

**CITY OF VALDEZ
APPLICATION FOR GRAVEL LEASE**

Application Fee: \$50.00 (Fee waived per Resolution #12-02)

This form is to be completed by an individual or an organization proposing to lease City-owned land. Complete in full and to the best of your knowledge. Please explain any omissions and use additional pages where appropriate. If requested, proprietary and financial information of applicants that is so marked will be kept confidential.

The completed application shall be returned to the Valdez Community Development Department located in City Hall.

1. Name of Individual Completing Application Form:

Name: ROGER KIPAR Phone: 907 255-3552
Daytime/ Message

Mailing Address: P.O. BOX 1432 VALDEZ AK 99686

2. If other individual(s) or an organization(s) will be a party to this application, indicate below. Attach additional pages as needed:

a) Name _____ Phone: _____

Mailing Address _____

Relationship to other applicant(s) _____

b) Organization's name RKR CONTRACTING LLC

Address P.O. BOX 1432 VALDEZ, AK 99686

Primary Contact: ROGER KIPAR

Title: MEMBER

Daytime Phone #: 907 255-3552

3. Type of Organization: (Check one)

Individuals _____
General Partnership _____
Limited Partnership _____
Other LLC

Business Corporation
Non-Profit Corporation
Non-Profit Association

If non-profit, has IRS Tax Exempt Status been obtained? Yes _____ No _____
If yes, attach letter of determination.

Note: Please submit, as appropriate, the following items with this application:

1. Current Alaska business license;
2. Designation of signatory authority to act for organization of other individuals;
3. Certificate and articles of incorporation;
4. Partnership agreement and amendments;
5. Charter/by-laws for non-profits;
6. Most recent annual financial statement;

4. Legal Description affected by application:

Located in Township _____ Range _____ Section _____ Meridian _____

Lot/ Block/ Tract/ Subd. TRACT A-ASIS 79-114 Plat # _____

Other Description 1500 VALDEZ GLACIER RD.

Tax # 00791160050 No. of Acres 37

5. Describe proposal. Attach a narrative for further description and a site plan (the description should include the use; value and nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).

SEE ATTACHMENT

6. What is the term of the lease desired?

10 YEARS

7. If the request for a lease is at less than fair market value, provide justification.

8. Please state why you believe it would be in the "Best interest of the City" to approve your proposal and process your application.

SEE ATTACHMENT

5. Describe proposal. Attach a narrative for further description and a site plan.

Site plan description and image for Tract A, ASLA 79-116 near the Valdez Glacier Stream Lake Valdez, AK

With this letter we are submitting information to clarify the area we would like to lease from the City of Valdez.

The area is identified as Tract A, ASLA 79-116 / 1500.

On March 13th, 2019 Approval of the Conditional Use Permit Application #19-01 for Gravel Extraction on a Portion of Tract A, ASLS 79-116 (1500 Airport Road) from Roger Kipar was approved by ALL, in favor.

QUESTIONS on the application -

-How will the proposed use conform to the present and future development of the Area?

-What will be its effect on present and future development?

ANSWER:

After meeting with Rochelle, Kate and Rob we discussed 3 areas identified by the P&Z Commission and Staff. The area by the ball fields turned out to be the last desirable area due to access restrictions, no adjacent operations like mining, etc.

Area 901 on the map is approximately 24 acres. This parcel has a driveway used by Harris Sand and Gravel to access their gravel extraction site. According to the map provided to us, there are a few property line conflicts.

AREA 1500/ASLS79-116

This area we marked on the sketch is very close to an existing mining operation which is to the east and has already been in operation for many years without any conflicts regarding the public health and welfare. Flooding issues which could possibly impact this operation are not reported.

The City of Valdez Police Shooting range is to the west of the proposed area.

We spoke with Bart Hinkle, the current Chief of Police to see if there would be any conflicts with our plans to operate in this location. He has no objection.

To the north, there is a very steep mountain, not desirable to hikers or climbers due to the terrain. There is also an adjacent mining operation butted up against the mountain which uses explosives and is an additional deterrent for anyone wanting to recreate in this location.

The boundary we presented to the south east gravel road is used by the neighboring mining operations and serves as an additional buffer for our plans.

The drive way we propose will be about 140 feet from the center line of the road and will be well hidden.

Based on those facts, there are no conflicts with any side of our operation. All 4 sides already have buffers in place and we intend to add addition security via a locked gate and posted signs.

This is a seasonal business which will not have any permanent structures, therefore there are no issues with landslides or avalanches.

Speaking of future development -

Based on the facts that this area is surrounded by protected operations and a steep mountain which prohibit any residential, recreational or even commercial retail businesses, we find this location ideal to operate a mineral extraction business.

The future of this area will likely be mining and resource extraction due to the fact that our town will have a continual need for rip rap and gravel.

Gravel products as a material, and gravel as a base for concrete and asphalt is at high demand and will be for time to come.

If any development happens to the south of this location more material will be needed for any development.

Noise, dust and whatever comes with mining is far away from public, residential and downtown retail businesses.

Mineral Creek:

We looked into potentially mining in Mineral Creek, but adding more heavy traffic to the already busy highway/tanker trucks 24/7 and the nearby residential district we again believe that this area is the best choice to extract material. Staff has not considered to offer any land to operate gravel refining in this area either.

Valdez Glacier Stream:

The Valdez Glacier Stream is unpredictable. Having a mining operation in the riverbed is very dangerous at best.

The material downstream from the VGS bridge has too much sand and fines in it. This makes it very hard to pass any kind of compaction test. Access to the stream is limited as well. There is also no land available to lease to base a gravel refining operation on.

Lowe River:

There is limited or no access to the river. Again, due to the unpredictability, it is not advisable to station any kind of an operation in any of our rivers.

Here is a little more about our proposed area to mine -

There will be a time when the maximum amount of gravel is extracted and mining operations may stop for any reason. What will be left behind is a hole in the ground.

This hole in the ground could be, if flooded, a habitat for wildlife. If all mining operations in this area were to stop, this hole in the ground could be converted to a place where visitors or residents enjoy spending time at.
(Ruth Pond)

Besides mining gravel for our own needs, we intend to sell material as well.

We all know how expensive gravel and gravel products are here in our town.

If we create more competition the price will likely adjust to the market and become more attractive.

Gravel is the core product for all building efforts and creating a competitive price will help this town grow.

Undevelopable Land

Undevelopable Lands include land areas, which have been identified as having:

Mass wasting hazards from landslides, debris slides, or rock slides;

Mass Wasting Hazard

In the Valdez area, mass wasting is generally related to rock falls and debris slides. Obvious debris slides have been mapped. Occasional rock falls can be contained to minimize the potential hazard. Debris slides on the other hand, may require extensive and costly engineered systems to reduce their potential impact. Some of the smaller debris slides may not have been detectable on the aerial photographs. For this reason caution is recommended in building any structures near steep slopes.

Our plan is in compliance with our comprehensive plan:

Overall Goal

To create an atmosphere that will encourage stable economic development in Valdez while enhancing the quality of life. Improvements should be made to all elements that give the community its character.

This would include enhancing the economic productivity and diversification of the region to assure continued economic prosperity; providing for the public safety and the economic welfare of the community when siting future industrial, commercial, residential, and public Land uses; enhancing the scenic beauty, uniqueness and historical significance of the Valdez area; and opening up new land for residential, commercial, and industrial land.

Included are 2 maps showing flood zones -

Image 1 Of 2 map from 1980-1983 shows the area subject to flooding.

Image 2 of2 shows the map from 2016 shows the area subject to flooding.

In both cases, neither area or time has any effect on the land we proposed to establish a gravel extraction permit for.

Speaking to this in our terms:

We own 14 acres at Crooked Creek, right above the forestry building. Our plan is to develop the land which would accommodate additional spots for RVs and tents. To build this property up to its potential we need a large amount of raw material and refined material.

As we were doing a feasibility study to develop this land, we realized that the cost is substantial. It would cost us between 1.2 to 1.4 million to develop this property if we didn't have access to our own materials.

With the equipment and expertise we have, we can save about \$900,000 of this steep price tag by utilizing our own resources and mining and refining the material ourselves.

Potential revenue estimation for the City of Valdez –

Part of the study was to count all RV spots and tent spots available to rent.

636 RV's can park in our town every season and about 181 tents can be setup as well. Our estimates are based on having 2 occupants per RV or tent.

Based on a season of 16 weeks –

6 weeks at 100% capacity

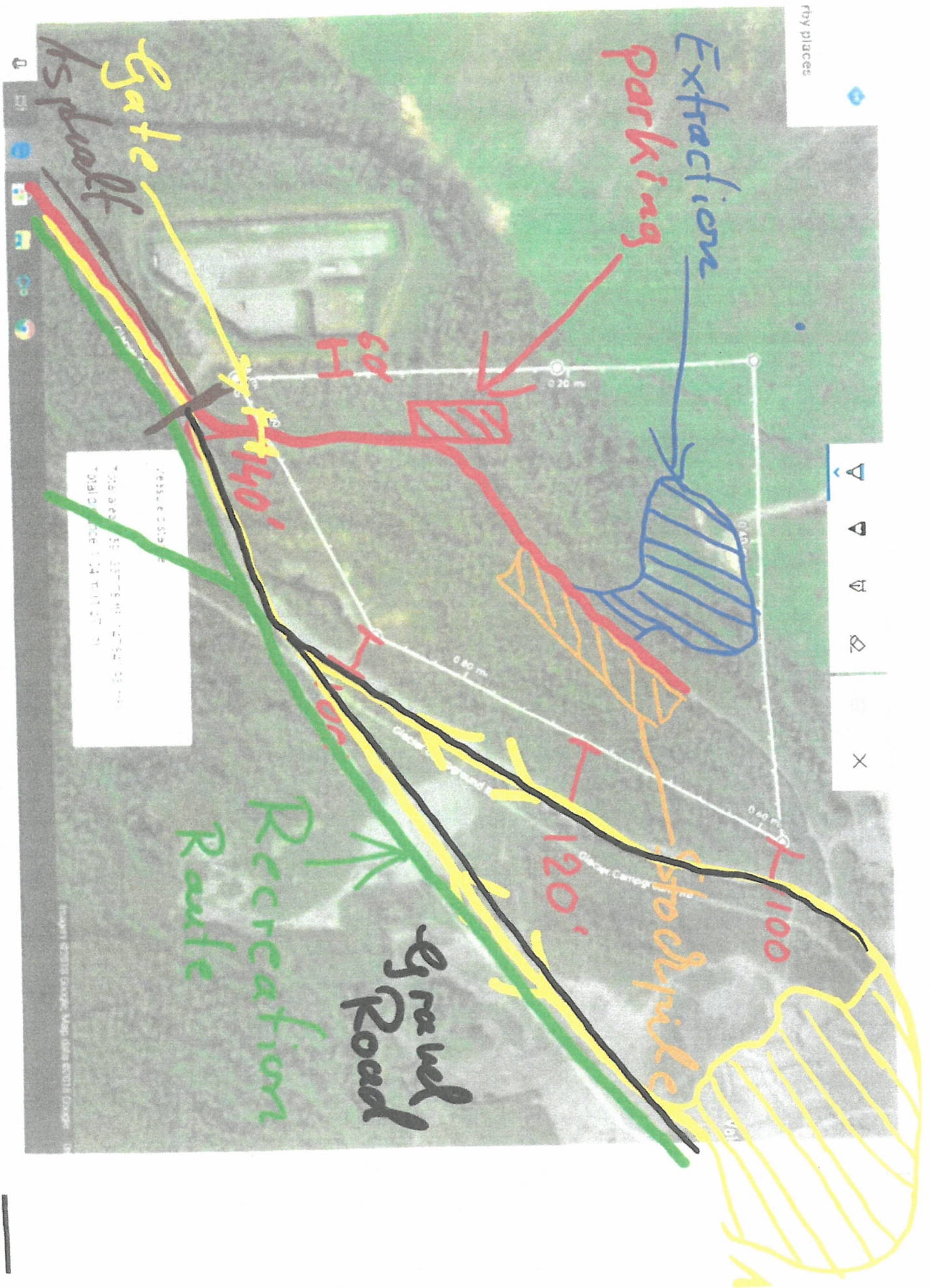
10 weeks at 50% capacity

We calculated very conservatively that each RV guest spends about \$50 per day and each tent occupant spends about \$25 per day.

With that estimation, RV and tent revenue would bring in about \$7 million dollars to Valdez every summer.

With our plan for additional RV and tent spots, we could potentially add 25% to that which would bring an impressive 2 million more dollars people would spend in Valdez each season.

Considering that we lost an RV park and our harbor will open up soon, we need more accommodations for our seasonal guests here in Valdez.



8. Please state why you believe it would be in the "Best interest of the City" to approve your proposal and process your application.

-We are working to establish an alternative source for material in Valdez. We have established an area which consists of raw undeveloped, level land with mostly shrubs and brush for vegetation.

There are 2 reasons for the pit--

-We are interested in working the pit for our own development projects and we would like to sell gravel to private and commercial businesses in Valdez as well.

There are many people in this town that talk about upgrading their properties. They are wanting to improve driveways, carports, dog runs, landscape, etc. We will have the ability once we can secure a gravel pit to help with the wants and needs of the community.

In the future, we will look into the possibility of adding concrete products as well.

9. Current status of land. Describe any existing improvements, provide photographs if possible.

Land is unimproved SEE Attachment

10. Has applicant previously purchased or leased City land or resources: () Yes () No
If yes, provide legal description, type or purchase or lease, and status.

11. If applicant is a business operation, list present business activities:

Land Clearing, Site Excavations, Site Restoration,
Structures, Spill Cleanup, Waste Reduction, Sewer Repair
Excavations

12. If required, are you prepared to spend funds for the following:

YES

NO

a) Performance bond

b) Damage deposit

X

c) General liability insurance

X

d) Worker's compensation insurance

e) Survey and platting

f) Appraisal fee

g) Closing fees, which may include title insurance,
document preparation, escrow closing, and recording

X

h) Any federal, state and local permits required

i) Maintenance costs (present or future)

13. List three (3) credit or business references:

Name	Address	Phone #
John Schuch CVA		907-255-1103
Dan Saumer RB Financing		778-331-5662
Robert Braunstein BGS		907-644-2900

14. Has applicant or affiliated entity, ever filed a petition for bankruptcy, been adjudged bankrupt or made an assignment for the benefit of creditors?

No

15. Is applicant, or affiliated entity, now in default on any obligation to, or subject to any unsatisfied judgment of lien? () Yes ☒ No If yes, please explain:

COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION. ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, Roger Kizar (Individual Name)

I, _____ (Individual Name)

I, Roger Kizar On Behalf of 2SR Contracting LLC
(Representative's Name) (Organization's Name)

Box 1432 Valdez AK 99686
(Address)

(City, State) (Zip)

do hereby swear and affirm for myself as applicant or as representative for the organization noted above that:

The Applicant is a citizen of the United States, over the age of nineteen;
and
If a group, association or corporation, is authorized to conduct business
Under the laws of the State of Alaska; and
Has not failed to pay a deposit or payment due the City in relation to
City-owned real property in the previous five (5) years; and
Is not currently in breach or default on any contract or lease for real
Property transactions in which the City has an interest; and
Has not failed to perform under or is not in default of a contract with the
City; and
Is not delinquent in any tax payment to the City.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE
TO MY KNOWLEDGE.

Roger Kizar 12-04-2018
Applicant Signature Date

Applicant Signature Date

Roger Kizar
Print Name

Print Name

1033308

Alaska Business License #

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

RSR CONTRACTING LLC

PO BOX 1432 VALDEZ AK 99686

owned by

RSR CONTRACTING LLC

is licensed by the department to conduct business for the period

October 08, 2018 through December 31, 2020
for the following line of business:

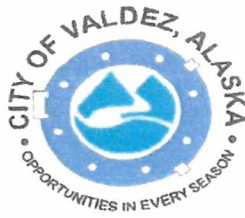
48 - Transportation and Warehousing
56 - Administrative, Support, Waste Management and Remediation Services

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Anderson





**CITY OF VALDEZ, ALASKA
BUSINESS REGISTRATION #363**

This is to certify that

RSR Contracting, LLC
NAME OF BUSINESS

Kipar, Roger
OWNER

PO Box 1432
Valdez AK 99686
ADDRESS

is a registered business in compliance with Section 5.04 of the Valdez City Code.

Business Registrar
City of Valdez, Alaska

12/31/2019
Expiration Date

NOTE: BUSINESS REGISTRATIONS are required to be renewed yearly.

License #: 110177
Effective: 03/15/2018
Expires: 12/31/2019

STATE OF ALASKA

Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

Regulation of Construction Contractors and Home Inspectors

Licensee: **RSR Contracting LLC**

License Type: **Specialty Contractor**

Status: **Active**

Doing Business As: **RSR Contracting LLC**

Note: Contractor had previous license CONS39984.

Commissioner: Mike Navarre

Details

ENTITY DETAILS

Name(s)

Type

Legal Name

Name

RSR Contracting LLC

Entity Type: Limited Liability Company**Entity #:** 10035640**Status:** Good Standing**AK Formed Date:** 2/10/2016**Duration/Expiration:** Perpetual**Home State:** ALASKA**Next Biennial Report Due:** 1/2/2020**Entity Mailing Address:** PO BOX 1432, VALDEZ, AK 99686**Entity Physical Address:** 3455 FALCON ROAD, VALDEZ, AK 99686

Registered Agent

Agent Name: Roger Kipar**Registered Mailing Address:** PO BOX 1432, VALDEZ, AK 99686**Registered Physical Address:** 3455 FALCON ROAD, VALDEZ, AK 99686

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	KIM O'DELL	Member	51
	Roger Kipar	Member	49

Filed Documents

Date Filed	Type	Filing	Certificate
2/10/2016	Creation Filing	Click to View	Click to View
2/10/2016	Initial Report	Click to View	
2/18/2018	Biennial Report	Click to View	
9/24/2018	Change of Officials	Click to View	

7 EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT

Stormwater is water runoff from rain and melting snow. Runoff can be sheet flow off of a site or it can drain to streams and ditches that route it to rivers, lakes, and marine water. In some areas, runoff is routed to storm drains, which ultimately discharge to surface waters. When stormwater flows across exposed soils, construction sites, or pavement, it can pick up and carry sediment, oil, bacteria, road runoff and other pollutants. Sediment and associated pollutants can clog ditches and culverts, destroy habitat and reduce oxygen for fish, and be toxic to aquatic life. Stormwater runoff is a common cause of water pollution and is a challenge to control. The key to limiting impacts is to prevent erosion, capture and control sediment that does erode, and proactively manage stormwater runoff, including runoff that comes to your site from other properties. It is important to remember that stormwater can run off of other properties and onto your site, bringing increased erosion potential and contaminants with it.

Erosion Control is any practice that protects the soil surface and prevents the soil particles from being detached by rainfall, snowmelt, or wind.

Sediment Control is any practice that traps the soil particles after they have been detached and moved by wind or water. Treatment controls, as well as source controls, can be used in controlling the transport of sediment. Such controls include passive systems that rely on filtering or settling the particles out of the water or wind that is transporting them.

Stormwater Management is the practice of collecting stormwater, diverting it away from disturbed areas, collecting it for treatment (if necessary), and discharging it to a receiving area with the capacity to absorb it.

In general, erosion control and good stormwater management practices are more effective than sediment controls, and are preferred because they keep the soil in place and enhance the protection of the site resources.

When implementing erosion and sediment control BMPs, the following principles should be adhered to as much as possible:

- Fit the natural topography, soils, and vegetation of the site;
- Minimize disturbances to natural vegetation;
- Minimize soil exposure during high precipitation storm events;
- Vegetate disturbed areas;

Key Points – Chapter 5

- Rain, wind, and melting snow can dislodge sediment and carry it to surface water bodies, degrading their quality.
- Use BMPs in this section to:
 - Prevent erosion
 - Control eroded sediment
 - Manage and treat stormwater

- Minimize concentrated flows and divert runoff away from slopes or critical areas;
- Minimize slope steepness and slope length;
- Utilize channel linings or temporary structures in drainage channels to slow runoff velocities;
- Keep sediment on-site using settling ponds, check dams, or sediment barriers; and
- Monitor and inspect the site frequently and correct problems promptly.

Erosion control systems cannot perform adequately without the control of runoff. It is important to control flow of runoff to prevent scouring exposed soil. Diverting stormwater away from potential pollutant sources and/or managing runoff from a site are one category of source control BMPs. Numerous factors may affect the amount of runoff generated from a site, including the following:

- Precipitation;
- Soil permeability;
- Watershed area; and
- Ground cover.

The risk of high sediment discharge is greatest in the spring when vegetative cover is not yet established and snowmelt runoff occurs. As winter ends, ensure all appropriate BMP structures are in place and that any elements damaged over the winter are repaired.

7.1 Erosion Control

7.1.1 Vegetation

From temporary stockpiles to permanent reclamation of slopes, vegetation is one of the very best guards against soil erosion. Vegetation is so effective because, if implemented properly, it is self-sustaining and works to protect the soil in a variety of ways. Vegetation absorbs some of the energy of falling rain. Its roots hold soil in place and maintain the moisture-holding capacity of the soil. It reduces groundwater infiltration through evapotranspiration, which is the sum of water reintroduced into the atmosphere by evaporation and plant transpiration. In transpiration, water moves up through a plant and is released into the atmosphere as water vapor through stomata in its leaves. At the ground surface, the presence of vegetation reduces surface flow velocities. Additional benefits of vegetation can include noise reduction, dust control, and improved visual appearance. Some guidelines for vegetation are:

- If an area is already vegetated and does not need to be disturbed, do not clear it.
- If an area must be cleared for mining, clear only the amount needed for expansion within one year.
- As an area is cleared, save the sod or slash and stake it down over the cleared slopes to temporarily filter runoff until the area is mined.

- Replace topsoil, revegetate, and reclaim mined areas as soon as possible.
- Use native species whenever and wherever possible. It would be ideal to use the same species that were cleared, but the growth rates of the native plants and the need for more immediate erosion control may make that impractical.
- Use plant species that are appropriate for the application and climate, and plant them at the appropriate time of year. Table 7-1 summarizes plant species that are commonly used at sites in Alaska.

The Alaska Plant Materials Center, under the DNR Division of Agriculture, has created a manual to help those involved in revegetation efforts select appropriate seed mixes and methods for revegetation. Gravel/rock aggregate extraction site operators should refer to this document, *A Revegetation Manual for Alaska* (2008) for detailed guidance on region-appropriate plant species and revegetation methods. It can be found at: <http://dnr.alaska.gov/ag/RevegManual.pdf>.

Additional information, including local sources for native plants and seeds, can be found on the Alaska Plant Materials Center website: <http://plants.alaska.gov/index.php>.

Table 7-1: Species/Cultivar Characteristic Chart (adapted from A Revegetation Manual for Alaska, 2008)

Species	Cultivar Or Equivalent	Availability ¹	Site Conditions Adaptation	Growth Form ²	Height Average	Region Of Use ³
Bluegrass, Alpine <i>Poa alpina</i>	Gruening	Fair	Dry	Bunch	6 in.	All
Bluegrass, Glaucous <i>Poa glauca</i>	Tundra	Fair	Dry	Bunch	10 in.	A,I,W
Bluegrass, Kentucky <i>Poa pratensis</i>	Merion	Excellent	Lawns	Sod	10 in.	I,SC,SE
Bluegrass, Kentucky <i>Poa pratensis</i>	Nugget	Good	Lawns	Sod	10 in.	I,SC,SE
Bluegrass, Kentucky <i>Poa pratensis</i>	Park	Excellent	Lawns	Sod	10 in.	I,SC,SE
Fescue, Red <i>Festuca rubra</i>	Arctared	Very Good	Dry to Wet	Sod	18 in.	All
Fescue, Red <i>Festuca rubra</i>	Boreal	Excellent	Dry to Wet	Sod	18 in.	W,I,SE,SC, SW
Fescue, Red <i>Festuca rubra</i>	Pennlawn	Excellent	Dry to Wet	Sod	12 in.	I,SC
Hairgrass, Bering <i>Deschampsia beringensis</i>	Norcoast	Good	Dry to Wet	Bunch	20 in.	All
Hairgrass, Tufted <i>Deschampsia caespitosa</i>	Nortran	Good	Dry to Wet	Bunch	20 in.	All
Polargrass <i>Arctagrostis latifolia</i>	Alyeska	Fair	Wetter Areas	Sod	24 in.	A,I,W,SC
Polargrass <i>Arctagrostis latifolia</i>	Kenai	Fair	Wetter Areas	Sod	24 in.	SC,SE,SW
Reedgrass, Bluejoint <i>Calamagrostis canadensis</i>	Sourdough	Fair	All	Sod	36 in.	All

1. Availability varies from year to year and within any given year.

2. Growth form and height will vary with conditions.

3. Region of Use: W = Western Alaska; I = Interior Alaska; SE = Southeast Alaska; SC = Southcentral Alaska; SW = Southwest Alaska; A = Arctic Alaska; All = All of Alaska.

7.1.1.1 Water and Fertilizer

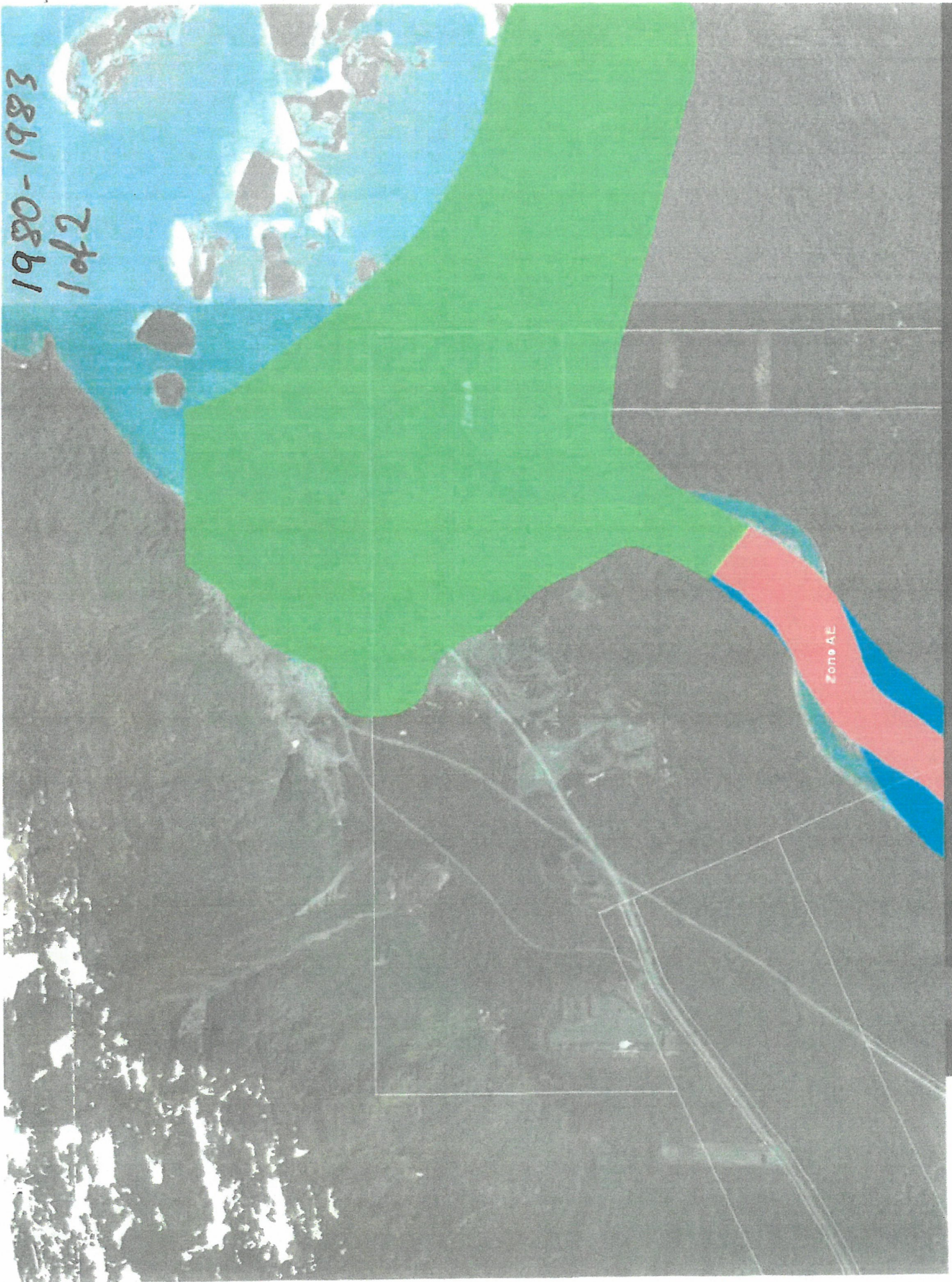
Adequate water and nutrients are essential for successful revegetation. If it is suspected that the topsoil may be lacking in nutrients when it is time to plant, it may be worthwhile to have a chemical analysis done on it in order to determine what types of fertilizers would be helpful. When using fertilizers, try to apply them under conditions in which they are less likely to wash off into streams, rivers, and lakes. Losing fertilizer to surface water can have negative impacts on the ecological balance and is a waste of fertilizer.

7.1.1.2 Erosion Control Blankets and Mulching

Erosion control blankets are geotextiles made from natural materials, such as jute, coconut husk fibers, and straw, or synthetic materials like plastic. They help to hold seed and soil in place until vegetation is established. Erosion control blankets are very effective, but often prohibitively expensive for large areas. Mulching and hydroseeding are cheaper and also effective, though less effective in steep, erosion prone areas. A good practice is to use a combination of erosion control blankets in oversteepened and erosion-prone areas and to use mulch elsewhere to stabilize soil while vegetation becomes established. The effectiveness of blankets is greatly reduced if rills and gullies develop, so proper anchoring and ground preparation are important. The type of blanket selected depends on the longevity required, the gradient, climate, and other factors. The drawing below is one example. Follow the manufacturer's specifications for installation and stapling requirements.



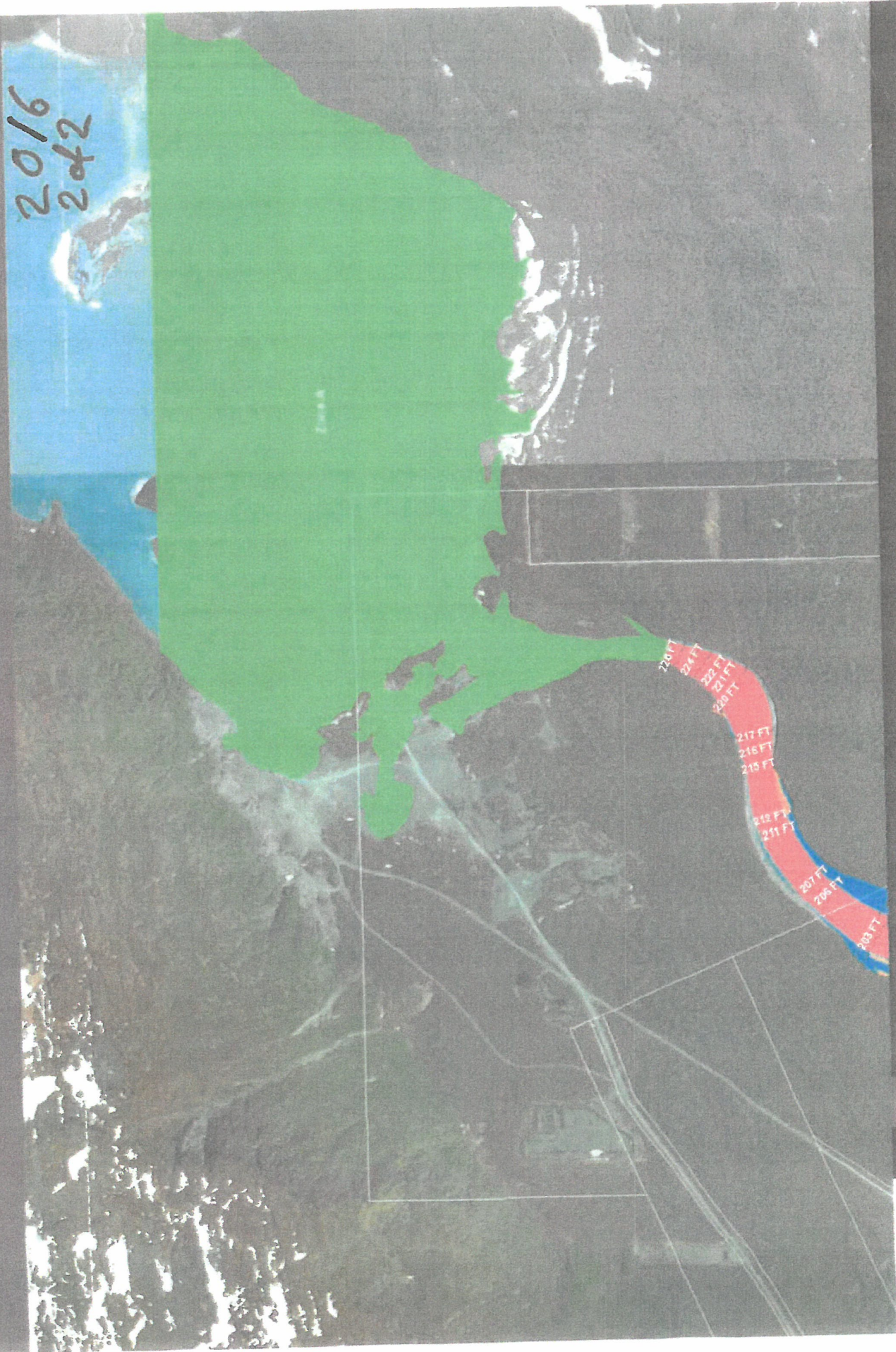
1980-1983
1 of 2

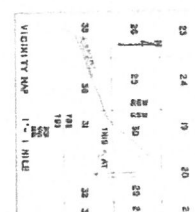


Flood Map Comparison

Udrez, Alaska

2016
2012





17.50.040 Gravel extraction as a conditional use.

A. Gravel extraction outside of the HI-G heavy industrial, gravel extraction zone requires a conditional use permit. Zones that allow gravel extraction as a conditional use are the public lands zone, heavy industrial zone and the light industrial zone. In addition to meeting the requirements of Sections 17.50.010 through 17.50.030, an applicant for gravel extraction as a conditional use shall submit the following:

1. Site plan description, including:

a. Drainage,

Drainage does not to be addressed since we are digging a hole. All stockpiled material will be within the boundaries of the pit and any potential drainage will stay contained within the pit.

b. Existing and proposed topographical contours (ten-foot contour),
Submitted in the application

c. Work depths,

Average work depth will be in shallow drafts just below the overburden which will be stripped and placed in a designated area.

d. Overburden and debris disposition,

Overburden/Debris. All Organic debris will be mulched into woodchips. The organic cover will be pushed to the road facing boundaries to create a neat and aesthetic appearance, blocking the operation from the eyes of tourist etc. By utilizing mulch from the clearing process we are able to promote the natural vegetation found in this area to reclaim and flourish, again an addition to present a clean and orderly appearance.

e. Erosion and sediment control plan,

An Erosion and sediment plan was submitted in the proposal.

f. Revegetation or restoration plan,
Submitted in the proposal.

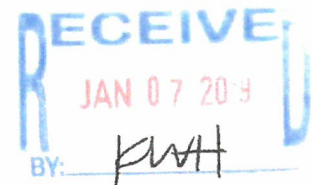
g. Water table information,

There is no accurate water table information available for this area, however, the Harris pit is about 40 feet lower than the proposed area, considering that the groundwater table is about at 35 feet at the Harris pit we assume a water table of more the 30 feet at this location. The public gun range is about 1600 feet downstream from the proposed location and about 25 to 30 feet lower in elevation than the area we plan to mine in. We have never heard or observed any standing water at the gun range. We believe it is save to assume the water table is a minimum of 30 feet below grade.

h. Water quality information for work in waterways,
No work will commence in any waterways.

i. Floodplain alteration information for all work in the one hundred-year floodplain;
Our plan does not pertain to the floodplain information because it is outside the flood area. See pictures.

2. Final site restoration and revegetation plan;



Excavations will be graded into shallow drifts. The typical Alaska vegetation will take over and reclaim everything within 1 year.

3. Security plan to prevent casual trespass;

Placards/signs will be posted along with a locked gate. The area toward the gravel road will be bermed to prevent unauthorized access.

The proposed area shares a property line with the City of Valdez shooting range to one side, the back side has a steep hill and the side toward the Valdez Glacier lake shares a boundary with another mining operation where explosives are frequently used. The only area accessible is the front which will be blocked off with a berm approximately 15 feet high.

Signs will be posted along the gravel road to warn and discourage people from entering.

4. Description of natural resource extraction and processing operations proposed for the site, including:

Land will be cleared like previously explained, land will be cleared and opened up to 1 season of gravel extracting.

a. Ingress and egress points,

There will be 1 main gate for ingress and egress.

b. Hours of operation,

7 am to 8 pm

c. Estimate of quantities to be extracted and timetable, with supporting calculations conforming to generally accepted engineering principles;

The plan is to remove about 5000 yards per season, land will be cleared to allow extraction for 1 season. Material will be extracted by utilizing heavy equipment such as excavators and/or front end loaders.

5. Other materials the director of community development may require.

If a ground water level has to be determined we will dig a hole in this area down to 25 feet at no cost to the city of Valdez to investigate the groundwater level.

B. The planning and zoning commission may approve a gravel extraction conditional use only if the commission finds that the use meets the following standards:

1. The extraction operations will not pose a hazard to the public health and safety;

2. The extraction operations will not generate noise, dust, surface water runoff or traffic that will unduly affect the surrounding land use;

3. The permittee assures that after extraction operations cease, the site will be left in a safe, stable and aesthetically acceptable condition.

C. The planning and zoning commission shall attach such conditions to the approval of a gravel extraction conditional use permit as it finds are necessary to conform the use to the standards set forth in subsection B of this section. (Prior code § 30-44.1)



City of Valdez
ALASKA
Planning Department

NOTE TO FILE
January 10, 2019

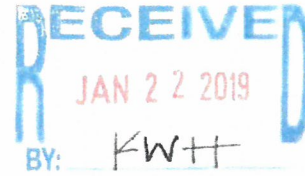
After reviewing the additional information submitted by RSR Contracting for their conditional use permit application, we request the following information for submission:

- Work depths – please provide a more specific depth of digging by giving a range in feet.
- Erosion and sediment control plan – please utilize the general guide you submitted in your initial application to describe a site specific plan. Please outline how you intend to implement those guidelines at this site.
- Revegetation or restoration plan – please give specifics of your revegetation plan for this site. Which of the options mentioned in the guidelines submitted to you intend to utilize. Will these methods be utilized as you are mining or only during final site restoration and revegetation?
- Description of natural resource extraction and processing operations proposed for the site – please provide more specifics. After extraction from site, what kind of processing or storage will occur on site?

These items will be discussed in a meeting with Roger and Kim from RSR contracting on January 11, 2019.

Kate Huber, CFM
Senior Planner
City of Valdez | Planning Department
P.O. Box 307, Valdez AK 99686
☎ 907.834.3451 ✉ khuber@valdezak.gov

Kate Huber,



Regarding your NOTE TO FILE from January 10th 2019

- 1) Work depth - please provide a more specific depth of digging by giving a range in feet
- 2) Erosion and sediment control plan - please use the general guide you submitted in your initial application to describe a site specific plan. Please outline how you intend to implement those guidelines at this site.
- 3) Revegetation/restoration plan -

Answer to 1,2 & 3

We propose Segmental Mining/Reclamation. In segmental M/R, the mine site is divided into segments and the order of mining and reclamation among the segments is determined. Prior to mining, topsoil from the first segment is stockpiled. After all resources have been extracted to a depth of 6 to 12 feet from the first segment and the slopes have been reshaped to a slope of a minimum of a 3:1 ratio, topsoil is stripped from the second segment and placed on the first segment. This continues until the final segment is mined, and then it is reclaimed with the stockpile of topsoil from the first segment. This reclamation strategy minimizes handling of topsoil and avoids creating large areas of unreclaimed land but may be impractical for sites with very thin soil or where material like sand and gravel must be mixed from various parts of the mine in order to meet product specifications. To help the possible issue with the lack of available soil we plan to mulch all vegetation and mix the mulch in with the layer of soil stripped to promote the healthy growth of Alaska type vegetation. The process will assure that the site will return to a condition that will not pose a hazard to public health and the environment.

We will avoid pushing the top layer into a stockpile and mix all vegetation like brush, gravel and trees into a unusable pile, which simply creates nothing other than an unsightly waste pile with no further use. This is the typical way of stripping land found Alaska wide. Reclaiming is very difficult with this process.

- 4) Description of natural resource extraction and processing operations proposed for the site - please provide more specifics. After extraction from the site, what kind of processing or storage will occur on site?

Answer:

The area where the processing equipment will be set up is about 2 acres in size, this allows equipment to load material and recover processed material. The material will be stockpiled close to the processing equipment at about 100 feet away. This provides a distance which is safe for trucks to get in to the pit and be loaded. The area will be split into 2 sections.

Section 1 – this is where the screening plant will be staged and gravel will be refined.

Section 2 – this is where trucks will be loaded to transport the material off site.

The processing operation will be near the hillside to keep dust and noise as far as possible away from the road. We will be far enough away from the hillside to assure the property is safe in the event of an avalanche or landslide. As we proposed, the segmental mining process will be utilized. This will make the operations the most efficient and least disturbing to the surroundings.

Fuel storage - No permanent fuel tank other than the equipment tank will be onsite. Equipment refueling will take place in form of deliveries made by our local fuel provider on an as-needed basis.

A container with oil/fuel spill equipment will be onsite to provide fast response in the event of a spill. There will be enough spill response material on site to contain the biggest spill possible.

A site plan/drawing will be submitted to the fire department.

The police department will be informed as well.

We hope that this letter will give you the clarification you asked for. If there are any additional questions or any more explanation is needed, do not hesitate to let us know.

Thank you very much. We hope to be able to mine this spring.

Roger & Kim

RSR Contracting LLC