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January 16, 2015
Revised: February 25, 2015

Neal Starkebaum
Gunnison County Community Development
221 N. Wisconsin, Suite D
Gunnison, Colorado 81230

Tomichi Pit Land Use Change Permit No. 2012-10
Amendment Application

Mr. Starkebaum

Tomichi Materials, LLC is applying for an amendment to the Gunnison County Land Use Change Permit No. 2012-10 for the Tomichi Pit. Tomichi Materials is representing the landowner, in this matter.

This amendment consists of the alteration of the Processing Berm only. In the approved permit, the Processing Berm is 30 feet tall and vegetated with a dryland seed mix from the reclamation plan. The applicant requests to change the details of the berm as follows: reduce the height of the earth berm to 10 feet tall, and add pine or other conifer trees, of at least 15 feet in height, to the vegetation on the berm. This new plan will be more conducive to operations at the pit, particularly for upcoming state and local road construction in 2015. Maps showing the proposed change are attached in this submittal.

Amendment Effects on Approved Land Use Change Permit.
Tomichi Materials is only changing the height and vegetation of the Processing Berm in this amendment. Therefore, only the Visual Impact portion of the existing approval (found in Appendix B, part 1) and the Landscape Plan will be revised to reflect this proposed plan. All other components of the approved Land Use Change Permit will remain the same. Additionally, this amendment will have no effect on the conditions and findings of the Gunnison County Board of County Commissioners Resolution No. 2014-3, which approved the original Land Use Change Permit.

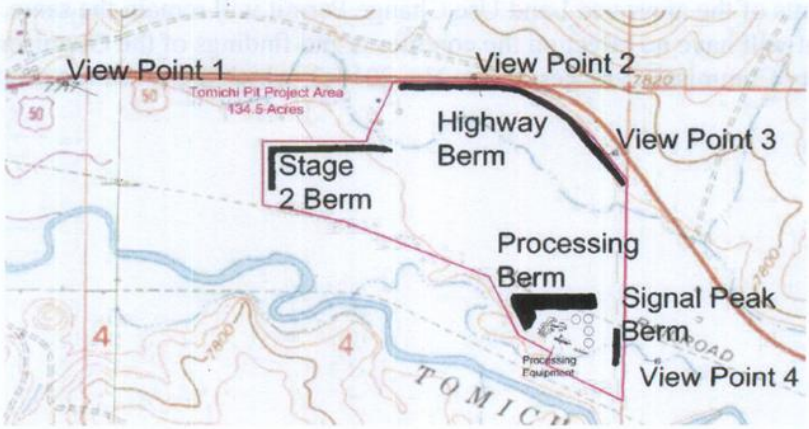
Mitigation Plan – Visual Impacts

Part 1 of Appendix B of the approved Land Use Change Permit addresses the visual impacts of the Tomichi Pit. Four Visual Points were evaluated to determine both the impact of the site on views from its surroundings, and to demonstrate mitigation measures. Quoting from Appendix B, Part 1:

The visual impacts generated by construction materials excavation and processing at the Tomichi Pit will be noticeable by the public principally as they travel along US-50. Additionally, as part of the Preliminary Plan application, Gunnison Valley Properties proposes allowing operations with 500 feet of Signal Peak Lane in the Signal Peak Industrial park. This is allowed under the Gunnison County LUR as long as visual mitigation is provided for the road. Four locations were selected to demonstrate how the Tomichi Pit visual impacts will be mitigated.

1. *Visual Point 1*
    a. *Located on US-50 roughly 3200 feet west of the site entrance.*
    b. *View looking eastward towards Stage 1*
2. *Visual Point 2*
    a. *Located on US-50 roughly 720 feet east of the site entrance.*
    b. *View looking south towards Stage 1 and the processing area*
3. *Visual Point 3*
    a. *Located on US-50 roughly 1200 feet further along the highway east of Visual Point 2.*
    b. *View looking west towards Stage 2 mining area.*
4. *Visual Point 4*
    a. *Located on Signal Peak Lane roughly 625 feet from the processing area*
    b. *View looking west towards the processing area.*

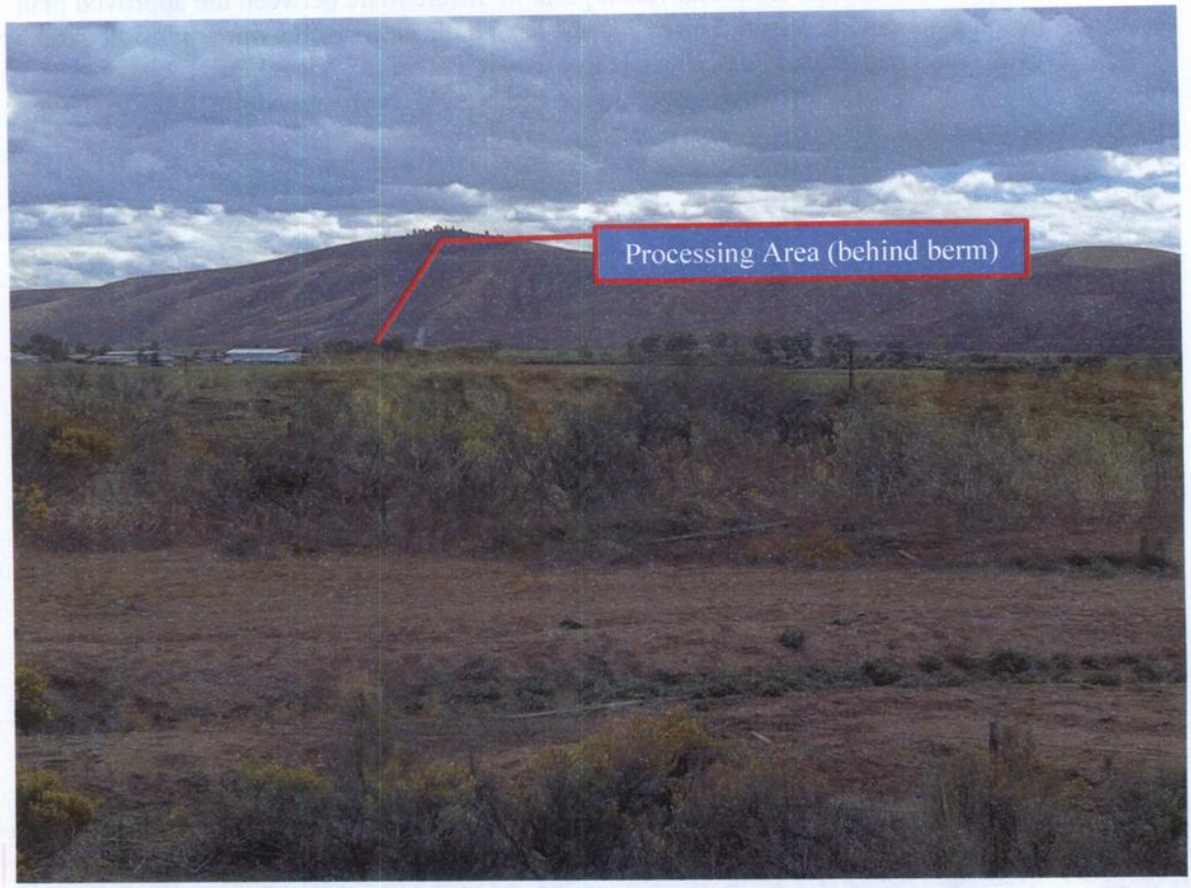
For each of these points, a set of visual renderings have been created to show the likely appearance of berms, vegetation screening, and other elements of the operation at various times in the mine's life. Each visual point is shown and discussed in further detail below. Maps 4.0 through 4.6 and Map F show the conditions of Tomichi Pit from pre mine through to the end of mine life as well as the reclamation conditions. The Visual Points are located on each map and shown in the figure below for reference.



Visual Point 1 is far enough from the Processing Berm that any changes to the berm height or vegetation is not visible enough from this visual point to differentiate between the approved plan and the proposed amendment. Visual Points 3 and 4 have their views of the operations blocked by the Highway Berm and Signal Peak Berm respectively. Therefore, Visual Point 2 has been reevaluated to show the difference that lowering the Processing Berm and adding trees to it has on the visual impacts.

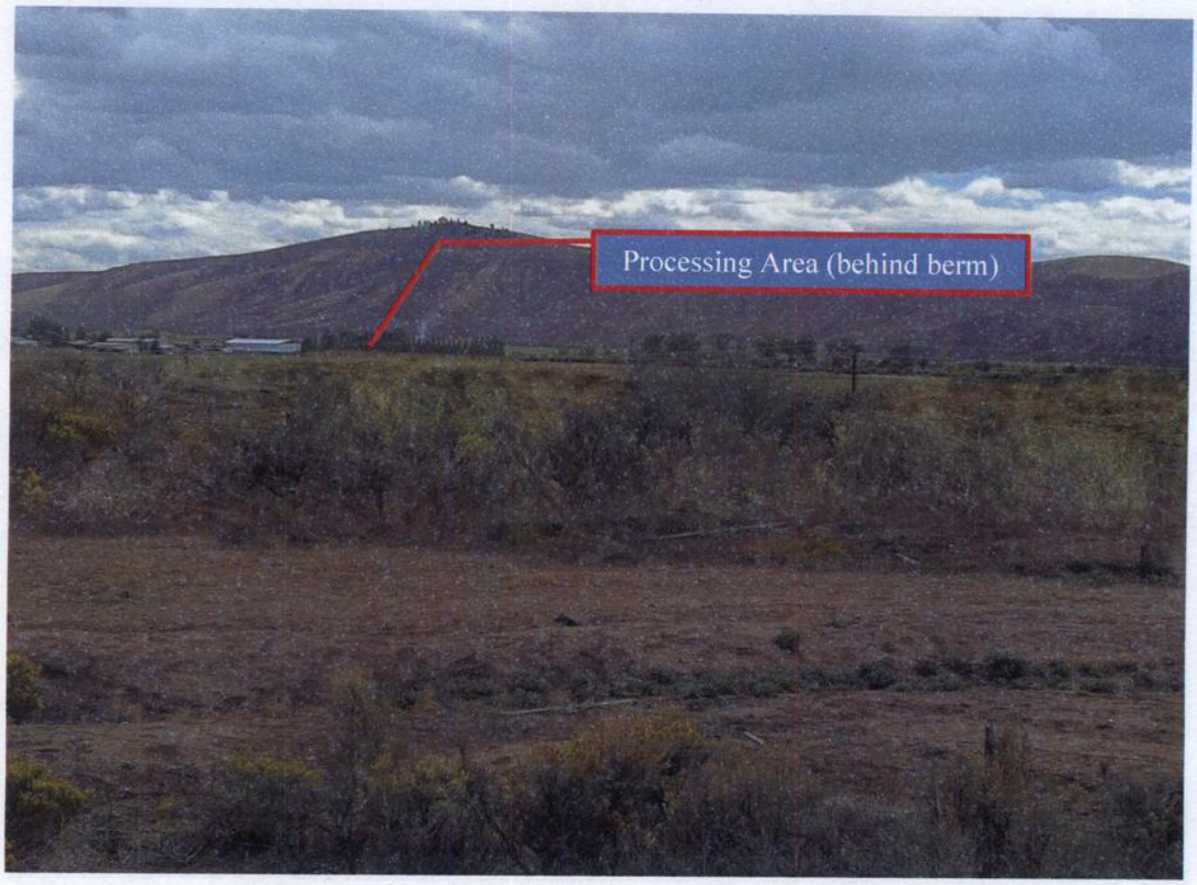
Visual Point 2 – Pre Mine Conditions

4.1 through 4.5 Conditions – Approved Plan



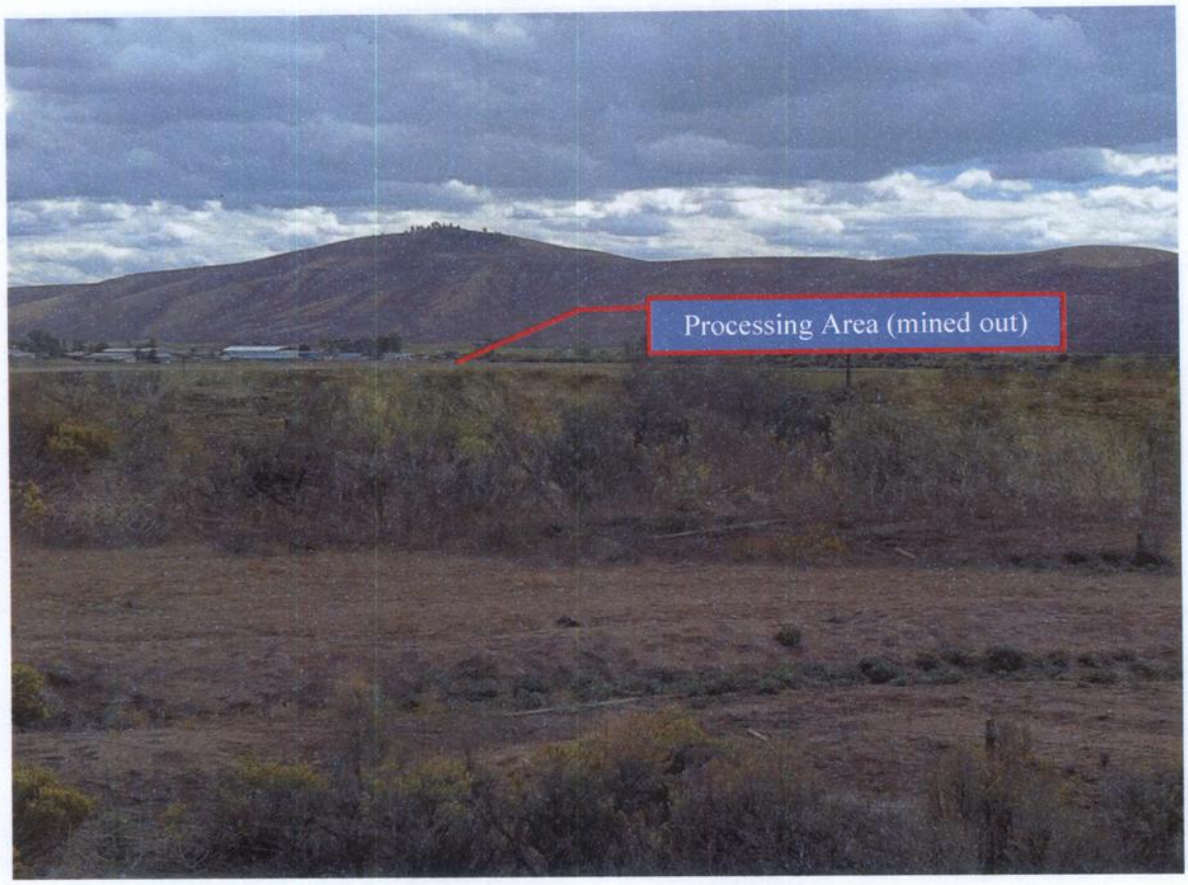
This view shows the 30 foot tall berm in the approved plan.

4.1 through 4.5 Conditions – Proposed Plan



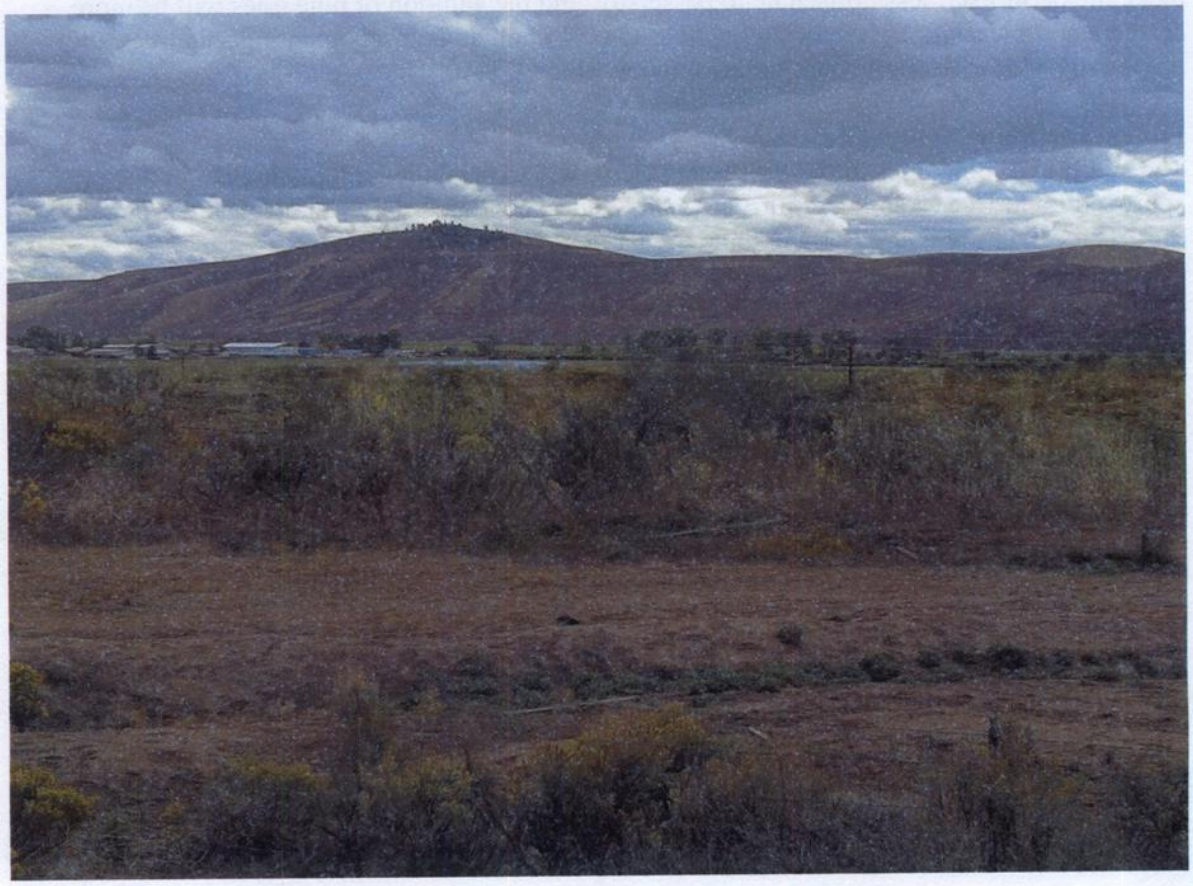
This view shows the 10 foot tall berm with 15 foot tall pine trees that are proposed in this amendment. As can be seen, the berm is less obvious due to its reduced height, and the pine trees are placed close together to maintain a barrier between the viewer and the processing area. The Highway Berm as seen in the foreground, remains the same in the amendment as it is currently approved.

4.6 Conditions- Both Approved and Amendment Plans



The amendment does not change the plan for mining the processing area. The processing equipment will still be moved to the pit floor, and the processing berm will still be removed.

Reclaimed Conditions – Both Approved and Amendment Plans



The reclamation plan is unchanged by this amendment.

Based on the visual demonstration above, changing the height of the processing berm and adding trees to it will not increase visual impacts of the Tomichi Pit. The reduction in berm height will make the berm itself less noticeable to passersby, and the addition of pine trees will be more aesthetically pleasing. By requiring the trees to be 15 tall, and closely planting said trees, the processing area will still be obscured from view along US-50.

Landscape Plan

The addition of pine trees to the Processing Berm will expand the Landscape Plan in the approved Land Use Change Permit. The map Landscape Plan 2 shows the type and arrangement of trees for the Processing Berm and the Signal Peak Berm.

Tomichi Materials will maintain all landscaping at the Tomichi Pit over the life of the operation. This includes replanting of vegetation if it dies, irrigation system repairs, and any other maintenance needed to ensure the integrity of the landscape plan described in this application.s

Conclusion

Tomichi Materials proposes to modify the Processing Berm at the Tomichi Pit to better accommodate operational needs, and to improve the aesthetics of the site during mining. The usage of large trees in visual mitigation is a common and successful tactic at sites throughout Colorado. This improvement to the visual impact mitigation plan is the only change to the approved Land Use Change Permit. All other components of the approved plan will remain as is.

As this amendment improves operational flexibility and reduces costs at the Tomichi Pit, and the pit may supply construction needs in the community this spring, Tomichi Materials requests expediency on the part of Gunnison County Community Development in the review of this application.

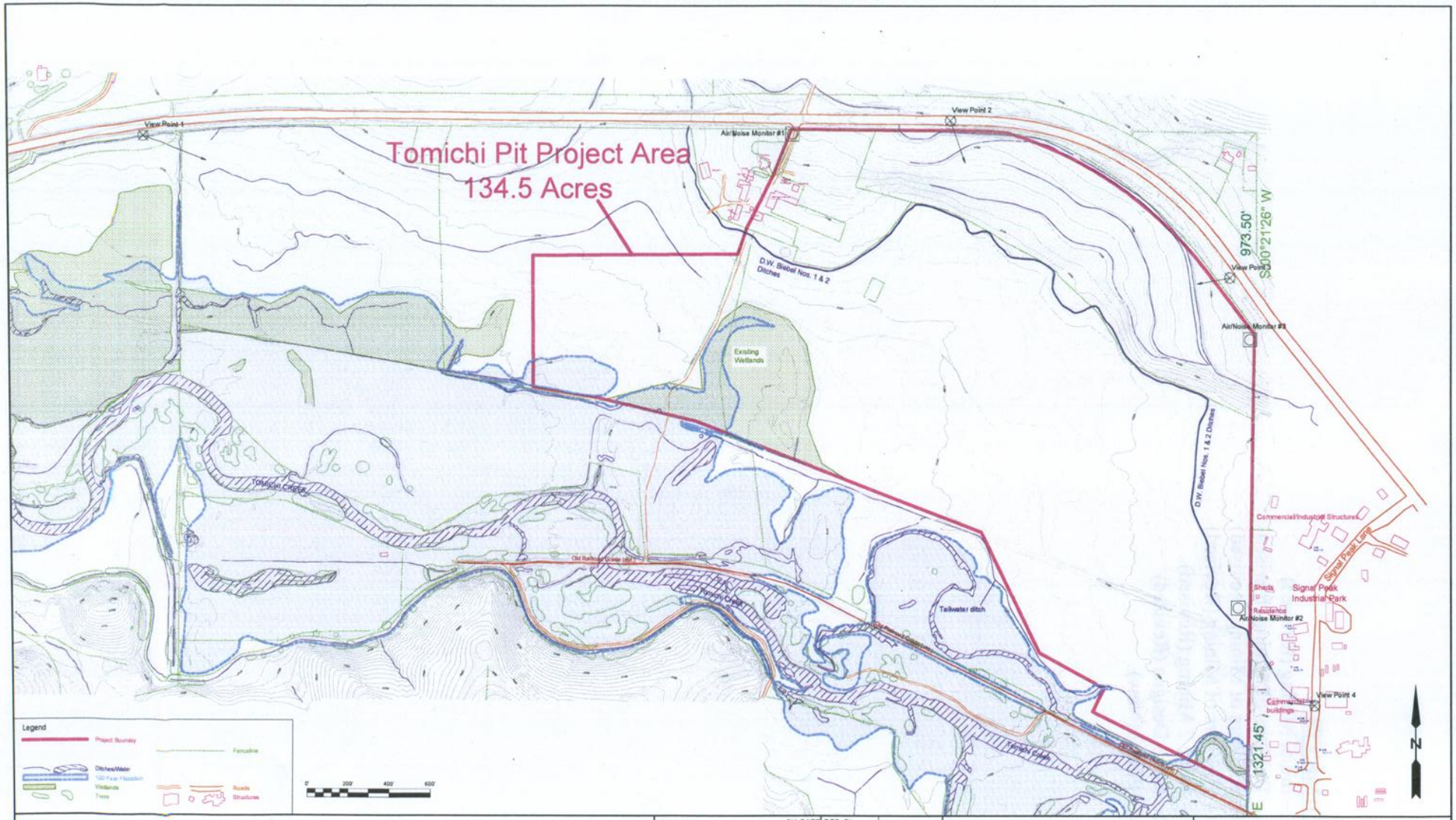
Sincerely,

Ben Langenfeld, P.E.
Greg Lewicki and Associates

Richard Bratton
Tomichi Materials

ATTACHMENTS

Map 4.1 – Initial Mining (Revised)
Map 4.2 – 10 Years of Mining (Revised)
Map 4.3 – 15 Years of Mining (Revised)
Map 4.4 – 20 Years of Mining (Revised)
Map 4.5 – Stage 2 Mining (Revised)
Map 5.2 – Berm Designs (Revised)
Landscape Plan 2 (New)



Notes:

Revisions	BY	DATE

DES: BL
DRN: BL
CHK
APPD

DATE 02/07/12

SCALE 1" = 200'

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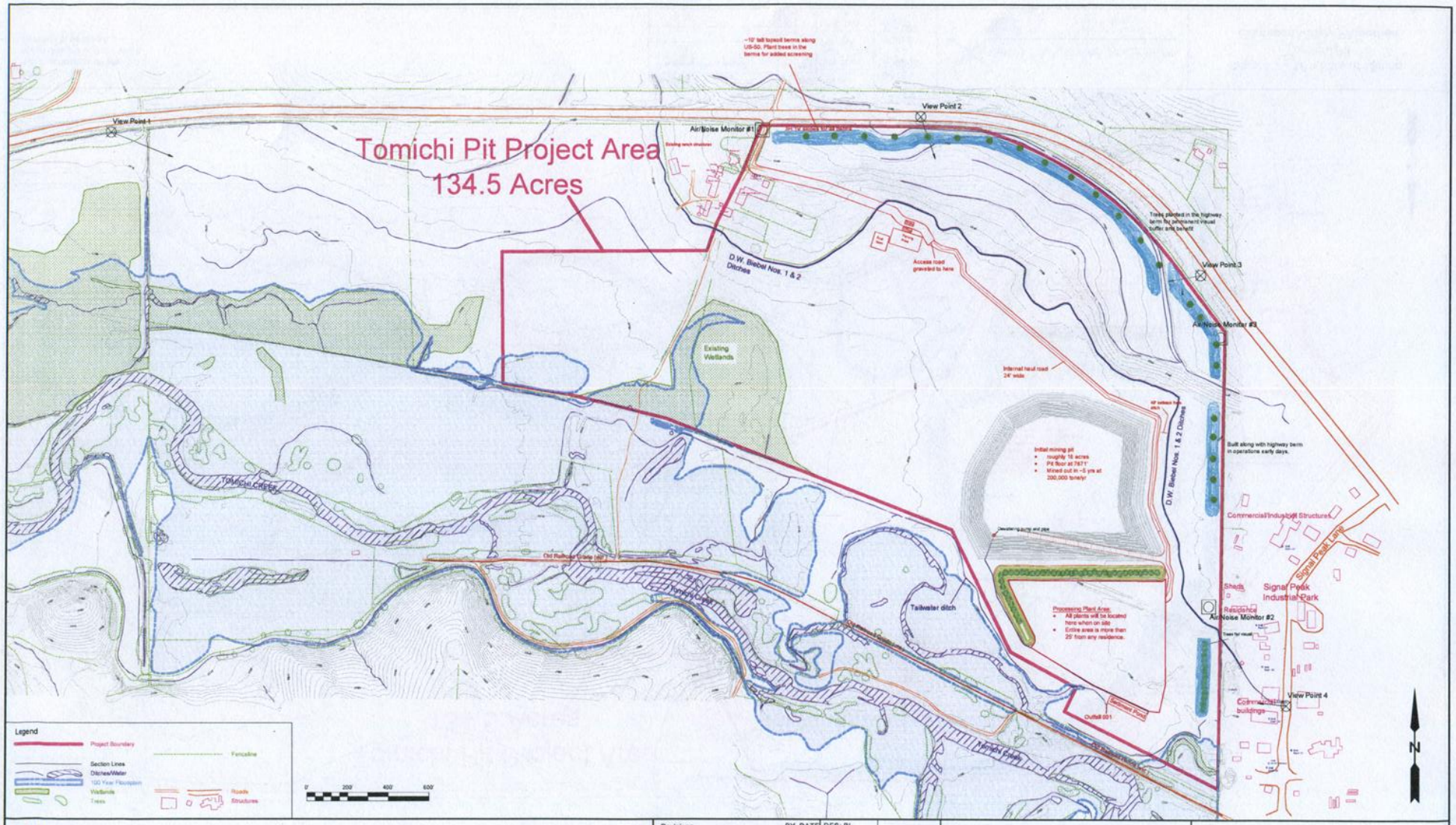
Map 4.0 - Pre Mine Development
Tomichi Pit
Gunnison Valley Properties



Notes:
Haul road designs on Map 5.1
Access designs in Appendix B
Berm details on Map 5.2

Revisions	BY	DATE
Processing berm changes	BL	01/15

DES: BL
DRN: BL
CHK: GLA
APPD: GLA

DATE 07/02/13

SCALE 1" = 200'

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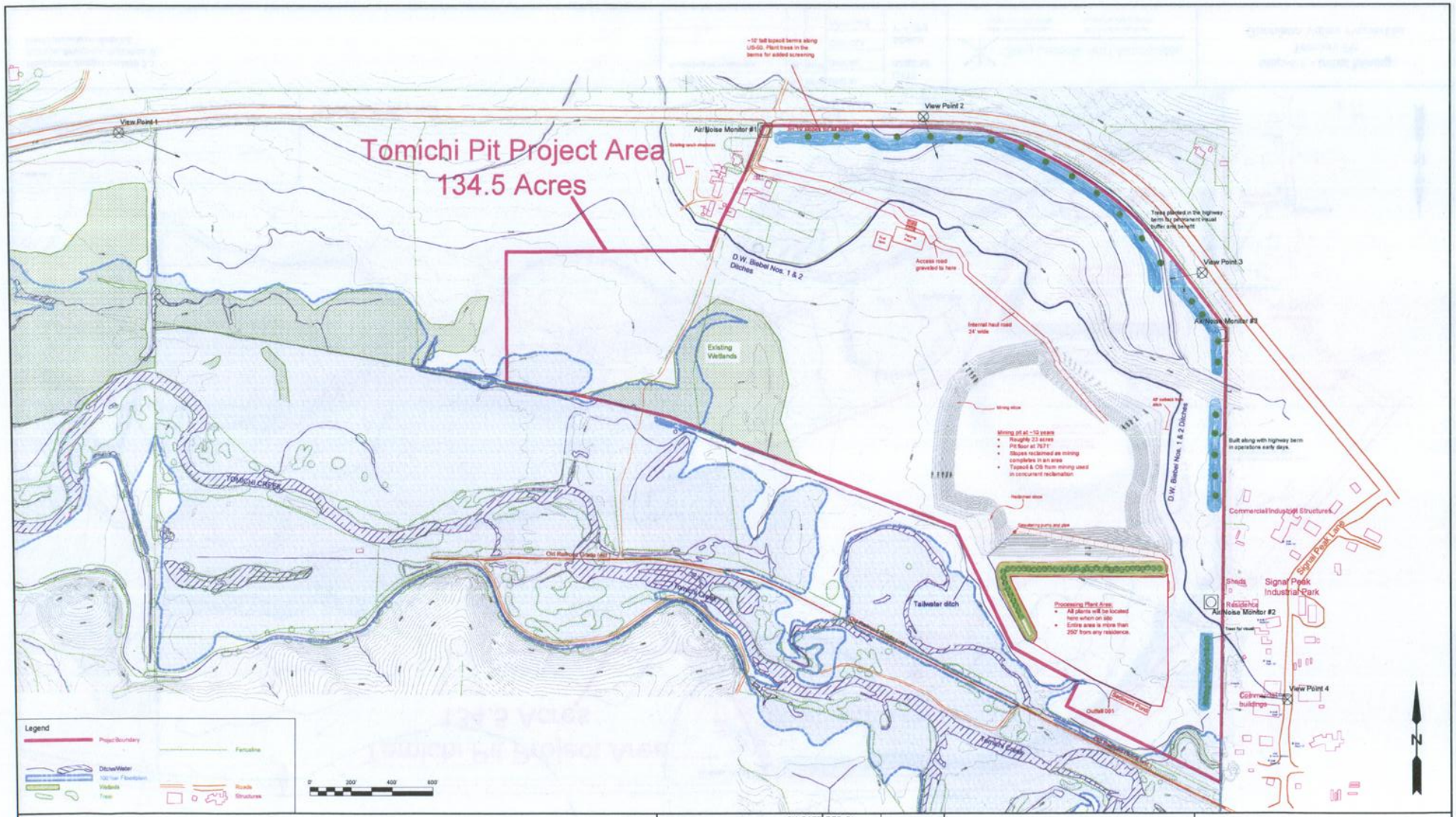
Map 4.1 - Initial Mining
Tomichi Pit
Gunnison Valley Properties



Notes:
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Access designs in Appendix B
Berm details on Map 5.2

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SCALE 1" = 200'

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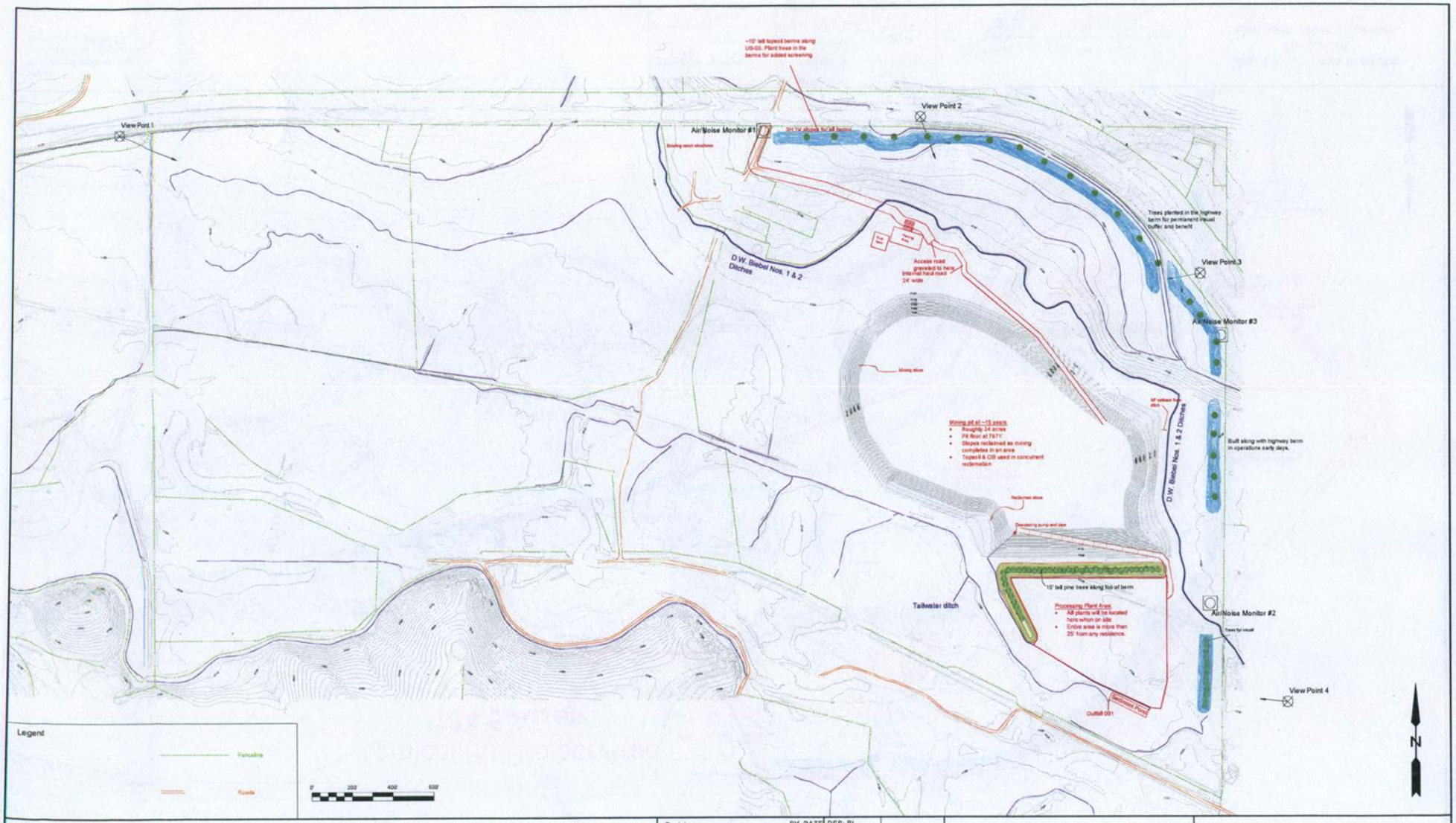
Map 4.2 - 10 Years of Mining
Tomichi Pit
Gunnison Valley Properties



Notes:
Haul road designs on Map 5.1
Access designs in Appendix C
Berm details on Map 5.2

Revisions	BY	DATE
Processing berm changes	BL	01/15

DES: BL
DRN: BL
CHK: GLA
APPD: GLA

DATE 07/02/13

SCALE 1" = 200'

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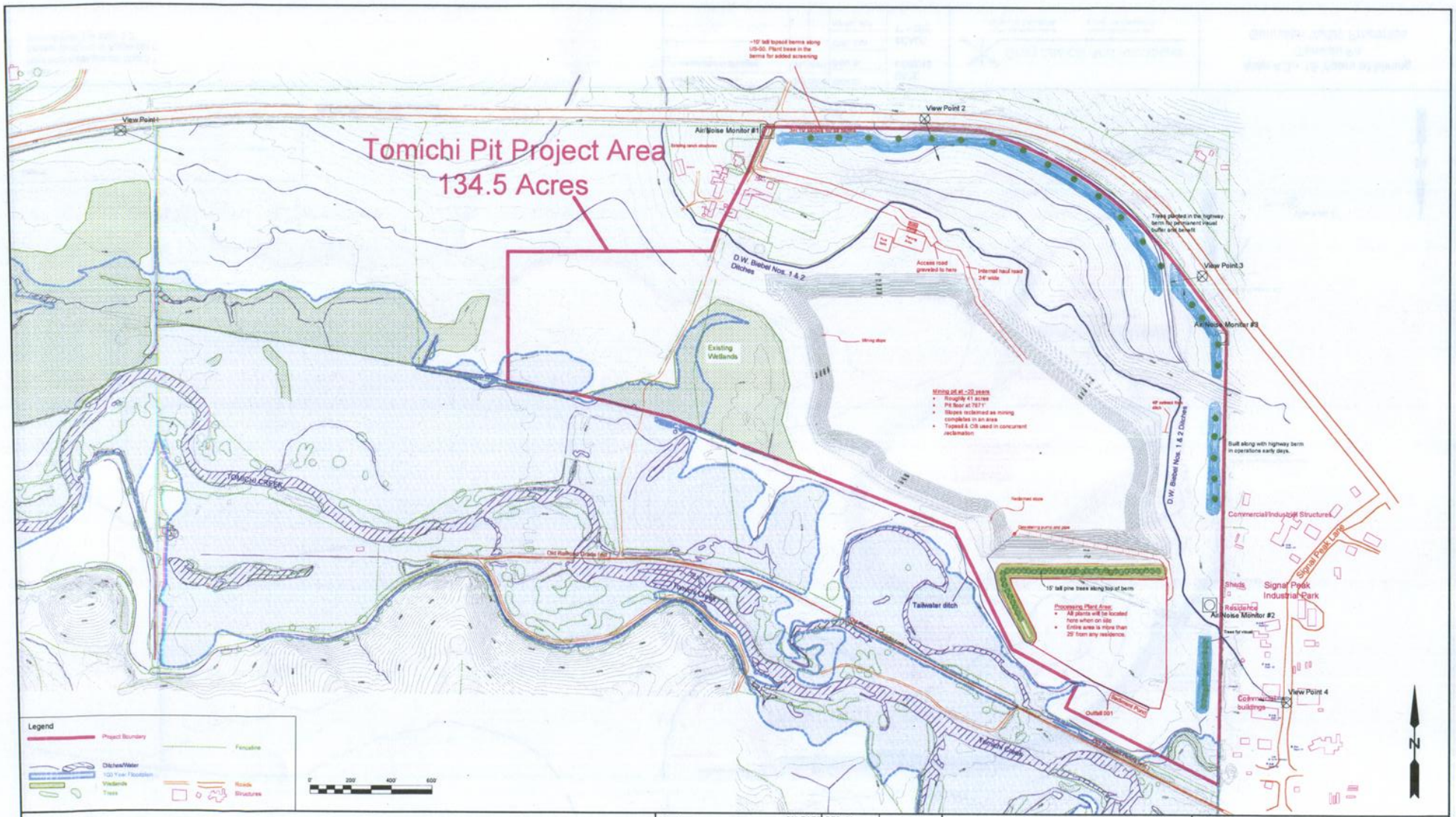
Map 4.3 - 15 Years of Mining
Tomichi Pit
Gunnison Valley Properties



Notes:
Haul road designs on Map 5.1
Access designs in Appendix C
Berm details on Map 5.2

Revisions	BY	DATE
Processing berm changes	BL	01/15

DES: BL
DRN: BL
CHK: GLA
APPD: GLA

DATE 07/02/13

SCALE 1" = 200'

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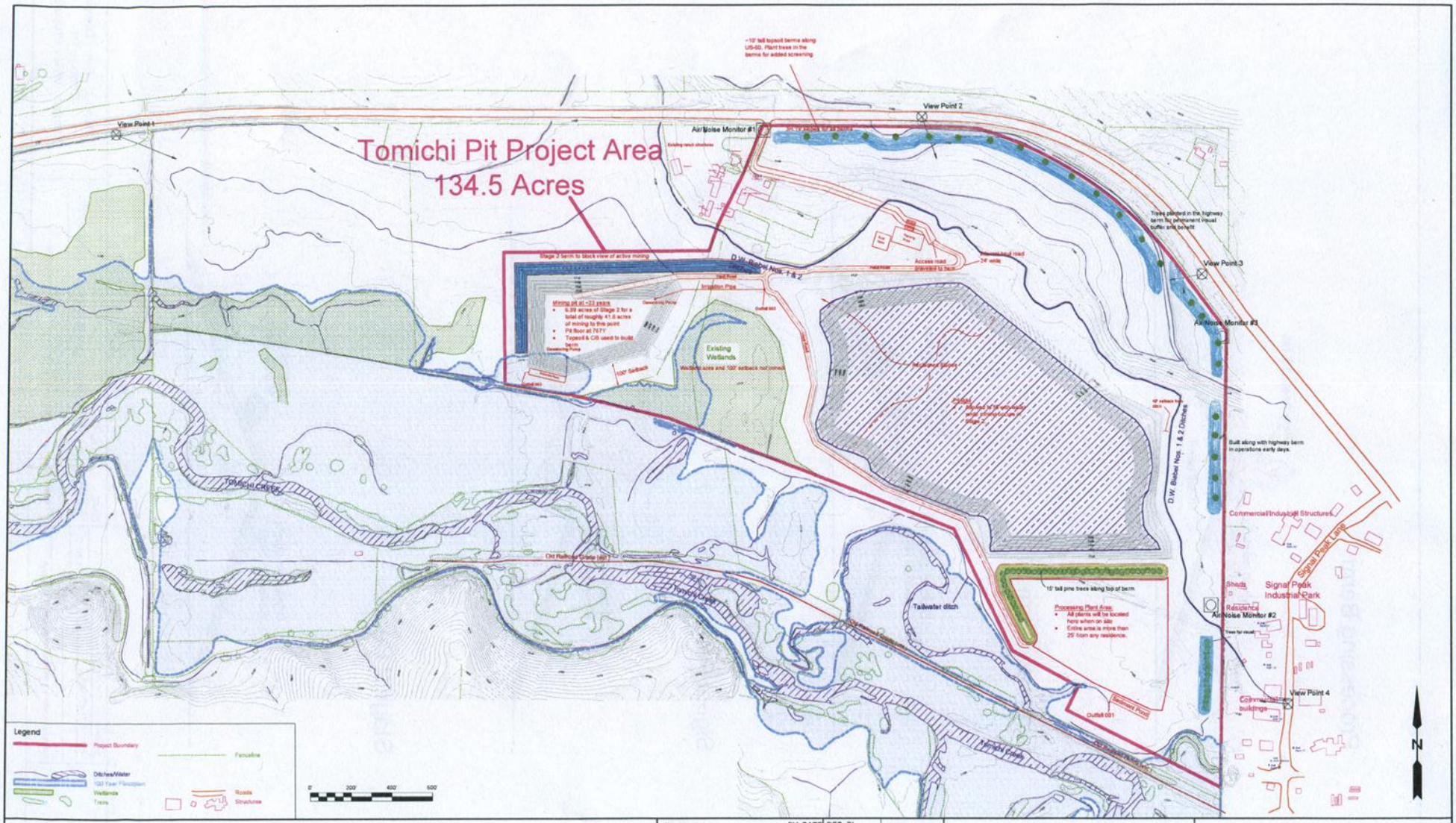
Map 4.4 - 20 Years of Mining
Tomichi Pit
Gunnison Valley Properties



Notes:
Haul road designs on Map 5.1
Access designs in Appendix C
Berm details on Map 5.2

Revisions	BY	DATE	DES: BL	DATE 07/02/12
Processing and Signal Peak berm changes	BL	01/15	DRN: BL	
			CHK: GLA	SCALE 1" = 200'
			APPD: GLA	

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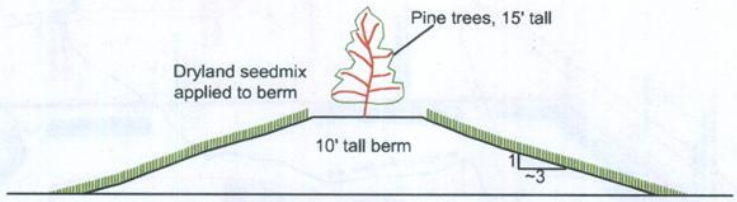
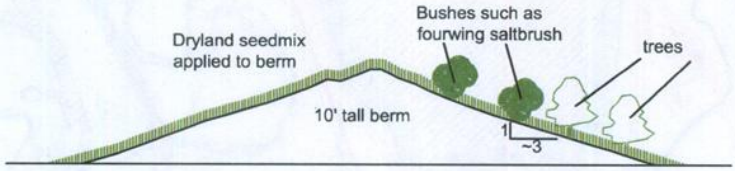
Map 4.5 - Stage 2 Mining
Tomichi Pit
Gunnison Valley Properties

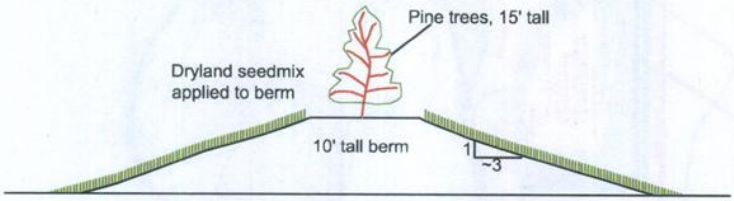
Processing Berm



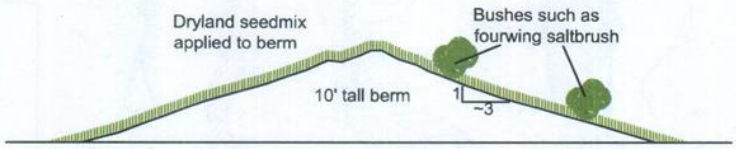
Highway Berm



Signal Peak Berm



Stage 2 Berm



Notes:

Revisions	BY	DATE
Berm height changes	BL	01/15

DES	BL
DRN	BL
CHK	
APPD	

DATE 02/13/13

SCALE AS SHOWN

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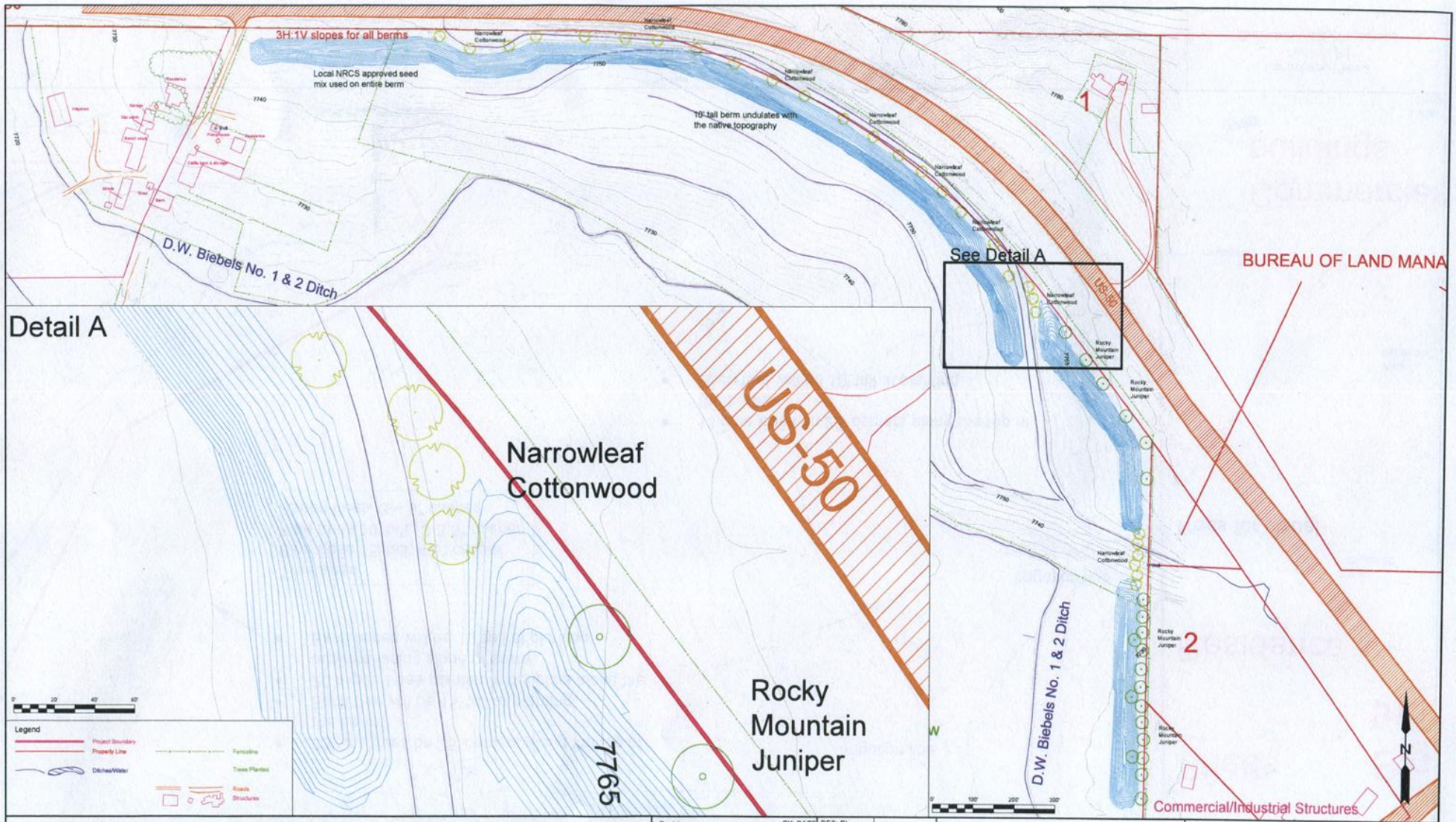
Map 5.2 - Berm Designs
Tomichi Pit
Gunnison Valley Properties



Notes:

Revisions	BY	DATE

DES: BL
DRN: BL
CHK
APPD

DATE 11/01/13

SCALE AS SHOWN

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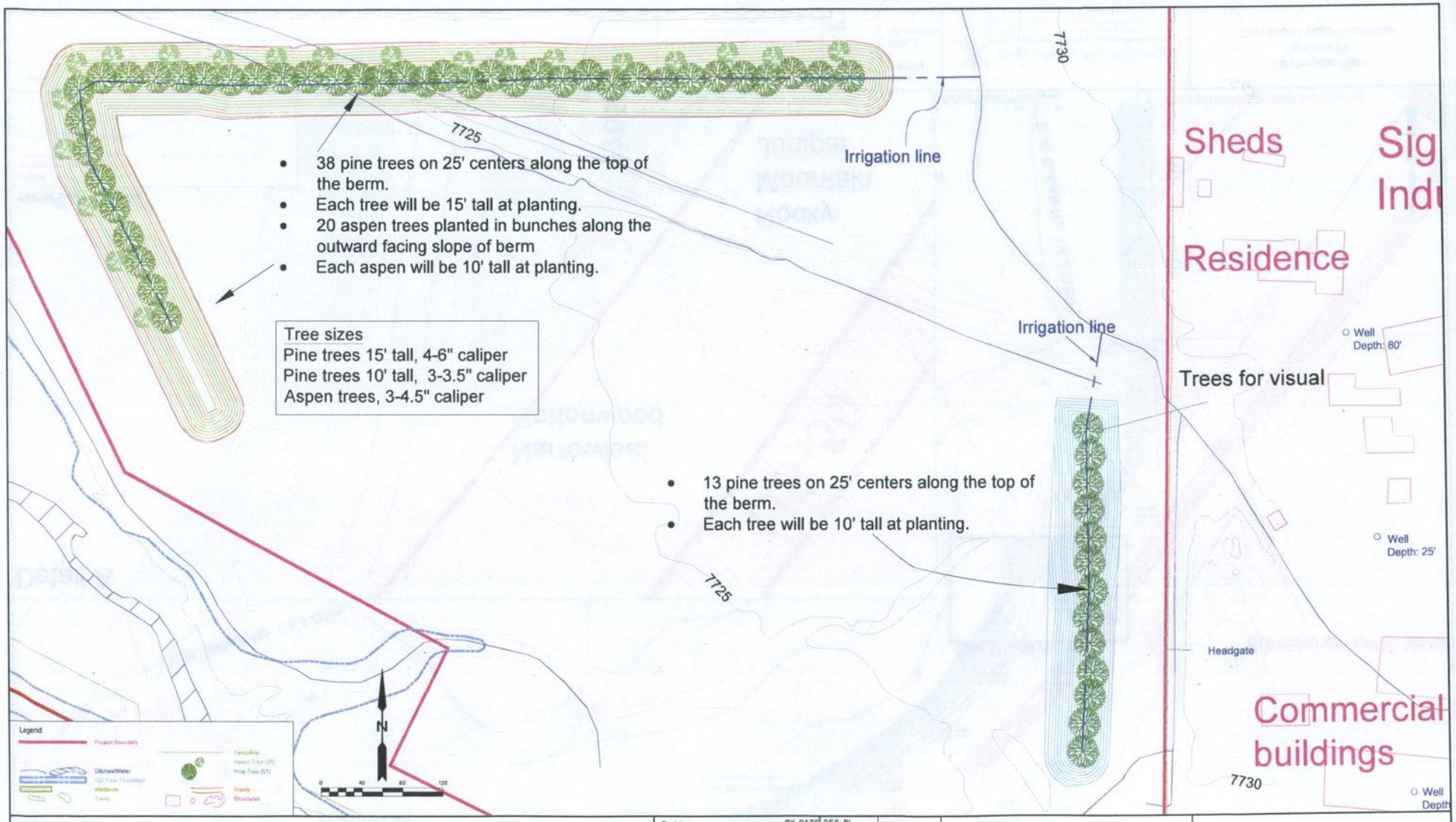
Landscape Plan
Tomichi Pit
Gunnison Valley Properties



Notes:

Revisions	BY	DATE
Further detail on proc. berm	BL	01/15

DES: BL
DRN: BL
CHK: GLA
APPD: GLA

DATE 08/01/15

SCALE 1" = 40'

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Landscape Plan 2
Tomichi Pit
Gunnison Valley Properties