



COMMUNITY DEVELOPMENT AGENCY NEVADA COUNTY PLANNING DEPARTMENT

950 Maidu Avenue, Suite 170
Nevada City, CA 95959

FOURTH DISTRIBUTION / PROJECT DESCRIPTION

DATE: June 26, 2020

TO: Building Department
DPW – Jessica Hankins
DPW – Kevin Nelson
DPW – Brad Torres
DPW – Robin VanValkenburgh
DPW – Gene Yeoman
Environmental Health
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Nevada County Transportation Commission
N.S.A.Q.M.D
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CEO – Alison Lehman
Nevada County Sheriff
Nevada County Historical Landmarks Comm.
CA DTSC
Cal Fire – NEU
Nevada County Consolidated
Ophir Hill Fire
Grass Valley School District
Union Hill School District
Nevada Union High School District
Nevada Irrigation District
Resource Conservation District
NevCo Airport Land Use Commission
Nevada County Superintendent of Schools
City of Grass Valley
City of Nevada City
US Army Corps of Engineers
US Fish and Wildlife
Federal Aviation Administration
US Forest Service
CA State Parks
Mine Safety and Health Administration
Cal Trans – Highways
Cal Trans – Aeronautics
Fire Protection Planner
Cal Fire – Timber
CA Fish and Wildlife
Central Valley Water Quality Control Board
Department of Water Resources
Native American Heritage Commission
Office of Historic Preservation
Office of Mine Reclamation
State Lands Commission
CA State Fire Marshall
Air Resources Control Board
Department of Parks and Recreation
State Clearinghouse
COB – Jeff Thorsby
CAL EPA
Engineers Association of NC
CA Native Plant Society - Redbud
Nevada County Assoc. of Realtors
Nevada County Contractors Assoc.
Greater GV Chamber of Commerce
Nevada County Historical Society
Sierra Nevada Group/Sierra Club
FONA
Tsi Akim Maidu
United Auburn Indian Community
Bear Yuba Land Trust
Shingle Springs Band of Miwok Indians
Nevada City Rancheria Nisenan
Michael Shea
Sierra Fund – Izzy Martin
Kevin Johnston
AT&T
PG&E
Nevada County ERC
California Geologic Survey
Division of Water Rights
Community Environmental Advocates
Friends of Banner Mountain
Friends of Nevada City
General Plan Defense Fund
Glenwood HOA
Greenhorn Neighbors
Keep Nevada County Rural
Laborers Pacific Southwest
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Wolf Creek Alliance – Paul Schwarz
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Planning Director – Brian Foss
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CAL – OSHA
Advisory Council on Historic Preservation

Supervisor Andersen, District V
Rural Quality Coalition
Principal Planner, Tyler Barrington
Supervisor Elect, Hardy Bullock Dist. V

This project is being distributed to you for your review and comment. Your comments and/or conditions must be received in writing no later than **July 14, 2020**. In addition to sending a signed copy, please e-mail a digital copy, to the Project Planner listed below. If you need additional information to complete your review, please contact the Project Planner before the comment deadline. **Please note that the project has been revised in underline format.**

PROJECT: The project is a combined application for a Conditional Use Permit and Reclamation Plan to reinitiate underground mining and gold mineralization processing of the Idaho-Maryland Mine within unincorporated Western Nevada County. The proposed project would be located on two properties owned by Rise Grass Valley, which are referred to as the Brunswick Industrial Site (APN's: 009-630-037 - 21.8 Acres, 009-630-039 – 15.07 Acres, 006-441-003 – 15.19 Acres, 006-441-004 – 0.85 Acres, 006-441-005 – 50.01 Acres, 006-441-034 – 16.01 Acres) and the Centennial Industrial Site (APN's: 009-550-032 – 0.48 Acres, 009-550-037 – 4.47 Acres, 009-550-038 – 40.1 Acres, 009-550-039 – 0.98 Acres, 009-550-040 – 0.13 Acres, 009-560-036 – 10.25 Acres). As proposed the project would include the following elements:

- Dewatering of the existing underground mine workings.
- Mining existing and new underground mine workings.
- Processing gold mineralization and rock.
- Placing engineered fill at the Brunswick and Centennial Industrial Sites
- Export of engineered fill from the Brunswick Industrial Site to support local construction projects.

As proposed, the Use Permit and Reclamation Plan would include the following uses and facilities:

- Operation of pumps and a water treatment facility to dewater the underground mine workings.
- Construction of a water pipeline to transport treated water to an outfall located in South Fork Wolf Creek.
- Construction of the necessary aboveground facilities at the Brunswick Industrial Site (to include but not limited to, headframes and hoists, surface structures, a mineral processing plant) to support underground mining and mineral processing.
- Underground mining, including drilling, blasting, and gold mineralization removal.
- Gold mineralization and rock processing at the Brunswick Industrial Site and off-site transport of gold concentrate.
- Transport of engineered fill from the Brunswick Industrial Site and placement at the Centennial Industrial Site.
- Transport of engineered fill from the Brunswick Industrial Site to off-site construction projects.
- Placement of engineered fill at the Brunswick Industrial Site.
- Construction of a potable water pipeline to supply residences along a portion of East Bennet Road.

As proposed, the project would be comprised of approximately 175 total surface acres and approximately 2,585 subsurface acres to which the applicant retains the mineral rights. In addition to

the above uses and facilities, the proposed project would also include a Rezone application to rezone the parcels located at the Brunswick Industrial Site from Light Industrial (M1) with Site Performance Combining District (SP) to Light Industrial (M1) with Mineral Extraction Combining District (M1-ME) to allow for surface mining operations on the surface, pursuant to Nevada County Land Use and Development Code, Section L-II 2.7.3. The project would also include a Reclamation Plan and required Financial Assurance Cost Mechanisms to reclaim the project site to a condition suitable for industrial uses as allowed by the LUDC, Section L-II 2.5 – Industrial Uses and Table L-II 2.5.D – Light Industrial. In addition, the project includes a request for a Variance to the Building Height Limits to allow for the construction of several structures up to a height of 165 feet, where 45 feet is required, pursuant to the Light Industrial Zoning District. The proposed project includes a Management Plan component to allow for development within the required 100-foot setback of the Riparian Area of Perennial Watercourse, pursuant to LUDC, Section L-II 4.3.17 at the Brunswick Industrial Site and to minimize the direct impact to special-status plant species, pursuant to LUDC, Section L-II 4.3.12 at the Centennial Industrial Site. The proposed project also includes a Management Plan component to allow for development within the required 100-foot setback from the high water mark of existing Perennial Streams, 100 feet from all Wetlands and Riparian areas and 50 feet from the high water mark of Intermittent Streams at the Centennial Industrial Site, pursuant to LUDC Section L-II 4.3.17. Furthermore, the project also includes a Management Plan component to allow development within locations of areas of steep slopes that are in excess of 30% at both the Centennial Industrial Site and the Brunswick Industrial Site, pursuant to LUDC, Section L-II 4.3.13. In addition, the project also includes a Management Plan component to allow for development within a building setback fault zone at the Brunswick Industrial Site, pursuant to LUDC, Section L-II 4.3.8. Lastly, the project includes a request for a Boundary Line Adjustment that would transfer approximately 46.27 acres for three separate parcels (APN: 009-630-039, 006-441-034, 006-441-003) to reconfigure their property lines to resolve an issue of proposed buildings crossing property lines at the Brunswick Industrial Site.

As part of the application, the Nevada County Planning Department has received several Technical Reports including:

- Noise and Vibration Analysis Idaho - Maryland Mine.
- Environmental Factors of Blasting Report for the proposed Idaho-Maryland Mine Gold Project.
- Geotechnical Engineering Report – Idaho-Maryland Mine Project, Brunswick Industrial Site.
- Preliminary Drainage Analysis & Detention Basin Sizing for Centennial & Brunswick Sites.
- Cultural Resources Survey Report for the Idaho-Maryland Mine Project.
- Idaho Maryland Water Treatment Plant Design,
- Biological Inventory Reports & Management Plans
- Geotechnical Report for the Centennial Industrial Site
- Air Quality and Greenhouse Gas Analysis
- Aesthetics Analysis
- Cultural Historic Properties Inventory and Fining of Effect for the Idaho-Maryland Mine Project
- Geomorphic Assessment
- Idaho-Maryland Mine Land Use Technical Study
- Groundwater Hydrology and Water Quality Analysis Report for the Idaho-Maryland Mine Project

- Technical Memorandum for the Idaho-Maryland Mine Project – South Fork Wolf Creek Discharge Biological Resources Assessment
- Desktop Study of Cemented Paste Backfill
- Predictions of Groundwater Inflows to the Underground Workings at the Idaho-Maryland Mine
- Traffic Impact Analysis for the Idaho-Maryland Mine Project
- Idaho-Maryland Mine Project, Asbestos Sampling Memo
- Phase 1/II Environmental Site Assessment, Brunswick Industrial Site
- Geotechnical Assessment of Near Surface Mine Features

APPLICANT: Rise Grass Valley, Inc. **OWNER:** Rise Grass Valley, Inc.

REPR: Benjamin Mossman, President

APNs: 009-630-037 - 21.8 Acres, 009-630-039 – 15.07 Acres, 006-441-003 – 15.19 Acres, 006-441-004 – 0.85 Acres, 006-441-005 – 50.01 Acres, 006-441-034 – 16.01 Acres) and the Centennial Industrial Site (APN's: 009-550-032 – 0.48 Acres, 009-550-037 – 4.47 Acres, 009-550-038 – 40.1 Acres, 009-550-039 – 0.98 Acres, 009-550-040 – 0.13 Acres, 009-560-036 – 10.25 Acres

FILE NO: PLN19-0176; CUP19-0014; RZN19-0002; MGT19-0039; MGT19-0040; MGT20-0009; MGT20-0010; MGT20-0011; MGT20-0012; MGT20-0013; LLA20-0006; VAR19-0003; EIR19-0001

LOCATION: The project site is located in Western Unincorporated Nevada County and the Brunswick Industrial Site is approximately 2 miles from the City Limits of Grass Valley and Highway 49, within the City's Long-Term Sphere of Influence. The Centennial Industrial Site is located east of the City Limits of Grass Valley, within the City's Near-Term Sphere of Influence. The elevation of the project site ranges from approximately 2,500 feet above mean sea level on the Centennial Industrial Site to approximately 3,000 feet above mean sea level on the Brunswick Industrial Site. The Centennial Industrial Site is accessed from Whispering Pines Lane and the Brunswick Industrial Site is accessed from Brunswick Road or East Bennett Road.

General Plan:	IND	Water:	NID
Region:	Grass Valley Comm. Region	Sewage:	Septic
Zoning:	MI-SP, SP	Fire:	Ophir Hill Fire/ NC Consolidated
Flood Map:	0631, 0650	Schools:	Grass Valley SD/ Union Hill SD
ZDM #:	52C, 52B, 53	Recreation:	Grass Valley
Date Filed:	11/20/19		
Sup. Dist.:	Dan Miller, District III		
Prev. Files:	MGT18-0004; MGT18-0020; U94-017; PC09-028; Z93-004; MI91-016; MSP87-005; MSP87-005; SP77-020; LA98-037; Z92-020; U85-05; U79-041; Z92-020; RP92-002; U92-039; U86-045; U85-025; U79-041		
Farmland:	Urban and Built Up Land, Other Land		
Parcel Size:	175 acres Surface, 2,585 acres Subsurface		

PROJECT PLANNER: Matt Kelley, Senior Planner
(530) 265-1423 Email: matt.kelley@co.nevada.ca.us

Governor's Office of Planning & Research

Additional project details and application documents can be found at:
<https://www.mynevadacounty.com/2881/Idaho-Maryland-Mine---Rise-Grass-Valley>

JUL 07 2020
STATE CLEARINGHOUSE