliteration of our wildlife habitat.

And regarding the danger of fire, our area gets drier every year and I live every day in summer and early fall with a nagging fear of forest fire. We often spend a few days breathing smoke from fires somewhere in the mountains. Even now after a dry winter it is dry enough to be a high fire danger. Mining operations and large trucks can spark fires easily.

Thanks for your consideration,

Mary Jane Olsavsky

Greg Barnes

From: Kay Olsen <kinden14@yahoo.com>
Sent: Tuesday, August 25, 2020 2:05 PM
To: Greg Barnes
Subject: Gravel Pit Hwy 7

Please be cautious: This email was sent from outside Adams County

Dear Mr. Barnes,

As a citizen of Brighton, I would like to register my disapproval of the creation of a gravel pit/mine anywhere near our city. The noise, pollution, and traffic may have been manageable 10 years ago, but with our higher population density, it is not, in my opinion, a worthwhile endeavor.

Although I don't have a geographic/geologic map available, I find it hard to believe that there are not more suitable locations for this. Perhaps 20 miles out of town east/north? I have a family member with an immune disorder that involves the lungs; this would be a real and present danger to his health.

Please consider the human factor, not the money factor, when making your decision.

Best regards,

Kay Olsen
303-909-9525

Greg Barnes

From: Manuel Ornelas <manuelmds@comcast.net>
Sent: Monday, September 7, 2020 9:56 PM
To: Greg Barnes
Subject: BRIDGE A. LTD AND BRIDGE B. LTD COMMENTS
Attachments: scan0003.pdf

Please be cautious: This email was sent from outside Adams County
Case Name: Tucson South
Case Number: EXG2020-00001

Mr. Barnes,

This is on behalf Of: BRIDGE A. LTD 75 WEST BRIDGE ST. BRIGHTON CO and BRIDGE B. LTD 115 WEST BRIDGE B. LTD

- 1- What are the proposed distances of excavations West and East of the River and how deep?
- 2- What are the proposed distances of excavation South and North of Highway 7 and how deep?
- 3- What is the proposed distance of installation of the conveyor system West and East of River?

Please let us know

Thanks,

Manuel Ornelas

manuelmds@comcast.net

Greg Barnes

From: Della Thompson <JATDT@msn.com>
Sent: Wednesday, August 26, 2020 10:30 AM
To: Greg Barnes
Subject: RE: HWY 7 mining and traffic

Please be cautious: This email was sent from outside Adams County

Thank you for your response. I have one more concern:

HWY 7 needs to be widened from at least Colorado Blvd to HWY 85. The county needs to hold businesses accountable to provide some if not all funding for roads in Adam's County. Taxes go up but no major structural improvements are being done, including bridges.

If this is not in line with your responsibilities, please route to correct department.

However roads on HWy 7 and Road 2 are in need of widening.

Note land on Road 2 by Sacks land will be covered with houses. It seems visionary to widen Road 2 while space is still available and houses are not built up to the road.

Sincerely,
Della Thompson

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Greg Barnes <GJBarnes@adcogov.org>
Date: 8/26/20 9:45 AM (GMT-07:00)
To: Della Thompson <jatdt@msn.com>
Subject: RE: HWY 7 mining and traffic

Thank you for providing comments on this case. At the end of the referral period, all comments received will be shared with the applicant, and they will be asked to provide a response. You will be notified when the County receives their response to your comments.

Your comments will also be shared with the Planning Commission and Board of County Commissioners when the project goes to public hearings. The County will send you a notification letter when the hearings are scheduled.

Greg Barnes
Planner III, Community and Economic Development Dept.
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org

Beginning July 27, 2020, my work schedule is:
Monday - Alternating weeks of 7 am - 3:30 pm and off
Tuesday - Friday - 7 am - 4:30 pm

-----Original Message-----

From: Della Thompson <jatdt@msn.com>
Sent: Monday, August 24, 2020 7:10 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: HWY 7 mining and traffic

Please be cautious: This email was sent from outside Adams County

Dear Mr Barnes,
My concern is the traffic with semi hauling equipment.

I understand currently drivers are paid per load. I believe this is a dangerous practice.
This encourages drivers to speed. No matter what route is approved, the danger exist when they access HWY 7 or Road 2, then on to HWY 85 to go to a specified destination via many other roads.

Please make this one major topic on the agendas.

Sincerely,
Della THOMPSON
10561 East 158th CT
Brighton, CO 80602
720 254 7162
Sent from my iPad

Greg Barnes

From: Debbie W <dj019283@gmail.com>
Sent: Thursday, September 3, 2020 8:36 AM
To: Emma Pinter; Eva Henry; Chaz Tedesco; Steve O'Dorisio; Mary Hodge; Greg Barnes; Jen Rutter; Jill Jennings Golich
Subject: EXG2020-00001 (Aggregate Industries Plan)

Please be cautious: This email was sent from outside Adams County

Hello,

I commented in 2019 and watched the hearing last year in which the County made good points against the Aggregate plan. Without reiterating all you have had to read and hear in the past: the noise and air pollution issues are still a concern; rather than improving Brighton and Adams County which has been agricultural and admittedly becoming more residential, it will just bring industrial problems; Business owners trying to improve Brighton downtown will be negatively impacted; Neither the "pond" that exists near the proposed area nor their land south of Hwy 7 have the desirable natural effect they claim residents will be left with; I understand you are looking to allow more acre lot housing just west of the area and that will lower property values and probably deter sales; etc. I admittedly have not read the 424 page application, but it does not appear to account for all of the concerns for Brighton and Adams County residents and businesses.

Thank you