

March 21, 2024

Re: First Referral Response Letter

Case No. 23-137296SD

Applicant: Environmental Alternatives, Inc., Attn: Angela Bellantoni

Dear Ms. Bellantoni,

This letter serves as your First Referral Response to the Rezoning application submitted for the mining on the south half of the property located at 21506 W 58th Ave, Golden. Listed below is a summary of the comments received by Planning and Zoning Staff and the pertinent issues that must be addressed. Please refer to the attached comments from each referral agency for complete information.

There are over one hundred (100) public comments received by staff for this Rezoning proposal. They are in the **Citizens Comments** folder of **4. Correspondence (to – from applicant, citizens)**. Responses to citizens' comments are not required, but staff strongly encourages the submittal of a comment response letter addressing the major concerns provided by citizens.

Colorado Parks & Wildlife, the Colorado Division of Reclamation, US Geologic Survey and US Fish & Wildlife will be contacted in the second referral as they did not comment on the first referral. Staff is hoping to see feedback regarding environmental and ecological impacts in the referral process. Additional submittal items may be required depending on the referral reviews provided to the county.

Referral Agencies w/ Comments to address for Second Referral

City of Golden
Jefferson County – Cartography
Jefferson County – Development Review/Planning
Jefferson County – Planning Engineering
Jefferson County – Engineering Geologist
Jefferson County – Long Range Planning
Jefferson County – Public Health
Jefferson County Deputy County Manager
Jefferson County Historical Commission (JCHC)

Revisions, Documents & Clarifications Requested

1. Revised Official Development Plan per redmarks and comments.
2. Revised or up-to-date traffic information with the expansion of the mining area.
3. Revised Mineral Extraction Policy Plan (MEPP), please address comments within Long Range Planning MEPP Redmark.

4. Revised Blasting Study, the currently submitted one incorporates additional properties beyond the rezoning area and considers the property to the east to be vacant.
5. Documentation of soil sampling/groundwater monitoring if required by CDPHE. Please provide the CDPHE response to this inquiry. See Public Health Comments for more details.
 - a. Submit evidence that there is no groundwater or soil contamination on the site.
6. Submit for Air Pollution Emissions Notice (APEN) renewal with CDPHE and provide a copy of this application with a resubmittal. See Public Health comments for more details.
7. Please contact Jefferson County Open Space regarding desired trail connections between White Ranch Park and North Table Mountain Park.
8. The item described as "Exhibit L" in the Cover Letter does not appear to be located within the submittal, it was called the "Applicant's Response to CPW during DRMS permitting process". This should clearly indicate how the proposal will mitigate impacts to wildlife in the area.
9. Please respond to the Jefferson County Historical Commission (JCHC) recommendations, and the Site Report that disputes the MEPP responses for Goals 8 & 9.

Please feel free to contact me with any questions and staff supports a meeting to discuss this referral with you and your project team in the near future.

Thank you,

Matthew Karney
Phone: 303-271-8767
E-mail: mkarney@jeffco.us

Cc: Case File

Notice: PLEASE RETURN ALL REVISION PRINTS ELECTRONICALLY TO PLANNING & ZONING

The applicant shall submit electronically a revised application in response to referral comments within 180 calendar days after referral comments are provided to the applicant. The Director of Planning & Zoning or his appointed designee may extend this 180-day maximum response deadline for an additional 180 days if, in his opinion, the delay in response is beyond the applicant's control. If there is no response within the 180-day period and an extension has not been granted by the Director of Planning & Zoning or his appointed designee, the application will be considered withdrawn. The applicant will then have to submit a new application.