Outlook

**CDR261 Beacon Lite Stockpile: questions before amendment approval**

**From** steve draper <ssdraper@mac.com>
**Date** Thu 10/29/2026 11:23 AM
**To** Glenn Reese <GlennReese@elpasoco.com>
**Cc** Daniel Torres <DanielTorres@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>

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Mr. Reese:

Daniel, copying you since we've been in touch. Please forward to Glenn if I have his address wrong.

I understand the CDR261 amendment, expanding the stockpile from about 80,000 CY on 6 acres to about 140,000 CY on 13 acres with two ponds, is nearing approval. Before it's finalized, I'd ask that the County consider the following, all based on records in the County's own files:

- The CDR261 file includes a March 11 email reporting a stop-work order on March 10 for grading more than an acre before the permit was issued.
- Engineering confirmed to me on October 28 that Buc-ee's (PPR2628) has no construction permit or ESQCP.
- The material is being leveled into flat terraces, not simply stockpiled (photos attached, taken October 28). There is also darker material on top, and the silt fence along the north side appears to be down in places.
- Buc-ee's own geotechnical report (Terracon 23245069, revised October 8) requires engineered fill placed and tested under Terracon's observation, with settlement monitoring before construction. It does not mention this stockpile.
- The State's August 25 letter on the proposed pond requires backfilling if groundwater is encountered, unless a well permit is obtained or the pond is lined. Terracon found groundwater as shallow as 8.5 to 9 feet on this site.

I respectfully request that any approval of the amendment include:

1. An inspection confirming that all work to date is within the originally approved March 12 limits, and no work in the expanded area until the amendment is approved.

2. A condition that stockpile material may not be used as engineered fill under any building, fuel tank, pond or retaining wall unless tested and certified to the geotechnical report's standards; otherwise it must be removed.
3. Identification of the darker material and of the private owner of the stockpile.
4. Confirmation that the pond design complies with the State's groundwater requirements.
5. Repair of the silt fence.

Please add this email to the CDR261 project file, and let me know if the amendment is approved before these are addressed.

Thank you,
Steve Draper
Colorado Estates, Monument

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Thank you,
Steve Draper.  Colorado Estates , Monument



