



## PFM Consulting LLC

Huerfano County Land Use Department  
401 Main Street  
Suite 304  
Walsenburg, CO 81089

RE: Lascar Pit

February 9<sup>th</sup>, 2023

To Whom It May Concern,

Siete Inc. is requesting a Conditional Use Permit for Section 36, Township 25 South, Range 67 West (640 acres) in Huerfano County, Colorado to establish a gravel pit to serve as a material source for one Colorado Department of Transportation and one Federal Highway Administration project, as well as various other projects within and around Huerfano County. The site is 13 miles north of Walsenburg and sits north of County Road 650. The Colorado State Land Board is the land and mineral owner. Siete has a lease for mining operations for this site and is attached for review. The site is currently used for agricultural purposes and is zoned Agricultural.

The site will progress in two phases. The first phase is a 30-acre area that will supply aggregate for the two above-referenced projects. These two projects will be completed by the Fall of 2023. It is anticipated that the 30-acre phase will have remaining aggregate and will continue to be used for local projects for up to 5-10 years based upon demand and local economic conditions. As mining occurs, the floor of the site will be reclaimed back to 3H:1V or shallower and will occur concurrently with mining. All reclaimed areas will be sloped, topsoil will be replaced, and will then be reseeded with an approved seed mix.

The remaining 610 acres will be utilized once all mining has been completed on the first 30-acre area. Aggregate deposits will be located within the remaining acreage and mined in a similar fashion to the initial 30-acre phase. It is not anticipated that aggregate deposits will be found throughout the entire site. Understanding the unknown aggregate deposit locations, depths and local demand along with economic conditions, it is hard to anticipate the timeframe needed to extract all aggregate onsite. The site could be operational for up to 20-30 years based on the above information. However, the site will only be utilized as needed for projects and will only operate intermittently throughout this time.

All royalties that are paid to the State Land Board in connection with this lease are used to benefit K-12 schools in Colorado. According to their website (<https://slb.colorado.gov/education-resources/trust-land-access-for-k-12>), 95% of all lease payments support Colorado Schools through the BEST Program. This includes the schools in Huerfano County and is a great added benefit to this project. Not only will there be an aggregate source that

1774 N. Cougar Drive  
Pueblo West, CO 81007  
(719) 529-0916  
pfmconsultingcompany@gmail.com  
www.pfmconsultingllc.com



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has easy access to I-25 and can be transported easily throughout the county for projects, but it also helps fund local school districts.

Portable aggregate processing equipment will be used onsite. This equipment uses portable generators to operate and will not need any local power supply. Portable toilets will be used for employees. All structures will be portable and no setbacks will be necessary. Water for dust suppression will be purchased from Colorado City and hauled onsite for use. Haul trucks will use I-25 and County Road 650 to access the site. It is anticipated that less than 150 trucks per day would utilize this route when the site is operational. Over a 10-hour period, this would equate to roughly an extra 15 trucks per hour on County Road 650.

The site is currently used as rangeland, as are all surrounding properties. Typical vegetation on the site is composed of Western Wheatgrass, Blue Grama, Sand Dropseed, etc. Prior to processing operations beginning, topsoil will be reserved to reclaim the site back to its previous rangeland used. The following seed mix will be used to reestablish the typical vegetation.

### **Native Grass Seed Mix**

<b>SPECIES</b>	<b>APPLICATION RATE (drilled)</b>
Western Wheatgrass	16 pounds of pure live seed per acre
Blue Grama	1.2 pounds of pure live seed per acre
Galleta	1.6 pounds of pure live seed per acre
Sand Dropseed	0.1 pounds of pure live seed per acre
Winter Fat	0.1 pounds of pure live seed per acre

Environmental conditions, such as food and cover availability, is limited due to the climate. Small animals (rabbits, coyotes, etc.) are found in the surrounding environment. The site may also see white tail deer, antelope, prairie dog, various snakes and lizards. Impacts to wildlife will be mitigated through a weed management plan and reseeding all mined areas with a native rangeland seed mix.

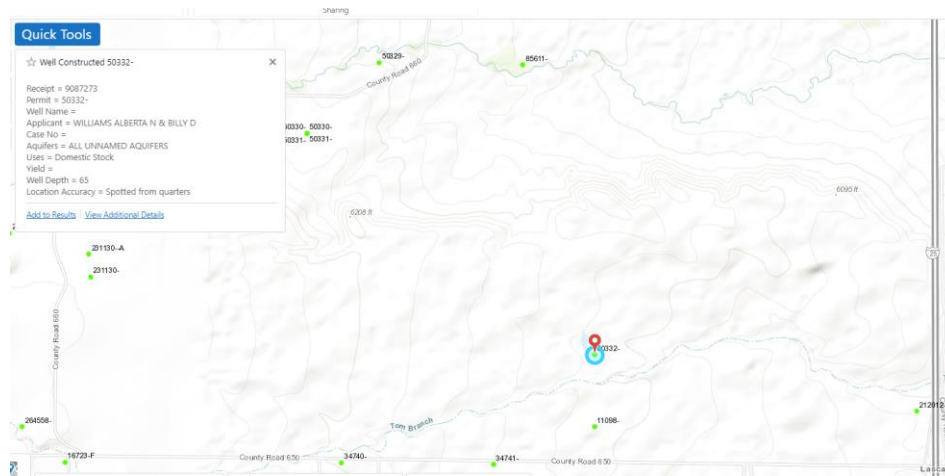
All runoff on the undisturbed site runs to the south. Stormwater will be kept from leaving any disturbed area by using topsoil and overburden stockpiles which will surround the active mining site following the perimeter. Stormwater that occurs on site will remain on site. The soils should allow for stormwater to infiltrate the site and pit floor within 72 hours. As mining progresses throughout the site, disturbed acreage will be reclaimed as stated above and the newly disturbed acreage will use the same method as above to contain stormwater runoff. Essentially, the site will continually migrate through aggregate deposits and reclaim as they work.

Based on data from the Division of Water Resources Well Permit Search map, groundwater is not anticipated to be encountered during any phase of mining. A structure depicted on the map below shows the well depth near the site at 65 feet. Mining is not anticipated to be deeper than 20 feet. If groundwater is encountered, excavation will be stopped. The area will then be backfilled with at least two feet of material and no mining will occur beyond that depth.

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Siete is working to get a Colorado Division of Reclamation, Mining and Safety 111 Permit for this site, as well as an APEN (fugitive air emissions permit) through the Colorado Department of Public Health and Environment.

The adjacent landowners are as follows:

Paula Bezona Williams – 2747 Co Road 660, Rye, CO 81069

Richard L and Nancy C Reding – PO Box 19708, Colorado City, CO 81019

Great Western Land & Cattle Inc. – 4415 Star Ranch Rd, Colorado Springs, CO 80906

Trustee of Yelena Choin – The Choin Family Survivor’s Trust, 49953 Gamegam Way, Oakhurst, CA 93644

Tri Crown LLC – 102 E. Pikes Peak Ave., Colorado Springs, CO 80930

Marksheffel-Woodmen Investments – 102 e. Pikes Peak, Suite 200, Colorado Springs, CO 80903

Warm Regards,

Jodi Schreiber  
Owner, PFM Consulting LLC

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