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## TECHNICAL MEMORANDUM

**DATE:** March 5, 2021      **Telesto #** 360100-006  
**TO:** Mr. Kim Ogle, Weld County Planning Department  
**FROM:** Walt Niccoli PE, Telesto Solutions, Inc. on behalf of Loveland Ready-Mix  
**SUBJECT:** Pre-Application Meeting Questionnaire

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This technical memorandum provides the information requested in Weld County's Pre-Application Meeting request form pertaining to Loveland Ready-Mix Concrete, Inc's (LRM's) proposed Dunn Pitt.

### 1.0 DETAILED DESCRIPTION OF PROPOSAL

LRM owns the parcels listed in the pre-application form at the northeast corner of Colorado Highway 257 and Weld County Road 48 ½ (Figure 1), called the Dunn Site. LRM is in the process of developing formal mining plans for the Dunn Site to extract aggregate resources for the sole use in its concrete-batching operations. LRM plans to:

- Mine the aggregate materials "wet" (i.e., no dewatering)
- Stockpile mined material adjacent to the active mining area
- Load drained material onto 15-ton tandem haul trucks
- Truck aggregate material to the LRM's Johnstown Concrete-Batch Plant located at the corner of Colorado HWY 402 and Weld County Road 13

Figure 2 depicts LRM's conceptual mining plan. Site surveys are underway to identify oil and gas and other easements through the property. The mining cells shown in Figure 2 are entirely conceptual, for discussion purposes. Also shown in Figure 2 is a schematic of the load out area. The load out area will move with the active mining. LRM will actively reclaim areas once they are no longer active.

Figure 3 shows the approximately 6.2-mile routes (one way) that LRM will utilize to transport aggregate material to their Johnstown Concrete-Batch Plant (Johnstown Site). The Johnstown Site is a fully permitted, industrially zoned operation. LRM will process (i.e., screen, segregate, and crush) the aggregate materials at their Johnstown Site for use in their mixing of concrete for sale in Northern Colorado. LRM will not process aggregate materials on the Dunn Site. Currently, LRM plans to mine 200,000 tons of aggregate per year.

LRM plans no permanent facilities at the Dunn Site. The excavator and loader operators will arrive in their personal or company owned vehicles. LRM will contract a portable toilet, drinking water, and hand-wash station for use by its employees.

LRM is currently collecting baseline information for use in its upcoming permitting efforts with the County, State [Colorado Division of Reclamation and Mine Safety (DRMS), Colorado Department of Public Health and Environment (CDPHE), Colorado Division of Water Resources (CDWR)], and Federal Government [Army Corps of Engineers (ACOE) and US Environmental Protection Agency (USEPA)].

## **2.0 EXISTING USE OF THE PROPERTY**

LRM currently leases the property out for pasture.

## **3.0 DESCRIBE THE EXISTING AND PROPOSED POTABLE WATER SOURCE**

No existing potable water source exists under LRM's control. LRM will place a portable water cooler/supply near the porta-john at the edge of the active load-out area.

## **4.0 DESCRIBE THE EXISTING AND PROPOSED SEWAGE DISPOSAL SYSTEM**

No existing sewage disposal system exists on site. LRM will provide a contracted port-a-john for use by its equipment operators and truck drivers.

## **5.0 EXISTING SITE LAYOUT (BUILDINGS, SIGNS, LIGHTS, FENCING/SCREENING, LANDSCAPING, PARKING)**

The existing site is strictly used for grazing purposes. Oil and gas wells are actively maintained on site via access agreements and easements (LRM does not own the oil and gas mineral right). The existing river crossing is a simple earthen design. The site is fenced with barbed wire and hogs wire in certain locations.

## **6.0 PROPOSED IMPROVEMENTS (BUILDINGS, SIGNS, LIGHTS, FENCING/SCREENING, LANDSCAPING, PARKING)**

Because LRM plans only to mine and haul material from the site, they plan no permanent buildings, lighting, or parking. Fencing will remain as it is currently. DRMS requires that LRM place a sign at the entrance to the site. The only improvement planned on site is the upgrade of the Big Thompson river crossing. Current conceptual plans include culverts to pass the 25-year flow with sacrificial shoulders for larger flows.

## **7.0 ON-SITE OIL AND GAS FACILITIES, IRRIGATION DITCHES/LATERALS, PIPELINES, OVERHEAD LINES, RAILROAD**

Three active and one plugged and abandoned oil and gas wells exist on site as shown in Figure 2. LRM is undertaking an ALTA survey to identify access and pipeline easements. They will adjust their mine plans accordingly. An active railroad runs northeast of the site. The ALTA survey will identify the railroad right of way, which LRM will avoid.

## **8.0 HOURS AND DAYS OF OPERATION**

LRM plans to operate at the Dunn Site during daylight hours only: mining 6-days per week and hauling 5-days per week.

## **9.0 NUMBER OF FULL-TIME AND PART-TIME EMPLOYEES PROPOSED TO WORK ON-SITE**

LRM will employ 2-full time equipment operators and four truck drivers to work the site.

## **10.0 NUMBER OF PEOPLE ACCESSING THIS SITE ON A DAILY AND WEEKLY BASIS**

The aforementioned operators and truck drivers will access the site daily (i.e., a total of 74 trip-ends daily). LRM will send a service vehicle from the Johnstown site once a day to fuel and service the equipment. Any significant maintenance or repairs, LRM will haul the equipment to their Johnstown Site. The portable toilet contractor will be the only other regularly scheduled entrance/exit from the site.

## **11.0 NUMBER AND TYPE OF VEHICLES THAT WILL ACCESS AND/OR BE STORED ON-SITE**

LRM will store an excavator, front-end loader, and small water truck on site. Operator's personal or company vehicles, four-15-ton haul trucks, and a service truck are the only other regular vehicles accessing the site.

## **12.0 KNOWN STATE OR FEDERAL PERMITS REQUIRED FOR YOUR PROPOSED USE(S) AND CURRENT STATUS**

All permitting efforts are in the initial phases (pre-application).

State Permits:

- DRMS mining and reclamation permit
- CDPHE air and stormwater permit
- CDWR water rights permitting

Federal Permits:

- ACOE 404 – waters of the United States permitting. Wetland mitigation if necessary and fill permit for upgrading the river crossing
- USEPA – 401 certification to accompany the 404 permitting process

County:

- Use by special review
- Floodplain permit

## **13.0 STORAGE AND CONTAINMENT OF FUEL, WASTES, EXPLOSIVES, CHEMICALS ON-SITE**

No storage of the aforementioned except for sewage waste in the portable toilets.

## **14.0 POTENTIAL ON-SITE NUISANCES**

Because LRM will mine the site wet, they expect dust to be minimal. They will put in place watering of the internal haul roads to also limit dust generation from hauling of materials.

TECHNICAL MEMORANDUM

To: Mr. Kim Ogle

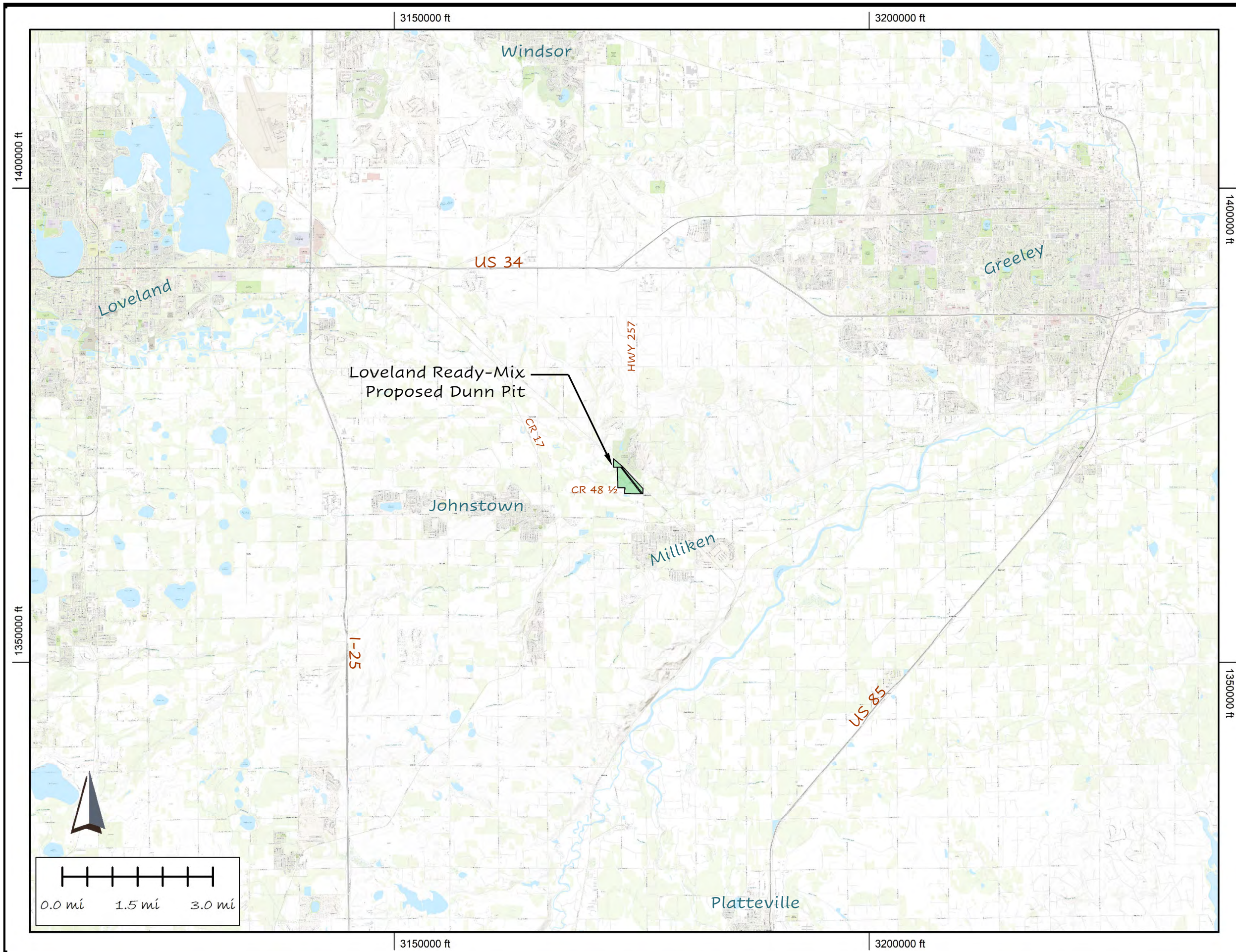
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Noise is always a potential nuisance to neighbors. LRM is undertaking a baseline noise study to project potential impacts and devise mitigation measures if necessary.





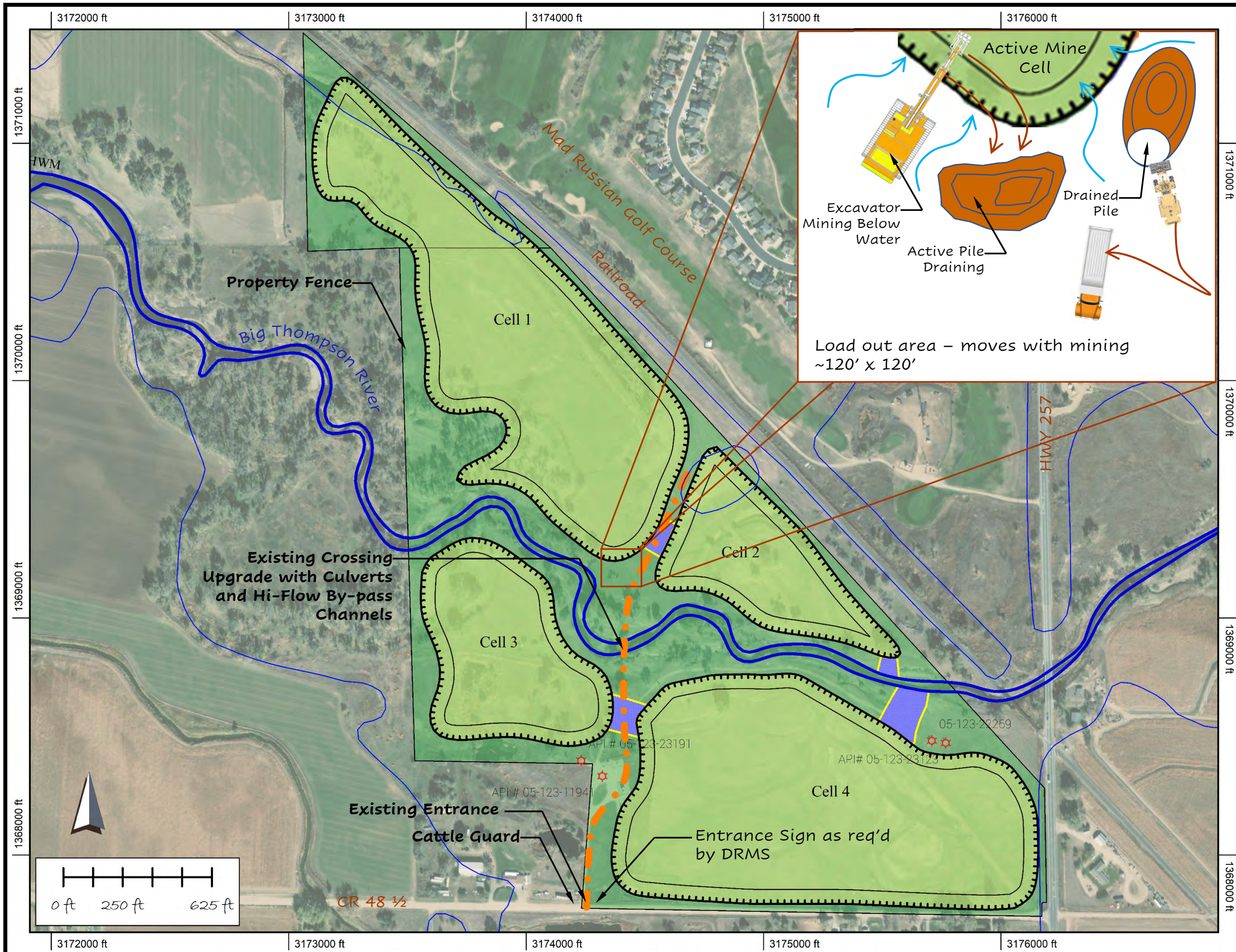
COORDINATE SYSTEM  
NAD83 COLORADO NORTH

**FIGURE 1**  
**LOVELAND READY-MIX CONCRETE, INC**  
**DUNN PIT LOCATION**

PREPARED BY:  
**TELESTO**  
SOLUTIONS INCORPORATED

PREPARED FOR:  
  
**LOVELAND**  
**READY-MIX**  
**CONCRETE**





**Notes:**

- LRM Parcel
- Mine Cell
- Spillway
- 100-yr Floodplain Boundary
- Ordinary High-Water Mark
- Internal Haul Road
- Down Slope
- \* Oil and Gas Well
- Surface Water Flow Direction

**FIGURE 2**  
**LOVELAND READY-MIX CONCRETE, INC**  
**CONCEPTUAL MINE PLAN**

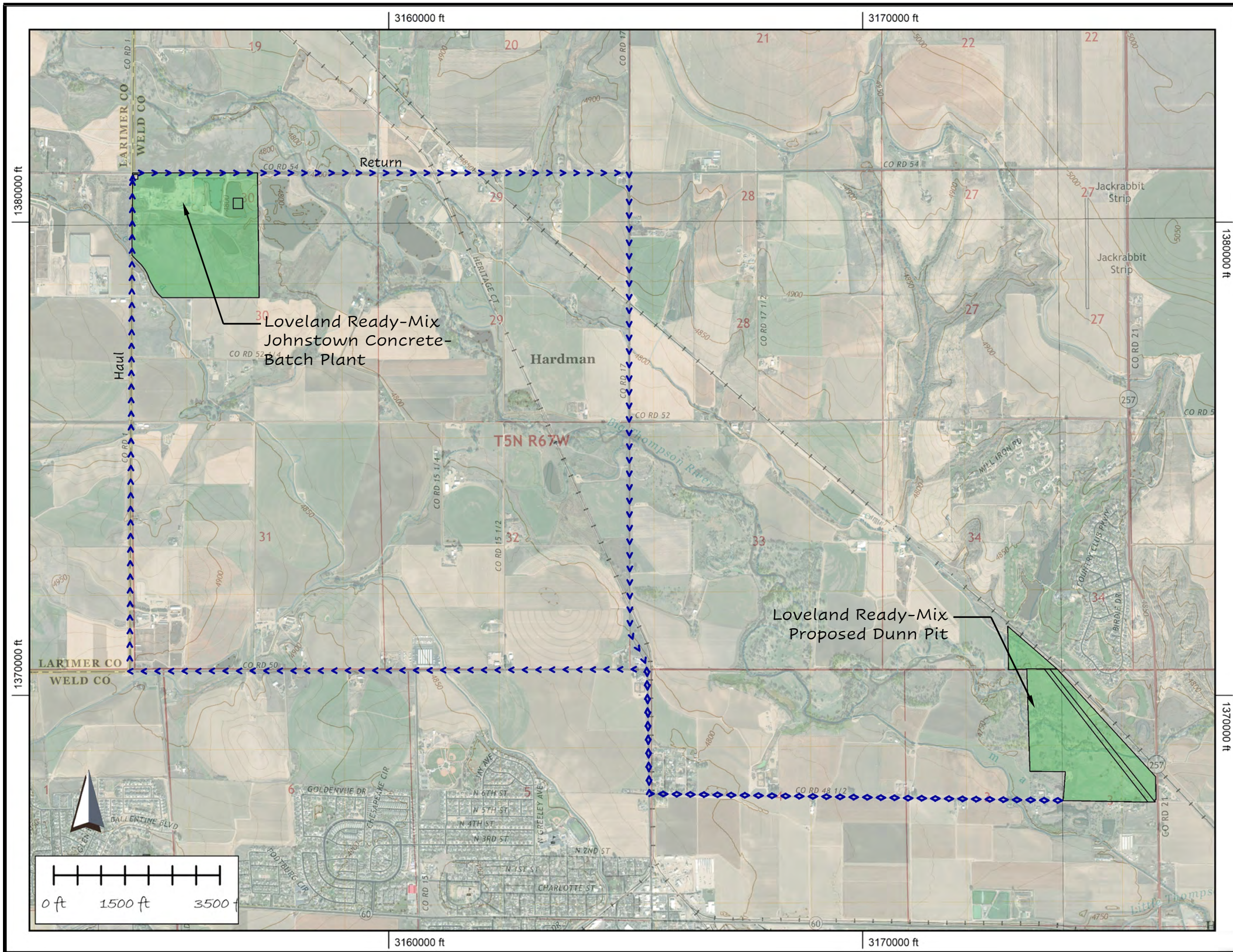
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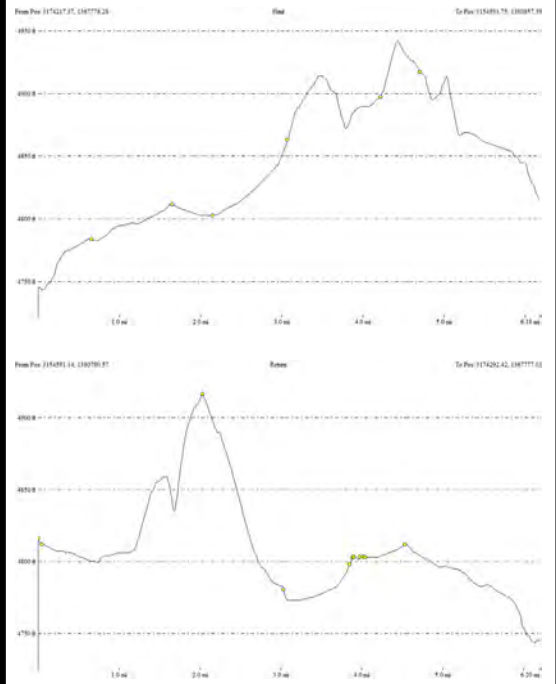






**Notes:**

- Entrance onto CR 48 ½ at existing driveway
- Haul routes proposed – Approx. 6.2 miles each way



- LRM Parcel
- Haul Route

COORDINATE SYSTEM  
NAD83 COLORADO NORTH

**FIGURE 3**  
**LOVELAND READY-MIX CONCRETE, INC**  
**HAUL ROUTES**

PREPARED BY:



PREPARED FOR:

