

**Board of Supervisors Special Meeting Program  
February 15, 2024**

- **9:00 AM Chair will start the meeting**
- **Staff Presentation**
- **Applicant Presentation**

**Public Comment:**

- **Speakers will need a speaker number (available at the staff table in the Lobby)**
- **Speakers will line up in groups of 10**
- **Speakers are limited to up to 3 minutes each**
- **Once you spoken, please return to your seat or exit the Chambers**
- **Once all speakers have had the opportunity to address the Board of Supervisors, the Chair will close public comment. If necessary, to accommodate all those wishing to speak, the public hearing may continue on Friday at 9:00 AM.**

**Next Steps:**

- **Oncer Public Comment is closed, the Board of Supervisors will deliberate and make a determination.**
- **If the meeting does not finish on Thursday, the meeting will continue where it left off on Friday, February 16<sup>th</sup> at 9:00 AM.**

# Idaho-Maryland Mine Rise Grass Valley Project

Special Meeting Nevada County Board of Supervisors Thursday,  
February 15<sup>th</sup> , 2024



## Project Planners:

Kyle Smith – Senior Planner, Nevada County

Nick Pappani – Vice President, Raney Planning & Management

File No.: PLN19-0176; EIR19-0001; CUP19-0004; RZN19-0002; VAR19-0003; MGT19-0039; MGT19-0040;  
MGT20-0009; MGT20-0010; MGT20-0011; MGT20-0012; MGT20-0013; LLA20-0006; AAM21-0002; MIS22-0019

# Presentation Overview

- Introduction and Project Description (Planning Staff)
- Environmental Impact Report and CEQA (Nick Pappani)
- General Plan/Zoning Consistency (Planning Staff)
- Recommendations (Planning Staff)

# Introduction

- The purpose of this meeting is to present the proposed Idaho-Maryland Mine Project and Planning Commission Recommendation to the Nevada County Board of Supervisors.
- Upon the close of the public hearing, based upon the information presented and public testimony, the Nevada County Board of Supervisors will make a project determination.



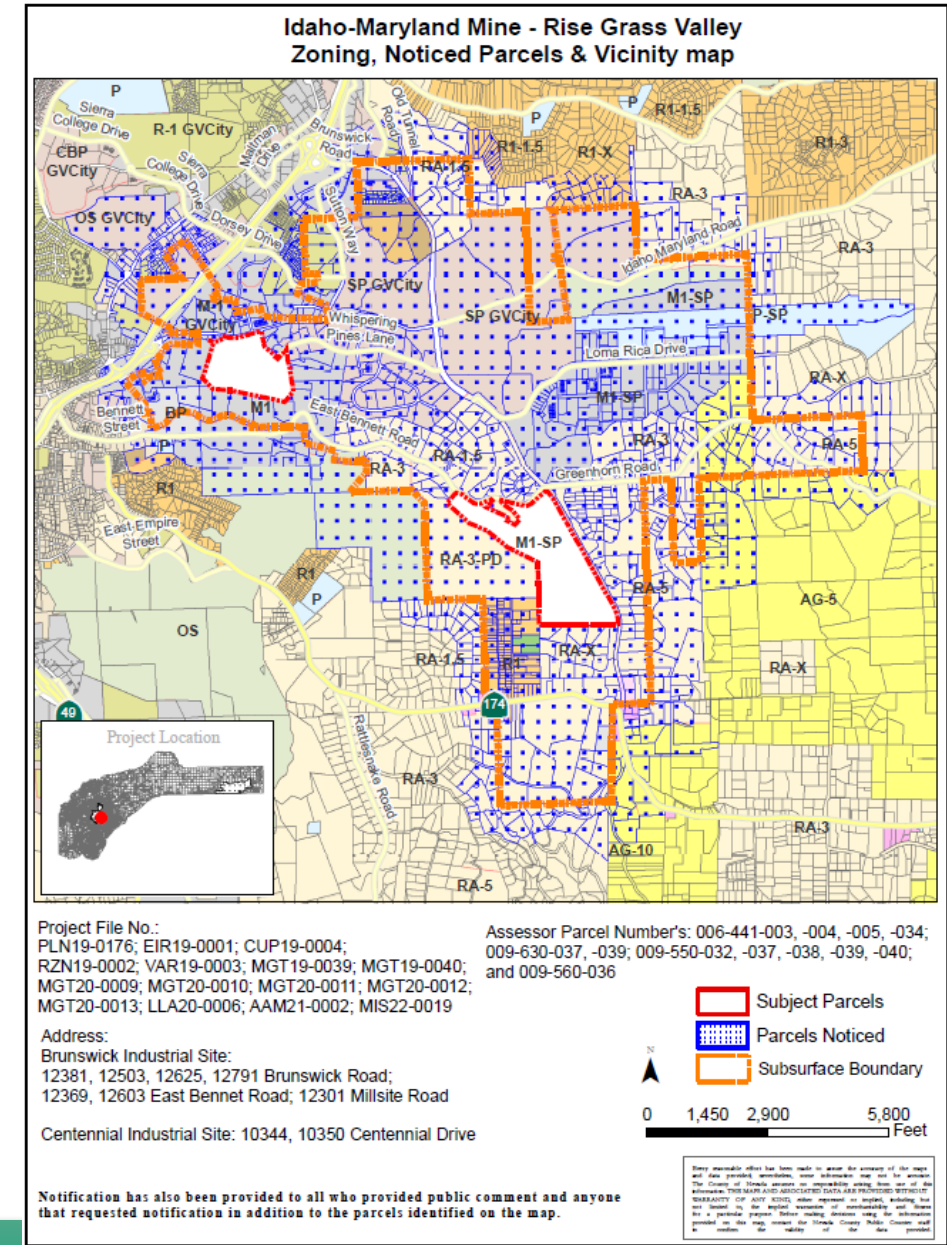
# Project Timeline

- November 2019 – Application received from Rise Grass Valley
- July-August 2020 – Notice of Preparation (NOP) is circulated
- January-April 2022 – Draft Environmental Impact Report (DEIR) circulation period
  - March – DEIR Public Comment Meeting is held
- December 2022 – Final Environmental Impact Report (FEIR) is released
- May 2023 – Planning Commission Project Hearing
- December 2023 – Vested Rights Hearing
- February 2024 – Board of Supervisors Project Hearing

# Project Sites

- Located in unincorporated Western Nevada County on two surface properties:
- Brunswick Industrial Site
  - Zoning: Light-Industrial (M1) – Site Performance Combining District (SP)
  - General Plan: Industrial (IND)
- Centennial Industrial Site\*
  - Zoning: Light-Industrial (M1)
  - General Plan: Industrial (IND)
- Project site’s surface components are comprised of approximately 175.64 acres
- Proposed project would involve underground mining within an approximately 1,425-acre portion of the approximately 2,585-acre mineral rights boundary

\*Centennial Industrial Site eliminated under EIR Alternative 2





# Brunswick Industrial Site



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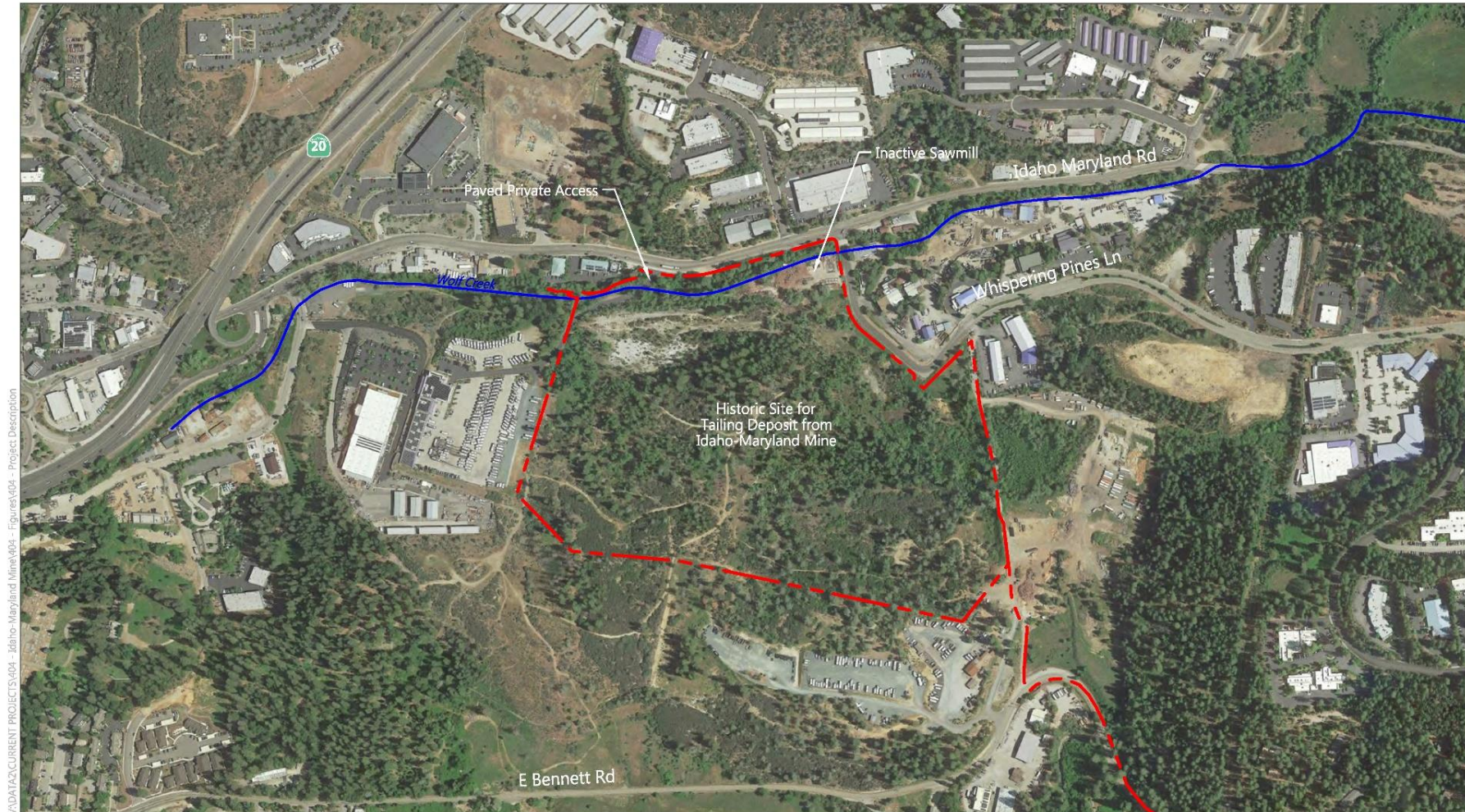
SOURCE: AERIAL—Google Earth Pro (flown 5-17-2018); compiled by Benchmark Resources in 2019

NOTES:  
1. See Figure 3a for detail location.

- - - - - Project Boundary
- - - - - Buried Culvert
- — — — — Waterway



# Centennial Industrial Site



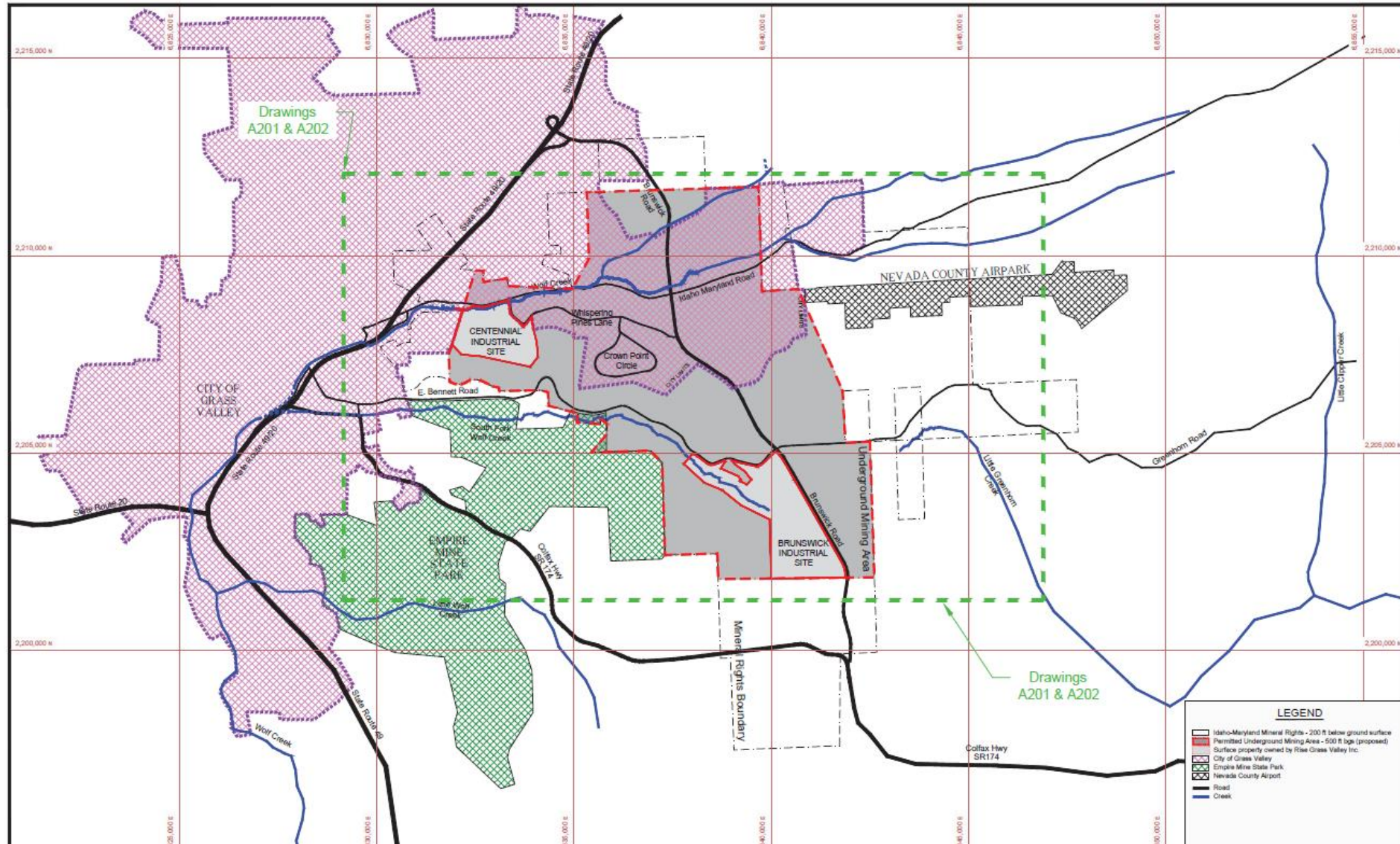
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SOURCE: Google Earth Pro (flown 5-17-2018); compiled by Benchmark Resources in 2019  
NOTES:  
1. See Figure 3a for detail location.

- Project Boundary
- Waterway



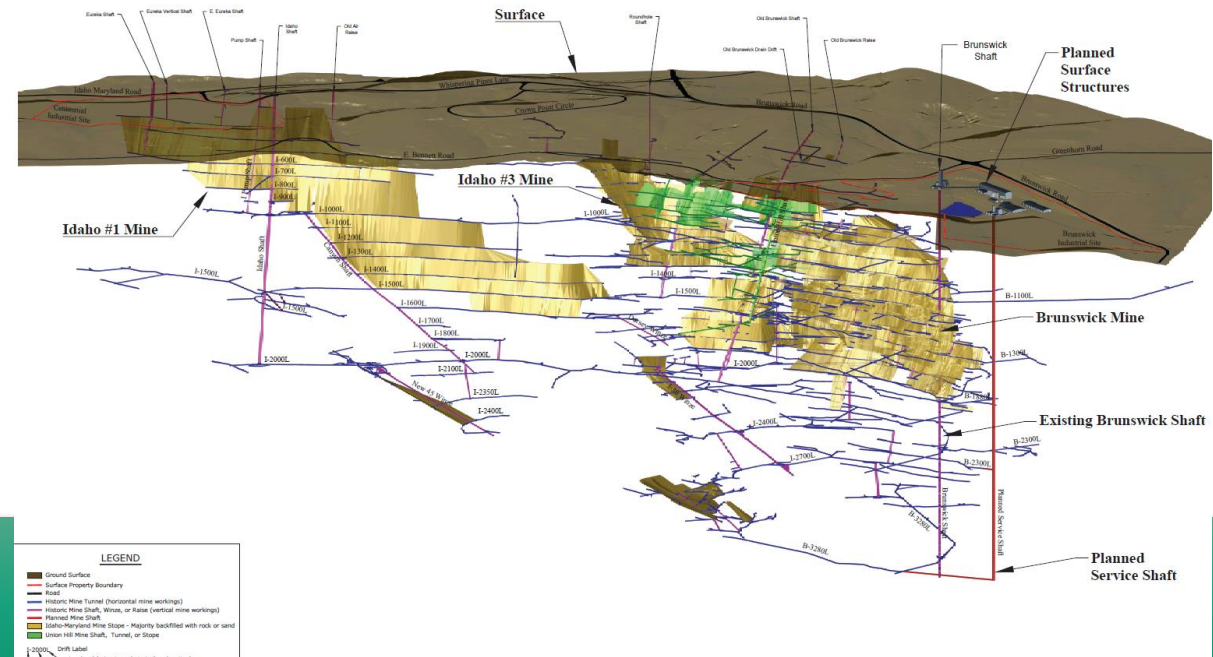
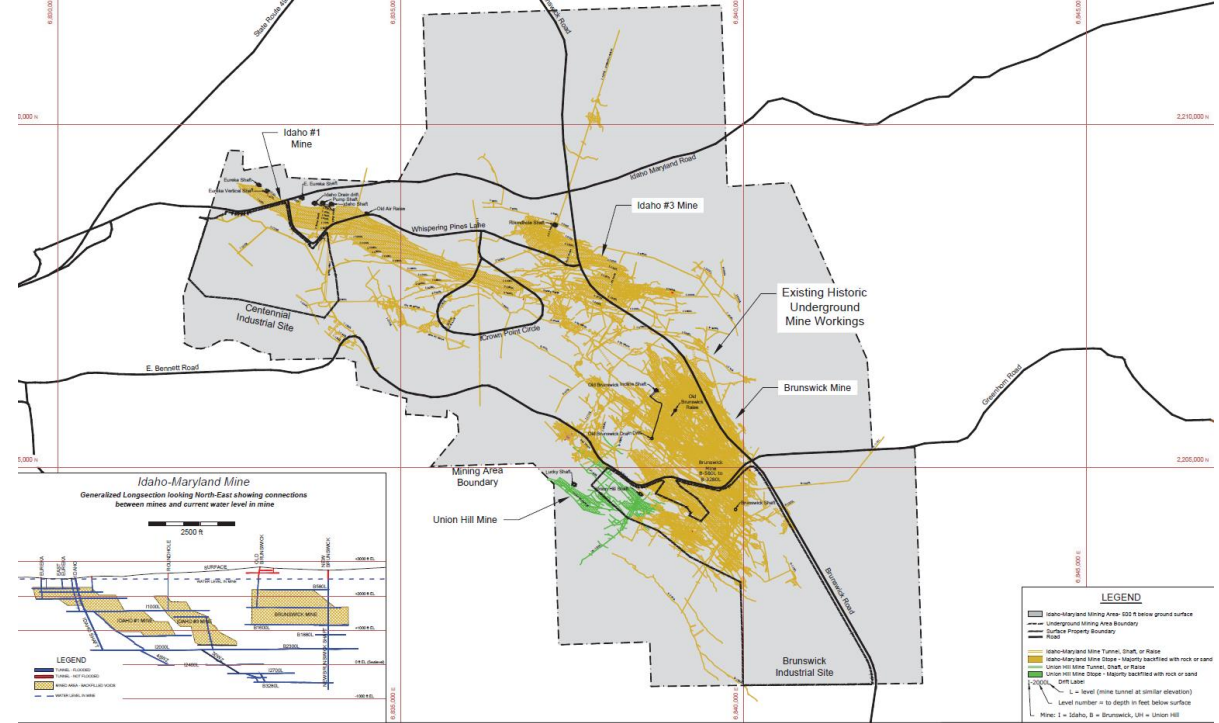
# Mineral Rights Boundary



# Project Description

Generally, the proposed project would include the following components:

- Dewatering the existing underground mine workings;
- Underground mining at a depth of five hundred (500) feet or more within defined areas underlying the mineral rights properties;
- Installation of a potable water pipeline along East Bennett Road for residential potable water supply





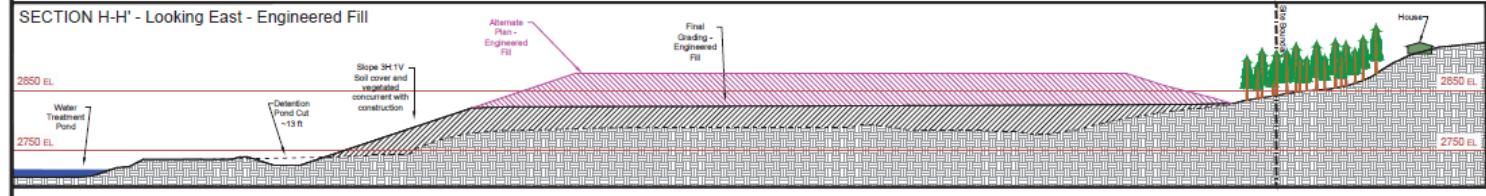
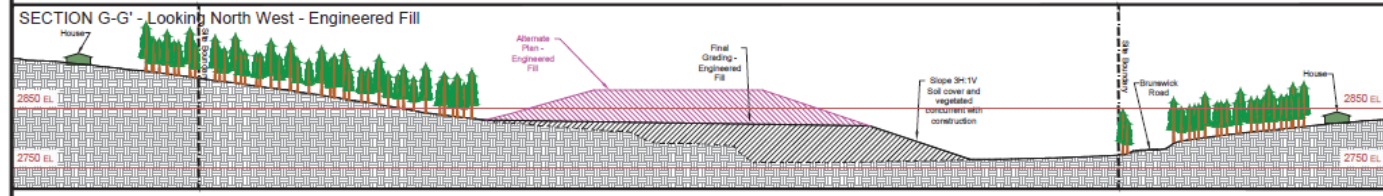
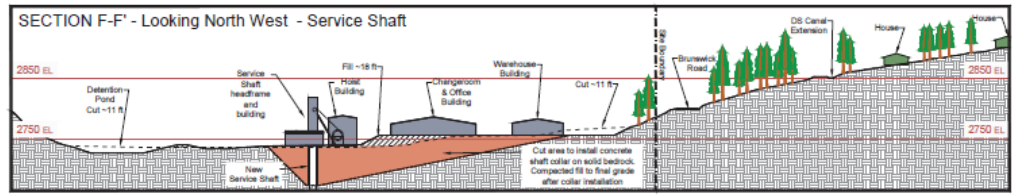
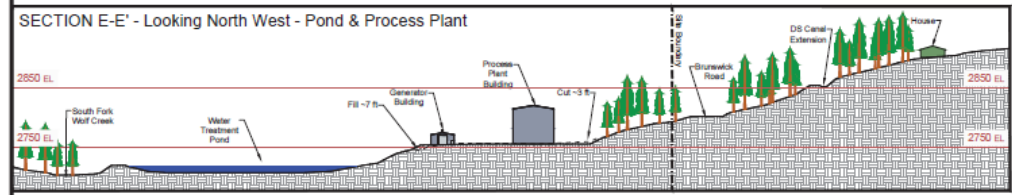
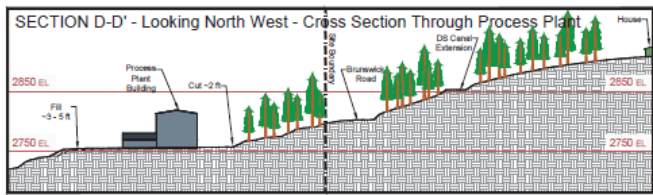
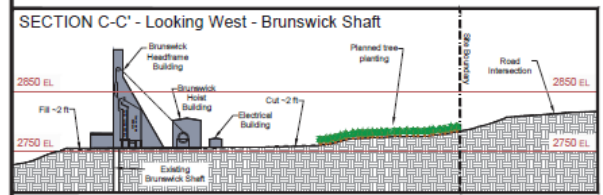
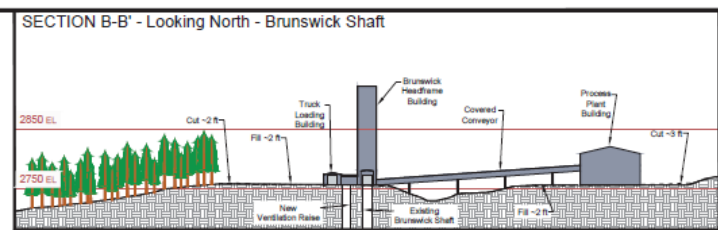
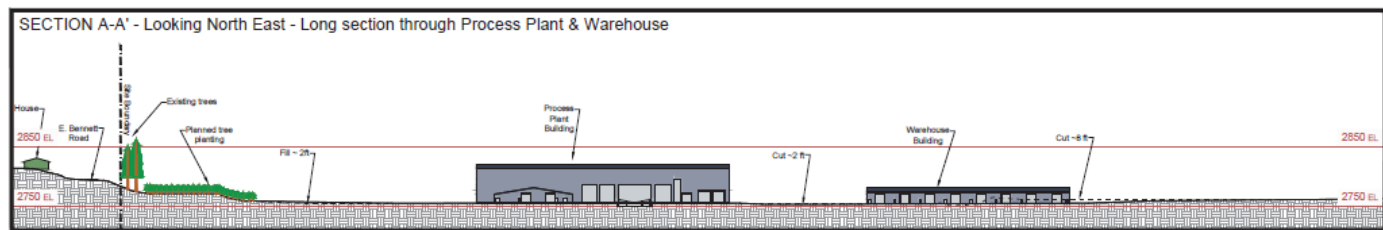
# Project Description (Continued)

- Construction and operation of aboveground processing and water treatment facilities at the Brunswick Industrial Site;
- Engineered fill placement for potential future industrial pad development at the Centennial\* and the Brunswick Industrial Sites;
- Reclamation of the project sites in accordance with a proposed Reclamation Plan (upon completion of the eighty (80)-year mining).









- LEGEND**
- Area of fill excavation planned
  - Area of cut and fill excavation planned
  - Undisturbed ground
  - Planned Structure
  - House location (not drawn to actual geometry)
  - Forested area (not drawn to actual tree heights or spacing)
  - Current / original ground surface
  - Final Ground Surface
  - Property Boundary
- Final grading topography based on:  
Preliminary Grading Plan prepared by Nevada City Engineering Inc.

# Entitlement Applications

Implementation of the proposed project would require the following discretionary actions by the County:

- Rezone
- Variance
- Use Permit
- Reclamation Plan and Financial Assurance Cost Estimate
- Management Plans\*
- Amendment to the Final Map for Bet Acres
- Boundary Line Adjustment
- Development Agreement

\*Not all Management Plans would be required for Proposed Alternative 2 (e.g. Fault Zone)

# Environmental Impact Report

- NOP released on July 17, 2020, for public review and scoping meeting held on July 27, 2020.
- Raney and County prepared Draft Environmental Impact Report
- DEIR released on January 4, 2022, for public review
- Initial review period of 60 days extended to 91 days on February 7, 2022
- DEIR was prepared pursuant to CEQA Guidelines and evaluates all CEQA topics
- DEIR identified several potentially significant impacts



# Environmental Impact Report Continued

- Feasible mitigation measures identified to reduce the following potentially significant impacts to a less-than-significant level:
  - Air Quality, Greenhouse Gas Emissions, and Energy;
  - Biological Resources;
  - Cultural and Tribal Cultural Resources;
  - Geology and Soils;
  - Hazards and Hazardous Materials;
  - Hydrology and Water Quality;
  - Noise (off-site haul truck traffic noise; operational noise and vibration);
  - Transportation (hazards related to construction traffic); and
  - Wildfire




# Significant and Unavoidable Impacts

DEIR determined that the proposed project would result in significant and unavoidable impacts, even with incorporation of feasible mitigation, to:

- Aesthetics;
- Noise (temporary construction noise along East Bennett Road); and
- Transportation (e.g., intersections).

# Alternatives

The DEIR included analysis of four alternatives and considered but dismissed another five alternatives. The four alternatives analyzed include:

- Alt. 1: No Project (No Build)
- Alt. 2: Elimination of Centennial Industrial Site and Expansion of Brunswick Fill Pile
- Alt 3: Expansion of Centennial Engineered Fill Pile and Elimination of Brunswick Engineered Fill Pile
- Alt 4: Reduced Throughput
- Environmentally Superior Alternative  Alternative 2

# Public Comments on the DEIR

- During the 91-day public comment period of the DEIR, the County received:
  - 12 comments letters from agencies
  - 32 letters from groups
  - 2,821 individual comment letters
  - Comments at the DEIR Comment Hearing

# Final EIR

All comments received on the DEIR were addressed in the Final EIR.

- The Final EIR includes 38 Master Responses to address concerns repeatedly expressed in DEIR comments.
- The Final EIR includes all revisions to the DEIR text based upon comments received.
- Revisions included clarifying existing mitigation measures and additional background information and analysis.
- Recirculation of the DEIR is not required pursuant to CEQA Guidelines Section 15088.5.
- The Final EIR was released to the public on December 16, 2022.

# Findings of Fact & Statement of Overriding Considerations

Pursuant to PRC 21002 and Guidelines 15091, an agency should not approve a project unless the public agency makes one or more written findings for each of the significant effects identified in the EIR.

Pursuant to Guidelines 15093, when determining whether to approve a project for which significant and unavoidable impacts have been identified, the lead agency must balance the project benefits and whether they outweigh the unavoidable environmental effects.

# General Plan Inconsistency

Project can be found to be inconsistent with General Plan Central Theme 1:

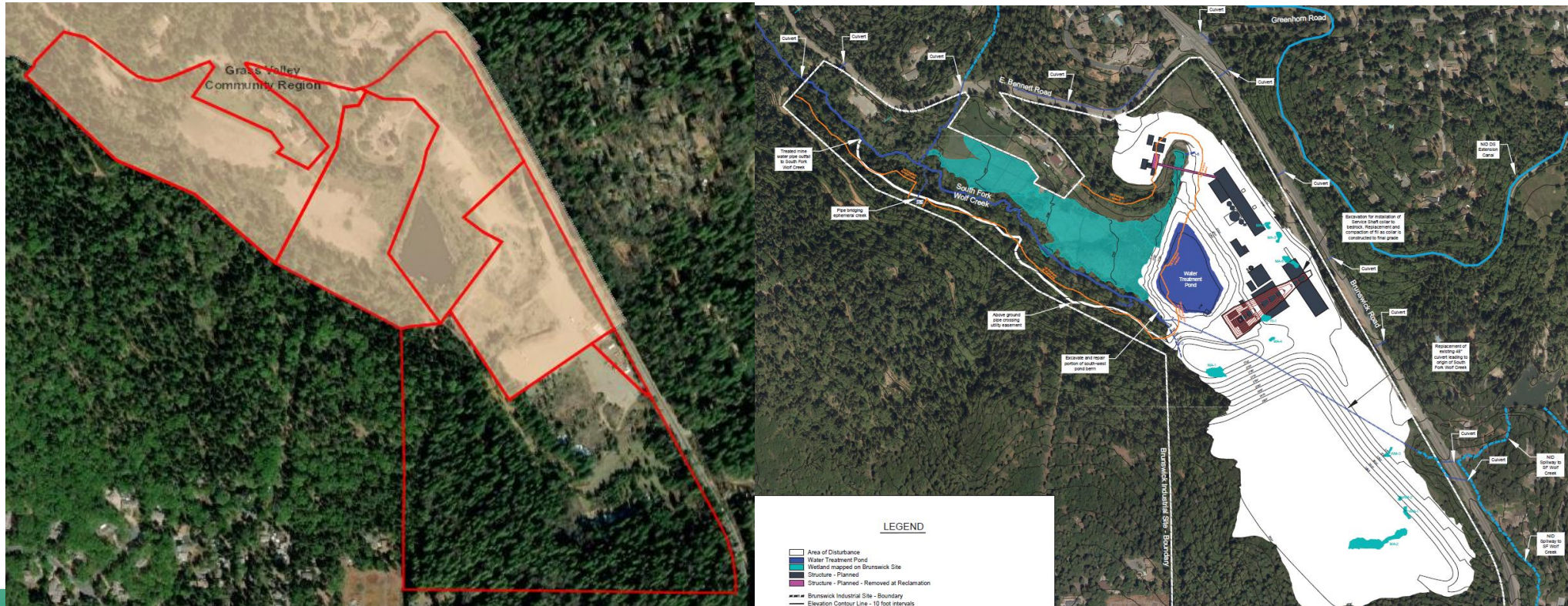
- 1. *Fostering a rural quality of life (Central Theme 1);***
2. Sustaining a quality environment (*Central Theme 2*);
3. Development of a strong, diversified, sustainable local economy (*Central Theme 3*); and,
4. Planned land use patterns will determine the level of public services appropriate to the character, economy and environment of each region (*Central Theme 4*).



# General Plan Inconsistency

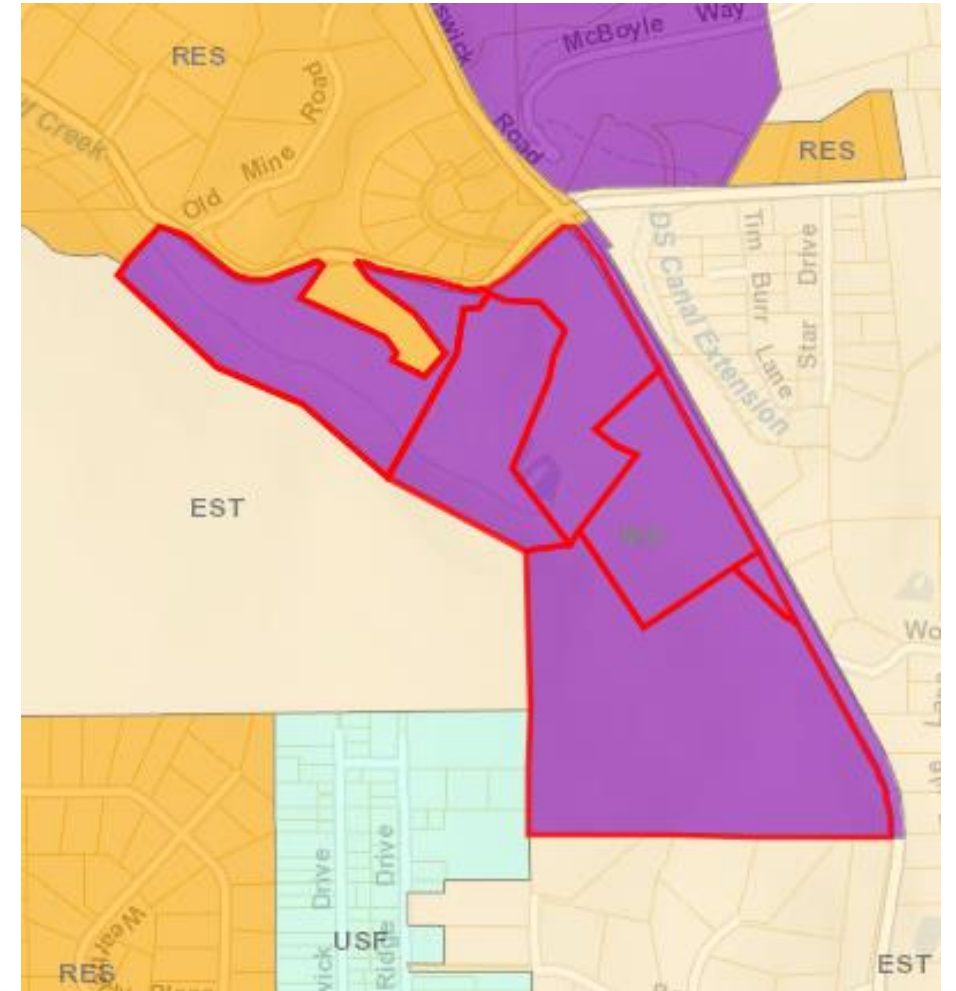
Project can be found to be inconsistent with the following General Plan Goals and Policies:

- **Policy 1.1.1** – *Maintain a distinct boundary between Rural and Community Regions.*



# General Plan Inconsistency (cont.)

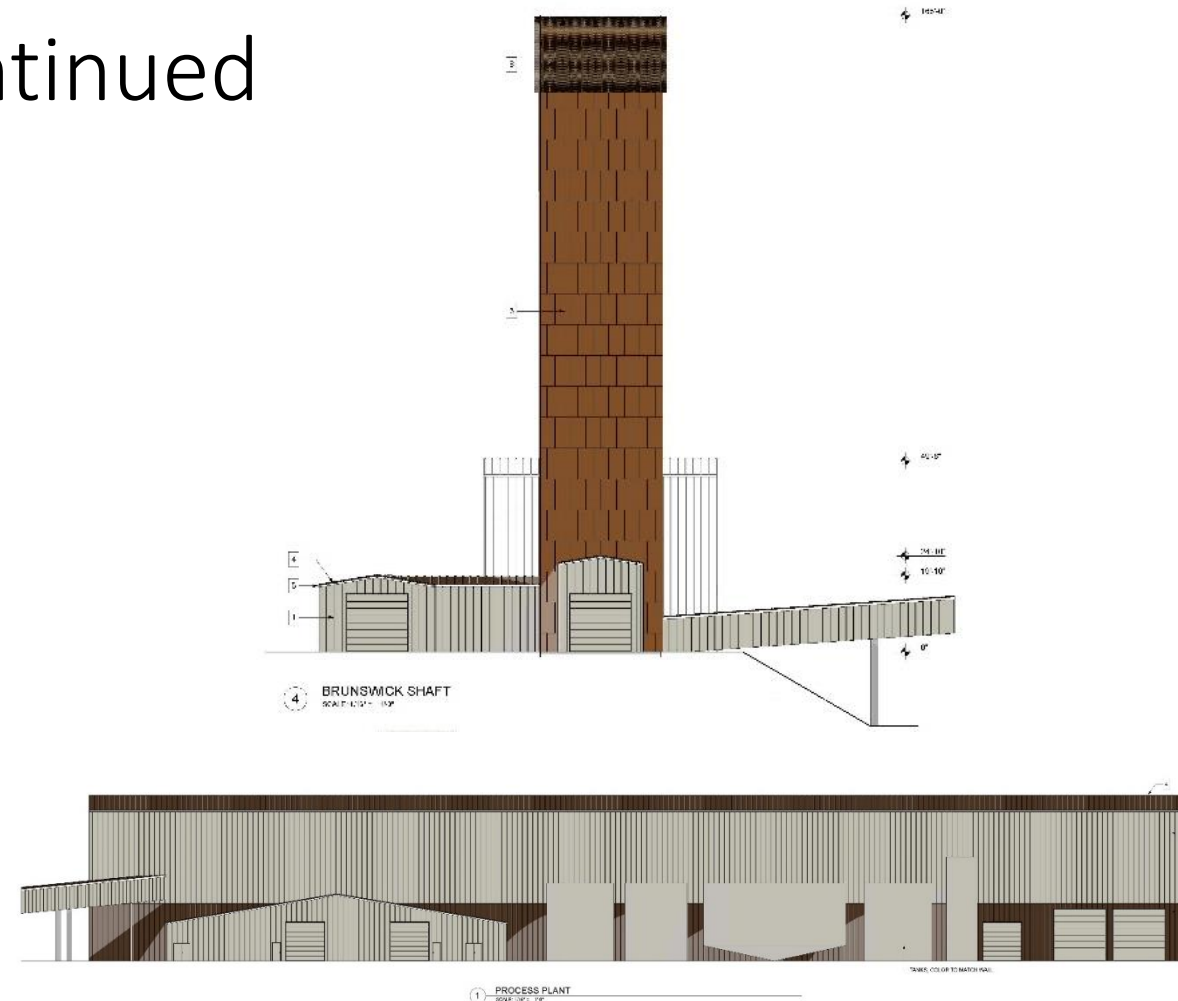
- **Policy 1.1.2** – *The General Plan divides the County into Community Regions and Rural Regions. [...] Within the Rural Regions, growth is limited to those types and densities of development which are consistent with the open, rural, lifestyle, pastoral character and natural setting and surrounding land use patterns which exists in these areas.*
- **Policy 1.3.2** – *Within the Rural Regions, growth is provided for only those types and densities of development which are consistent with the open, pastoral character which exists in these areas. [...] These uses require and support lower levels of service and through low density and intensity of use and provide mutual benefits for the maintenance of a rural character and preservation of natural resources.*





# General Plan Inconsistency, Continued

- **Policy 1.4.2** – *Development within the Community Regions shall be consistent with the overall rural quality of life in the County, as demonstrated through sensitivity to resource constraints, provision of interwoven open space as a part of development, and community design which respects the small town or village character of the Community Regions. These criteria shall be accomplished through application of the Comprehensive Site Design Standards in review of discretionary and ministerial projects.*
- **Policy 17.6** – *Encourage extraction of mineral resources in compatible areas prior to intensified urbanization or conversion to other incompatible land use development.*



# Rezone Findings

To approve a variance, specific findings are required as set forth in Nevada County Land Use and Development Code (LUDC) Section L-II 5.9.G:

- 1. The proposed amendment is consistent with and furthers the goals, objectives, policies, and implementation measures of the General Plan and the provisions of this Code;***
- 2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County;***
3. For General Plan land use map and zoning district map amendments, the site is physically suitable for the requested Plan designation(s) and zoning district(s) and anticipated land use development(s). Factors considered to evaluate suitability shall include access, provision of public facilities and utilities, compatibility with nearby land uses, and presence or absence of resources and constraints as found in the Resource Standards.

# Variance Findings

To approve a variance, specific findings are required as set forth in Government Code Section 65906 and Nevada County LUDC (Section L-II 5.7.E):

1. Not constitute granting of special privilege
- 2. *Special circumstances applicable to the property exist***
3. Not adversely affect public health, safety, or welfare, integrity and character of the District
4. Consistent with General Plan, including allowed uses in the Industrial General Plan land use designation.

# Planning Commission Special Meeting

The Nevada County Planning Commission held a duly noticed Special Meeting on May 10<sup>th</sup> and May 11<sup>th</sup>, 2023.

- Project presentations by staff and applicant team
- Public comment on project proposal
  - Approximately 100 oral comments
  - Approximately 900 pages of written comments
- Planning Commission voted unanimously (5-0) to recommend the Board of Supervisors deny the proposed project



# Planning Commission Recommendation

The Planning Commission Recommendation includes not certifying the EIR, denial of the Rezone and Variance, and taking no action on the remaining entitlements based upon:

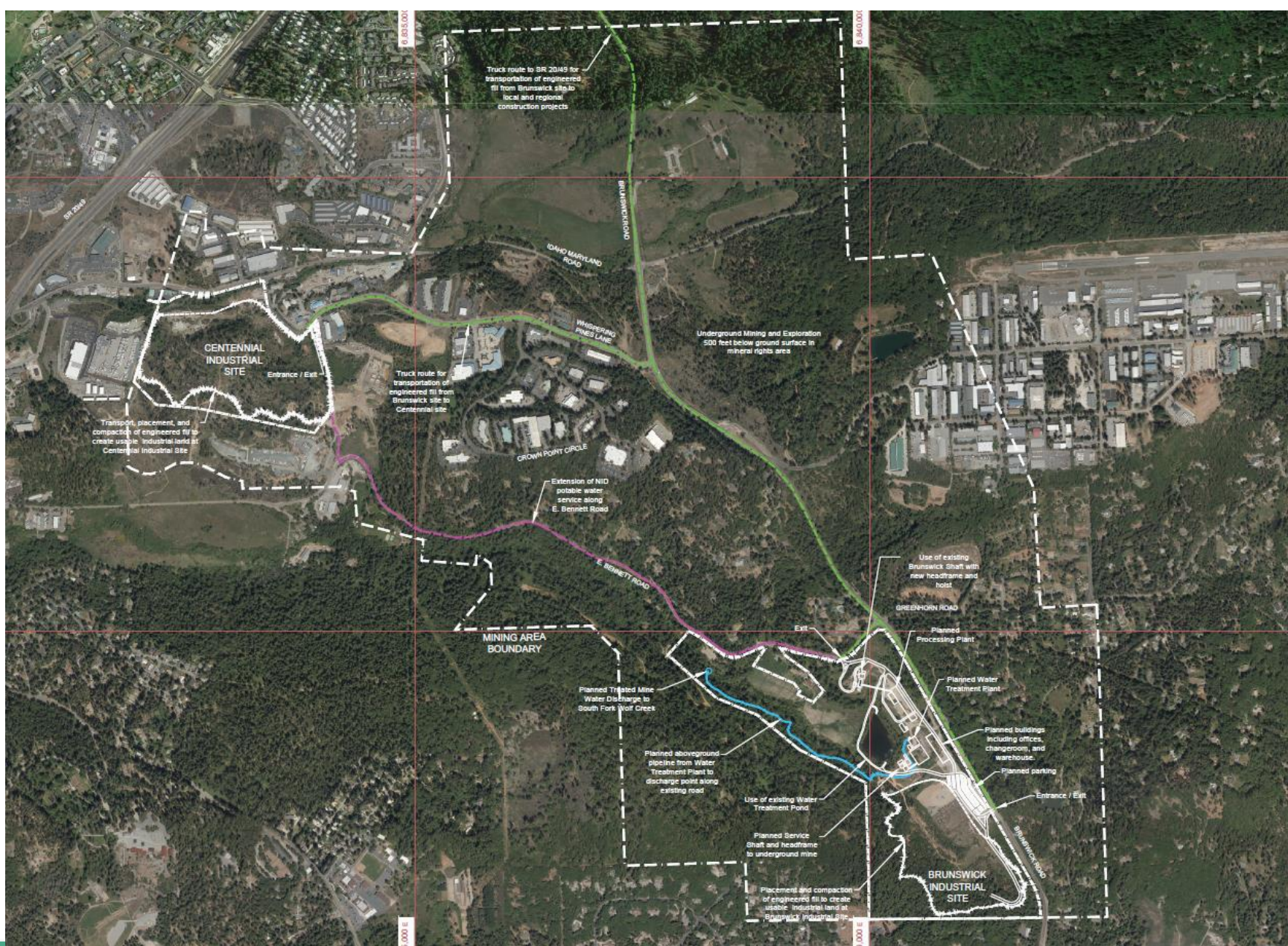
- The proposed project has been found to be inconsistent with several of the General Plan Goals and Policies.
- The intensity of the operations exceed those that are compatible with the rural character of the surrounding semi-rural area.
- Regarding the requested Variance for the height of several above ground facilities, it does not appear that the applicant has demonstrated that there are special circumstances applicable to the subject property including size, shape, topography, location or surroundings.

# Recommended Project Actions

The Planning Commission recommends that the Board of Supervisors take the following actions:

- Environmental Action: Not certify the Final Environmental Impact Report and find the project statutorily exempt pursuant to Section 15270(a) of the California Environmental Quality Act (CEQA) Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.
- Project Action: Adopt the attached Resolution to deny the Rezone (RZN19-0002) for the parcels located at the Brunswick Industrial Site from Light-Industrial with Site Performance Combining District (M1-SP) to Light Industrial with Mineral Extraction Combining District (M1-ME), based on the findings contained within the attached Resolution (Attachment 1).
- Project Action: Adopt the attached Resolution to deny the Variance (VAR19-0003) for the construction of several structures up to a height of one hundred sixty-five (165) feet, where forty-five (45) feet is required, pursuant to the Light Industrial Zoning District (Nevada County LUDC, Section L-II 2.5 – Industrial Uses, Table L-II 2.5.E), based on the findings contained within the attached Resolution (Attachment 1).
- Project Action: Take no action on the following project entitlements: Development Agreement (MIS22-0019), Use Permit with a Reclamation Plan (CUP19-0004) for uses and facilities over the eighty (80)-year permit life consist with the project described in the Environmental Impact Report, Management Plans (MGT19-0039, MGT19-0040, MGT20-0009, MGT20-0010, MGT20-0011, MGT20-0012, MGT20-0013), Boundary Line Adjustment (LLA20-0006), Parcel Map Amendment (AAM21-0002).





# Extra Slides



# East Bennett Road Potable Water Line

- Prior to commencement of initial mine dewatering, project applicant will install a buried potable water pipeline along East Bennett Road to connect up to 30 properties to NID's potable water system (MM 4.8-2(c)).
- Pipeline will be approximately 1.25-mile long, 8 inches in diameter, and contained within existing ROW.
- Connection to the pipeline would be voluntary.

# East Bennett Road Potable Water Line



\\ADATA2\CURRENT PROJECTS\404 - Idaho-Maryland Mine\404 - Figures\404 - Project Description


SOURCE: Aerial-Google Earth Pro (flown 5-17-2018); Pipeline-Rise Gold Corp, 2019; compiled by Benchmark Resources in 2019

- - - Project Boundary
- - - Potable Water Pipeline
- State Route
- Street




# Brunswick Industrial Site

## Water Treatment Plant (Initial and Ongoing Dewatering of Mine)

- Mine currently flooded  Pump groundwater into on-site pond for removal of total suspended solids (iron and manganese)
- Treatment of mine groundwater at on-site Water Treatment Plant
- Filter iron and manganese from groundwater to State standards
- Permitted through State Regional Water Quality Control Board
- Ongoing monitoring required; quarterly monitoring reports to RWQCB
- Discharge treated water into South Fork Wolf Creek

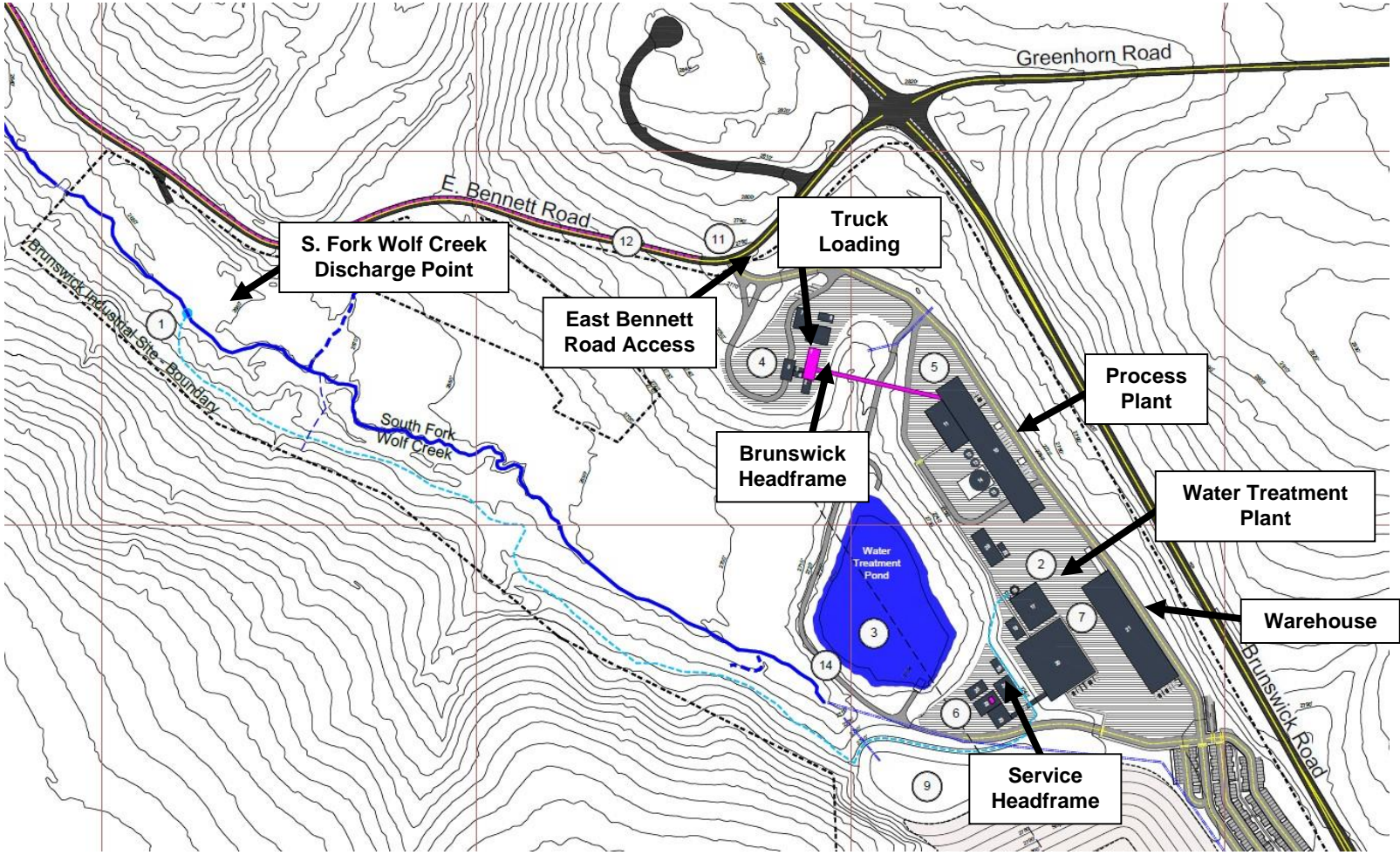
# Brunswick Industrial Site

- Underground Mining
  - Mine development in nonmineralized “barren rock” (i.e., nongold bearing)  
= 500 tons per day  create tunnels to access mineralized rock
  - Tunneling and blasting in mineralized rock
- Process Plant
  - Gold recovery
  - Sand tailings
  - Cement Paste Backfill
- Brunswick Shaft and Headframe
- On-site Detention
- Engineered Fill Pad

# Brunswick Industrial Site Building Summary

Table 4 Building Summary		
Building	Gross Area (square feet)	Maximum Height (feet)
<b>Brunswick Shaft Complex</b>		
Headframe	2,600	165
Shaft building	1,700	25
Conveyor and raise building	700	17
Rock truck loading	1,700	20
Hoist building	2,800	50
Electrical building	800	15
Mine compressor building	1,600	20
<b>Process Plant Area</b>		
Process plant	29,200	64
Process plant addition	7,300	26
Generator building	3,900	20
<b>Warehouse/Office Area</b>		
Warehouse	28,900	27
Changeroom and office building	24,600	30
Water treatment plant	8,500	26
Machinery building	1,600	20
<b>Service Shaft Complex</b>		
Shaft building	2,700	24
Headframe (located in shaft building)	–	80
Hoist building	2,800	50
Electrical building	800	15
Machinery building	1,600	20
Security building	2,400	15

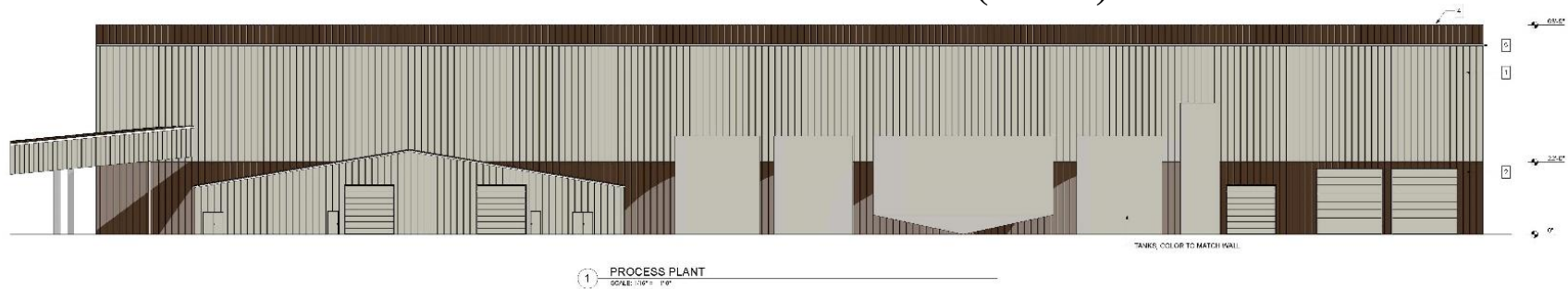
# Brunswick Industrial Site Grading Plan (Northern Portion of Site)





# Brunswick Industrial Site Proposed Buildings

## Process Plant Elevation (Front)

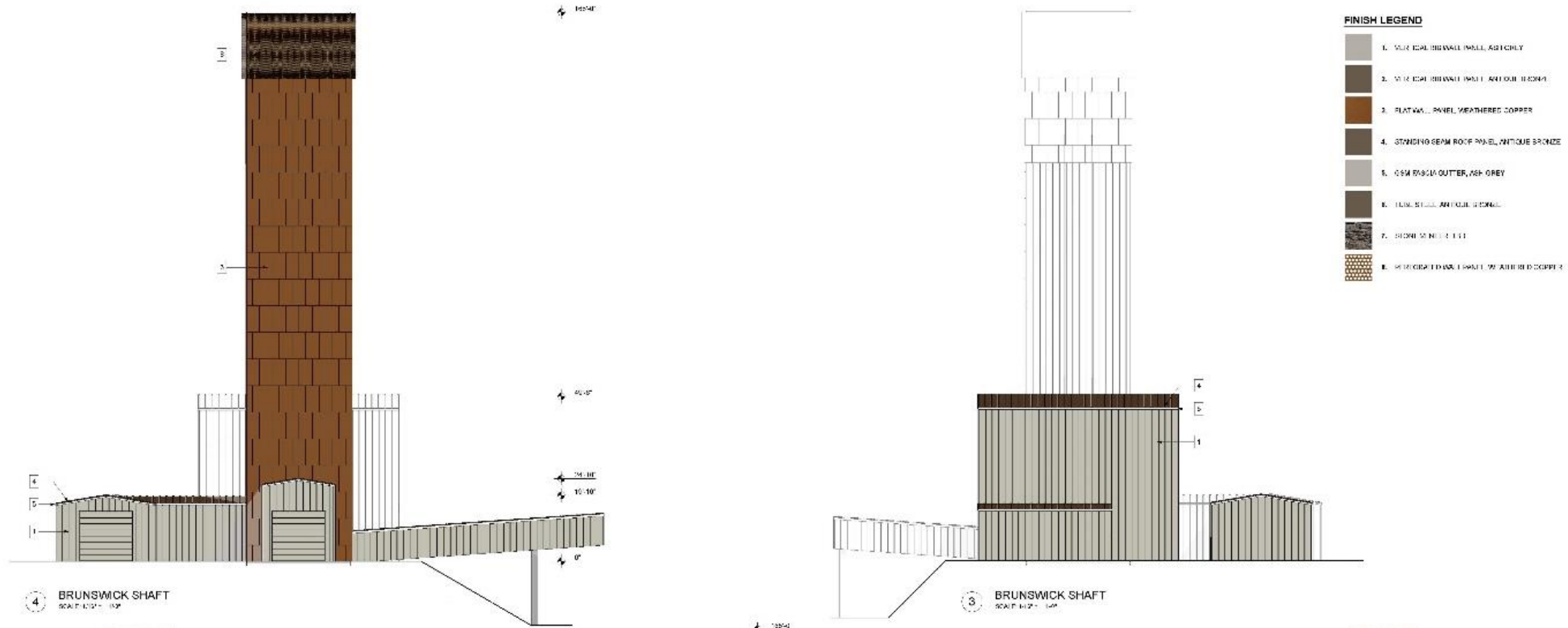


## Process Plant (Rear Elevation)



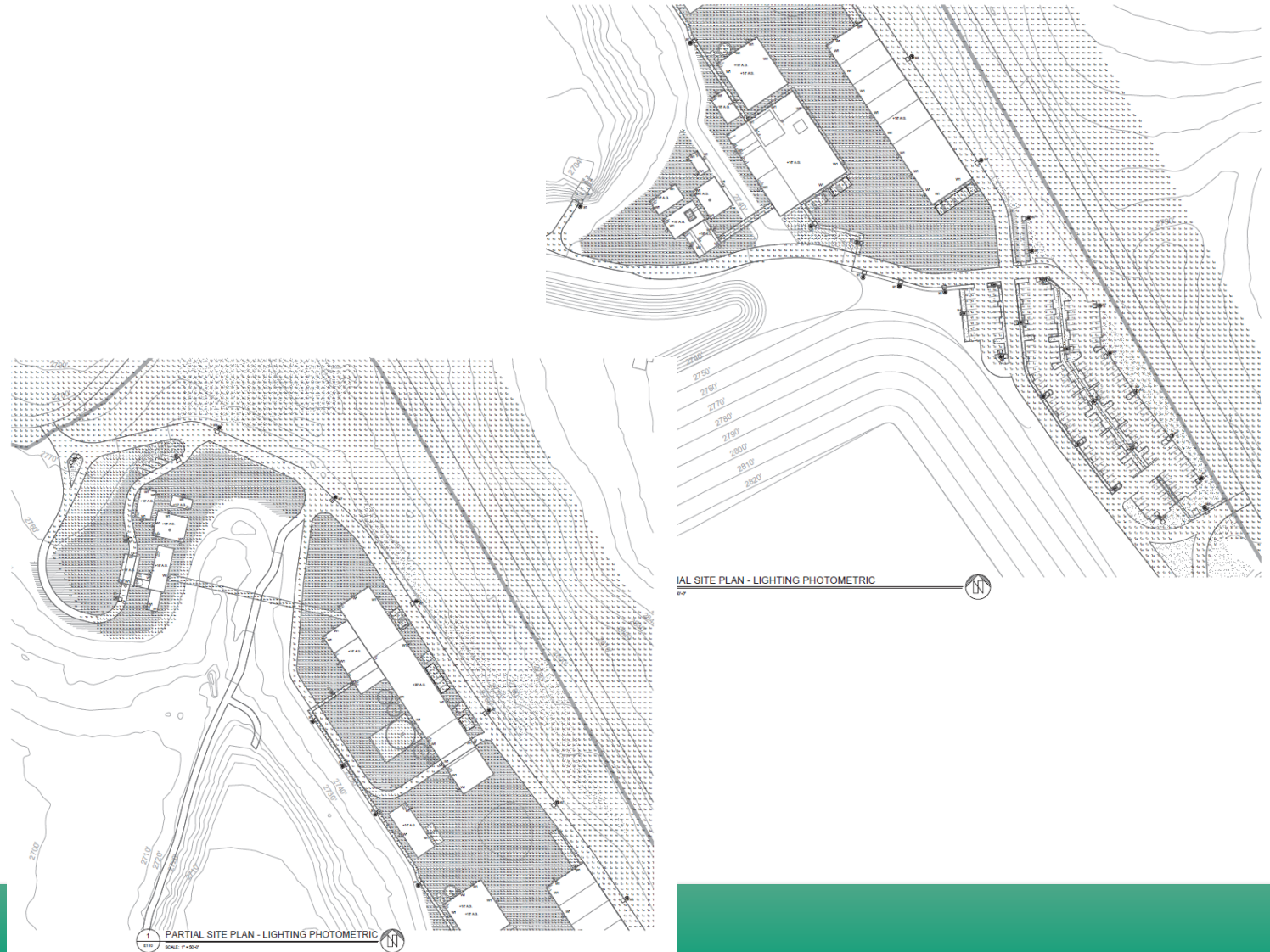
# Brunswick Industrial Site Proposed Buildings

## Brunswick Shaft Headframe Building (Front and Rear Elevations)



# Site Development Standards Lighting

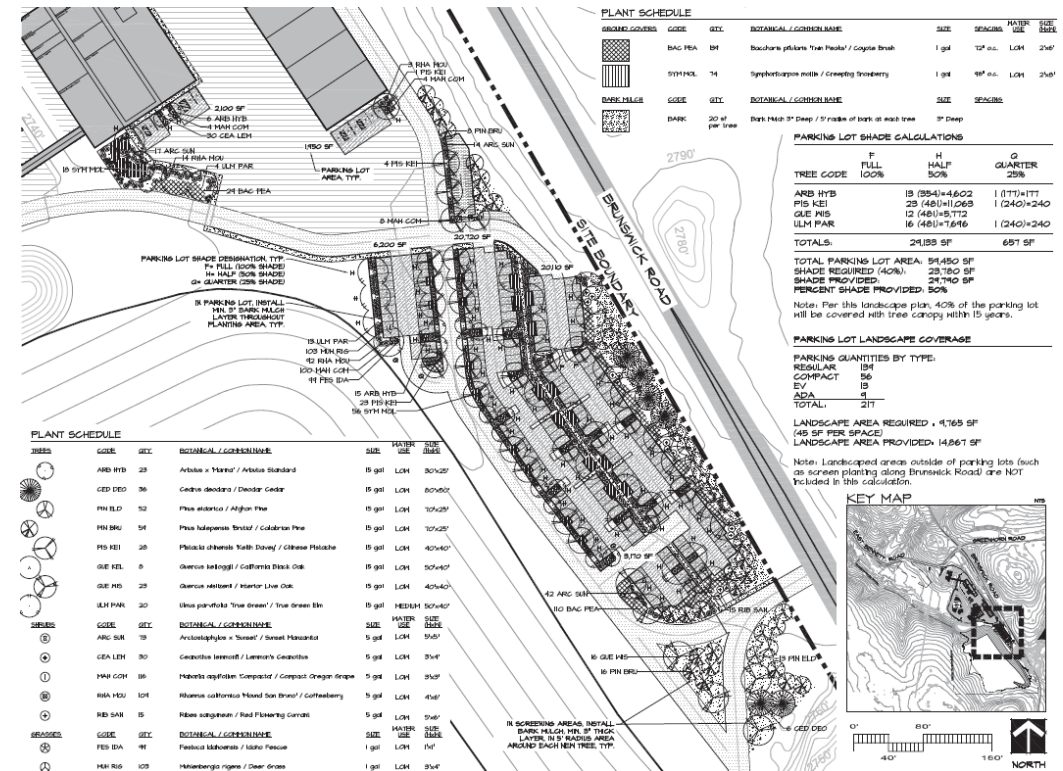
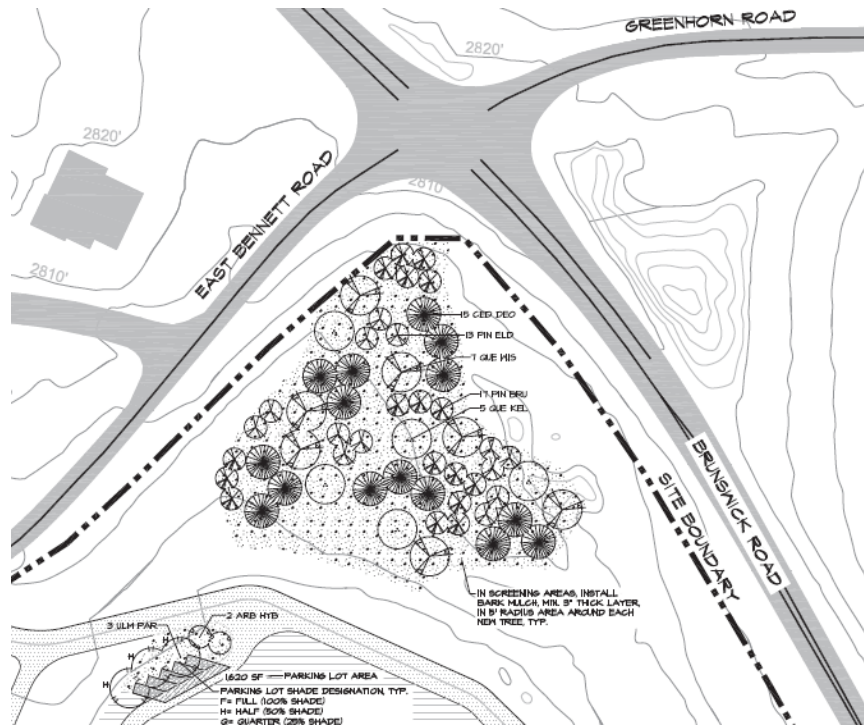
- Nevada County Land Use and Development Code, Section L-II 4.2.8 - Lighting
  - Brunswick Industrial Site – 41 pole mounted LED Lights – 15 feet tall
  - Minimize light pollution and light trespass
  - Lighting to be downcast and fully shielded
- Condition of Approval A.16
  - All lighting to meet downcast and shielded
  - All lighting to comply with International Dark Sky Association Standards





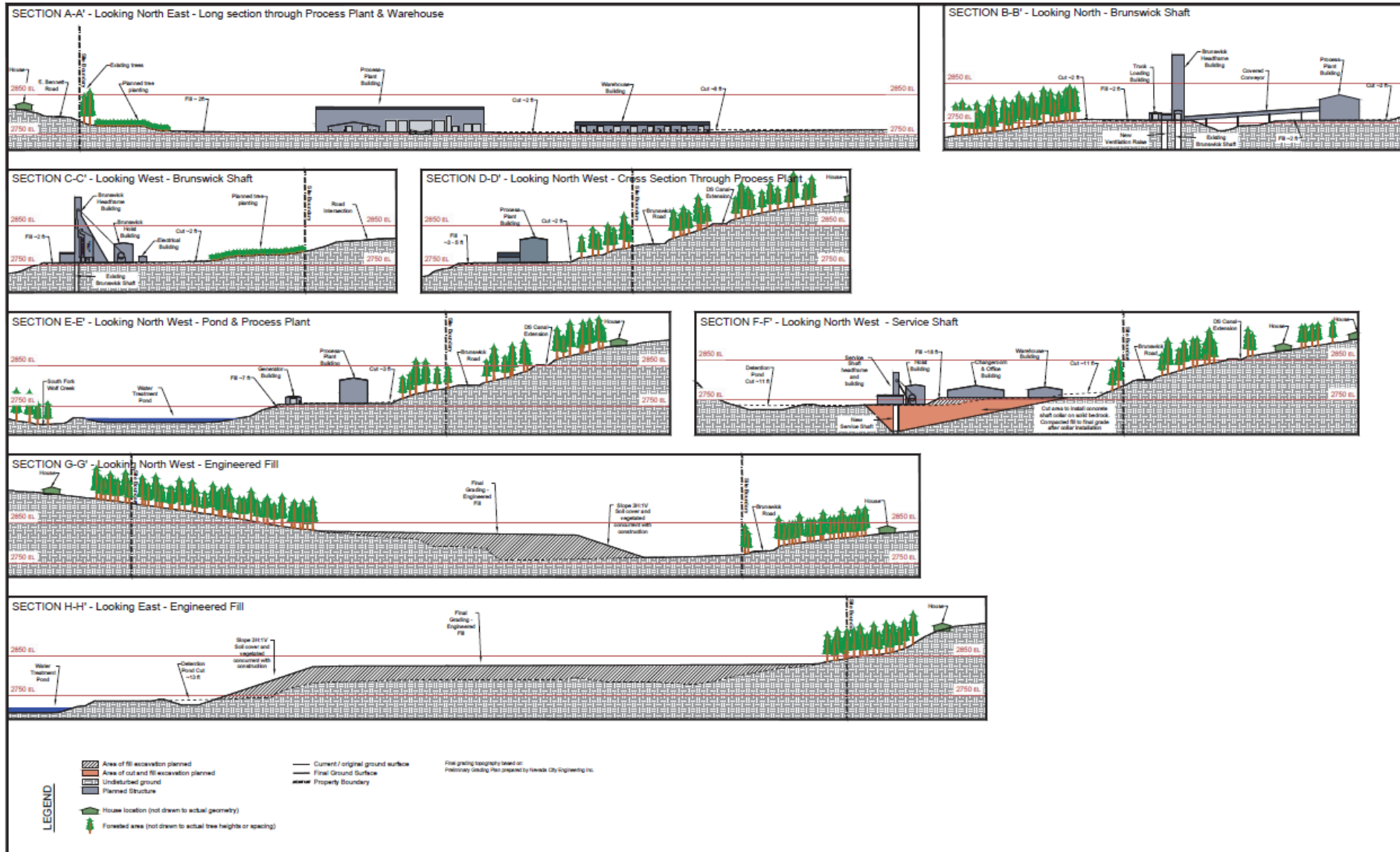
# Site Development Standards Landscaping

- Preliminary Landscaping Plans prepared by Brunswick Industrial Site
- Nevada County Land Use and Development Code, Section L-II 4.2.7(E)
- Final Landscaping Plan required (COA A.18 & MM 4.1-2)

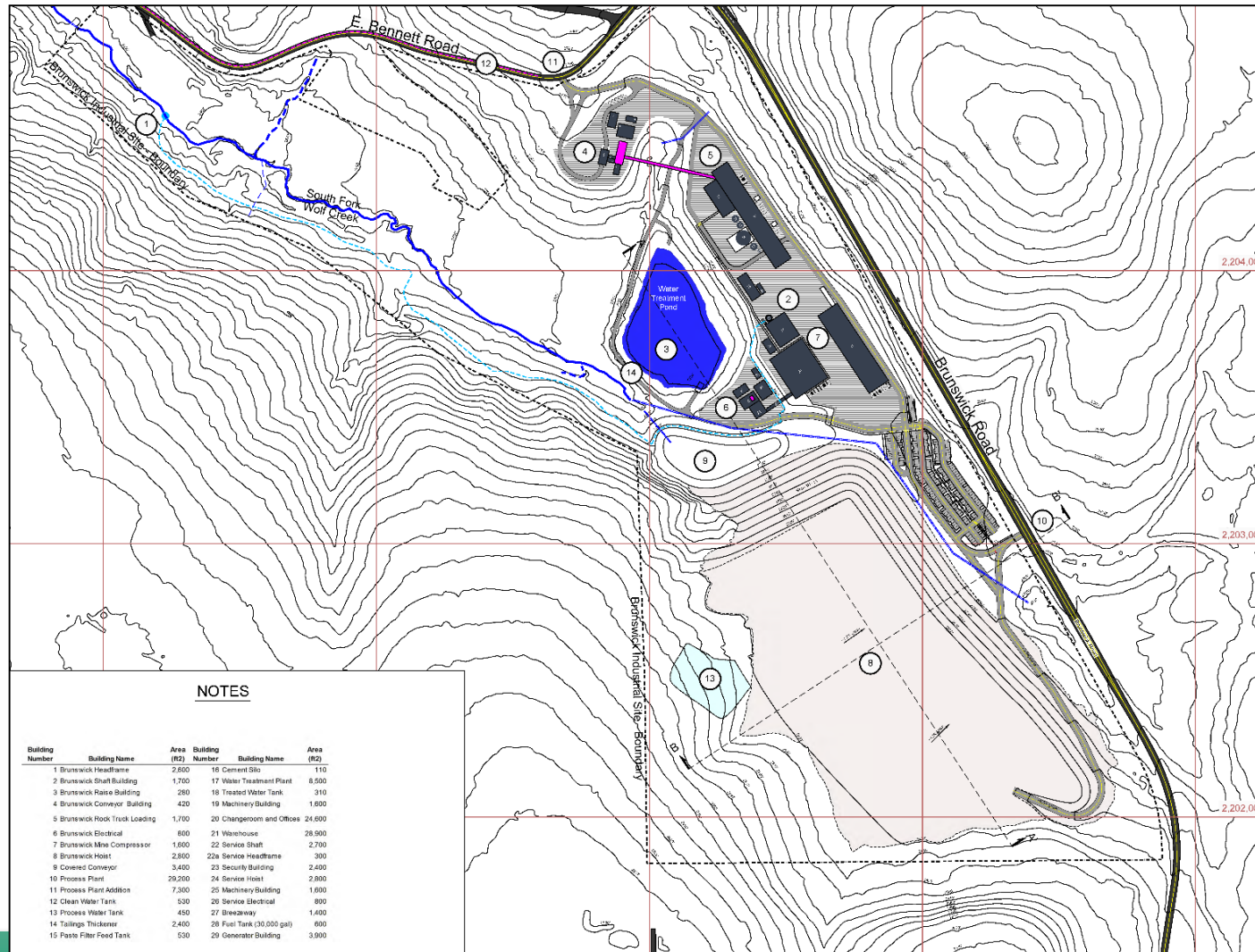




# Brunswick Industrial Site Sections

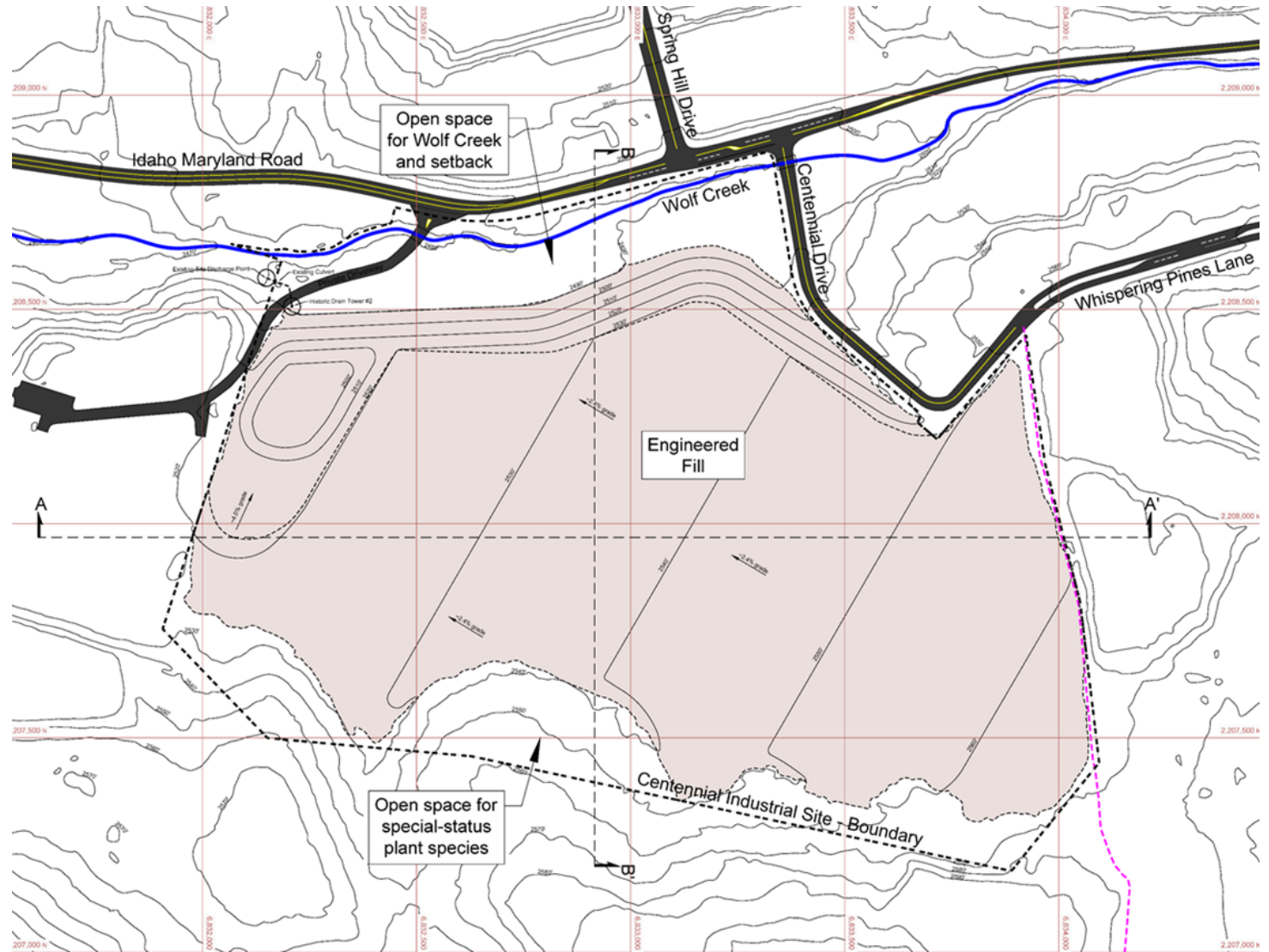


# Brunswick Industrial Site Grading Plan (Full Site)



# Centennial Industrial Site Plan

- Fill would not be placed within 100-year floodplain limits of Wolf Creek.
- On-site Detention





# Centennial Industrial Cross-Sections



PLAN VIEW

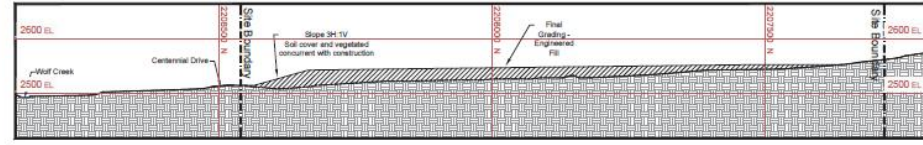
## LEGEND (Plan view)

- Engineered Fill (Plan View)
  - Elevation Contour Line - 10 foot intervals
  - Creek
  - Centennial Industrial Site - Boundary
  - Section Line
  - Frosted NID potable water pipe extension
  - Site photo location and view direction
- 1 Engineered Fill - Transport of engineered fill from Brunswick site, placement, grading, and compaction in lifts to create new area for future industrial use.
  - 2 Detention Pond - Construction of new storm water detention pond. Run-off directed to existing discharge point.
  - 3 Site Access - Installation of new left turn lane on Whispering Pine Lane to access site.
  - 4 Open space for special-status plant species.
  - 5 Open space for Wolf Creek and 100 foot setback.
  - 6 Potable water extension - Extension of NID potable water pipeline to service East Bennett Road residential area.

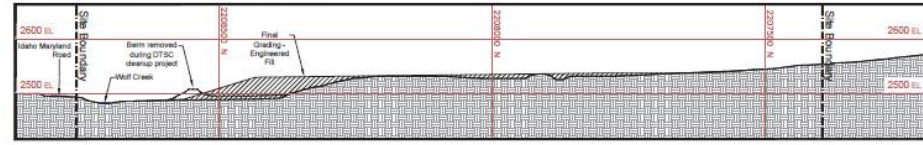
## LEGEND (Section view)

- Area of fill excavation planned
- Undisturbed ground
- Current / original ground surface
- Final Ground Surface
- Centennial Industrial Site - Boundary

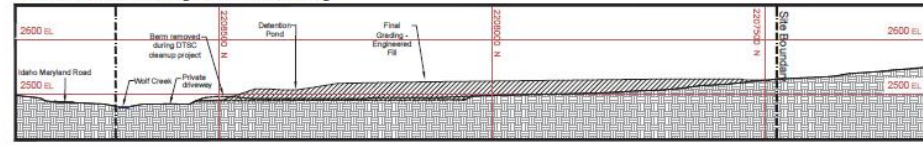
### SECTION A-A' - Looking East - Final Grading



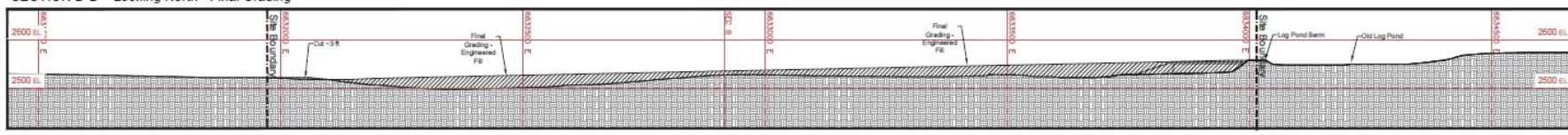
### SECTION B-B' - Looking East - Final Grading



### SECTION C-C' - Looking East - Final Grading



### SECTION D-D' - Looking North - Final Grading





# Rezone

- Request to Rezone the Brunswick parcels from Light Industrial, Site Performance Combining District (M1-SP) to Light Industrial with Mineral Extraction Combining District (M1-ME)
- The ME combining district allows for surface mining facilities related to underground mining operations

# Use Permit

Request for a Use Permit for facilities and uses over the 80-year permit life, including:

- Construction of potable water pipeline
- Dewatering and water treatment facilities
- Construction of aboveground facilities at the Brunswick site
- Underground mining
- Gold mineralization and rock processing
- Placement of engineered fill at the Centennial Industrial Site and Brunswick Industrial Site
- Transportation of engineered fill

# Reclamation Plan

- Centennial Industrial Site
  - 37-acre engineered fill pad
  - 12 acres of Open Space
- Brunswick Industrial Site
  - 21-acre engineered fill pad
  - Industrial buildings to remain
  - 59 acres of Open Space



# Reclamation Plan and Financial Assurance Cost Estimate

The applicant has submitted a Reclamation Plan and Financial Assurance Cost Estimate (FACE) to reclaim the project-related surface disturbance to a condition suitable for future industrial uses and open space.

FACE includes:

- 100% of all of the reclamation cost for the first full year of mining
- Cost of all drainage improvements and erosion control

FACE shall be adjusted annually

# Management Plans

Seven Management Plans were prepared for the proposed Project, including:

- 1-2. Water Resources/Riparian Areas Management Plans for Centennial and Brunswick Industrial Sites
- 3 Centennial Industrial Site Habitat Management Plan for the Pine Hill Flannelbush
- 4-5 Steep Slopes and High Erosion Potential for Centennial and Brunswick Industrial Sites
- 6 Idaho Maryland Mine – Portion of Brunswick Industrial Site: Management Plan for Potential Seismic Hazards
- 7 Rise Grass Valley Inc. Floodplain Management Plan for Centennial Industrial Site of the Idaho-Maryland Mine Project

# Amendment to the Final Map for Bet Acres and Boundary Line Adjustment

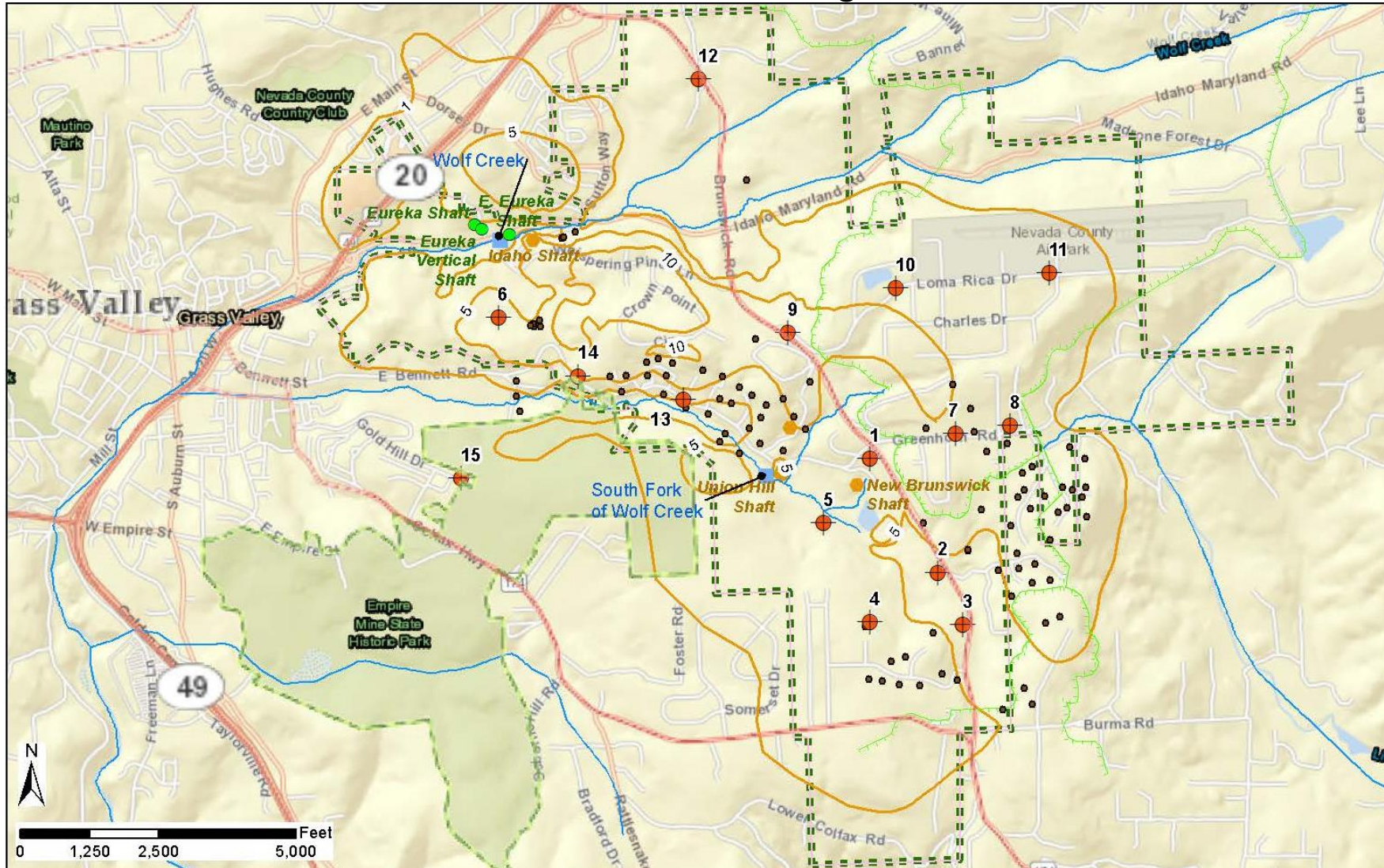
- The amendment to the Final for Bet Acres would remove the “200-foot building setback from fault.”
- The Minor Boundary Line Adjustment would reconfigure the property lines on the Brunswick site so that proposed buildings do not cross property lines.



# Development Agreement

- A Development Agreement between the applicant and Nevada County would establish the necessary processes for the payment of Cents Per Ton for roadway maintenance and other public benefits.
- The Development Agreement would also ensure that the project can proceed consistent with all applicable plans, policies, ordinances, and regulations.
- Remain in effect for 20 years, with two possible ten-year extensions.

# Groundwater Monitoring Wells







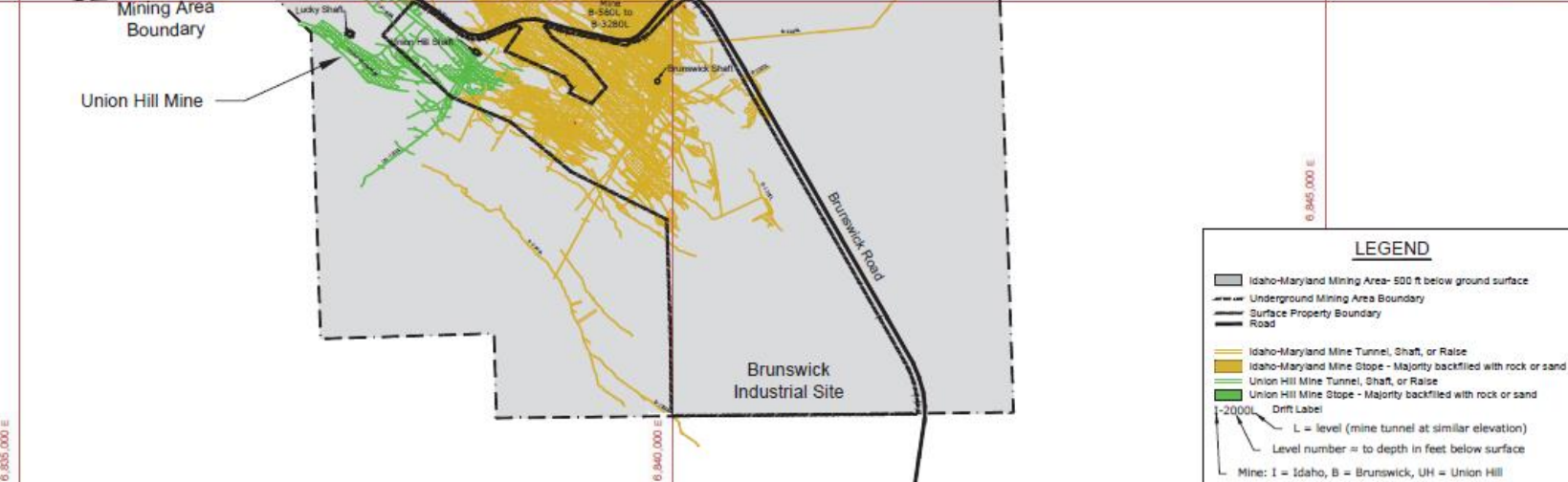
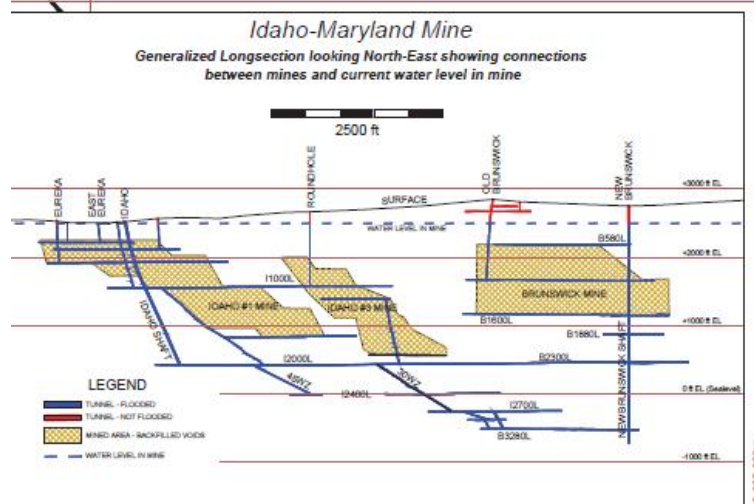
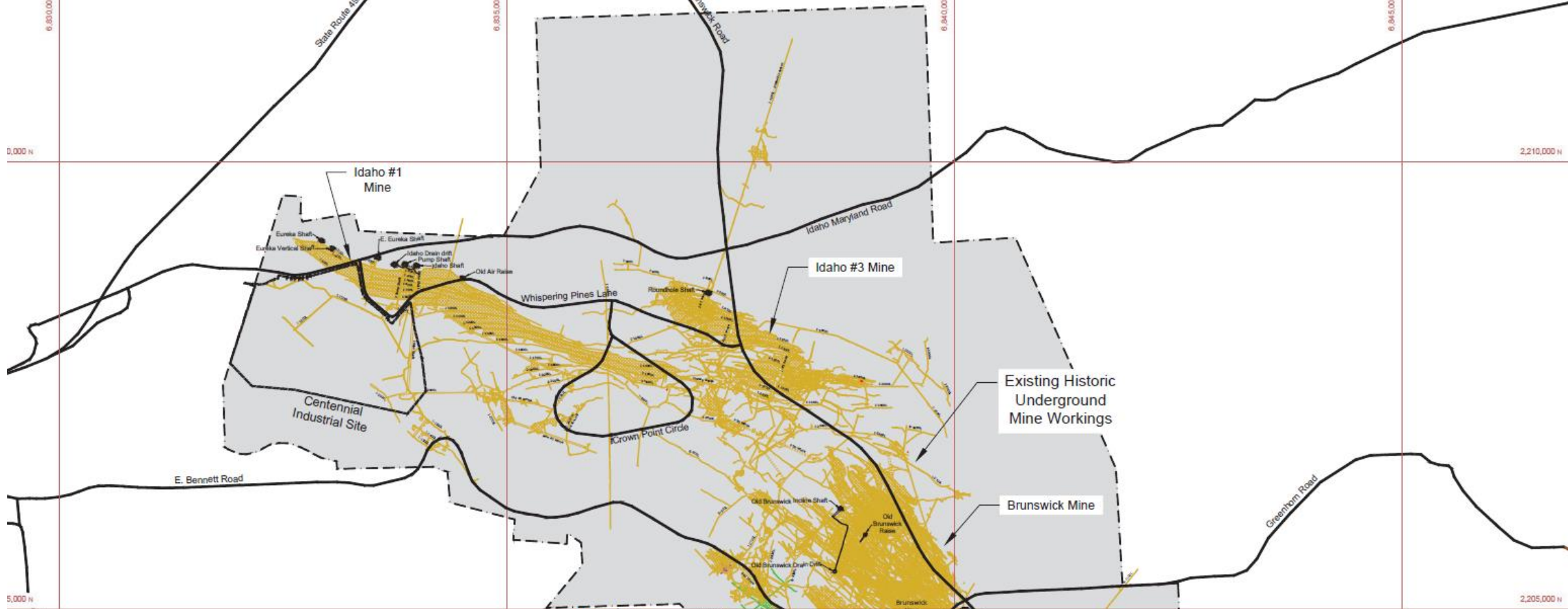
9,803,000

9,840,000

5,000 E

5,000 E

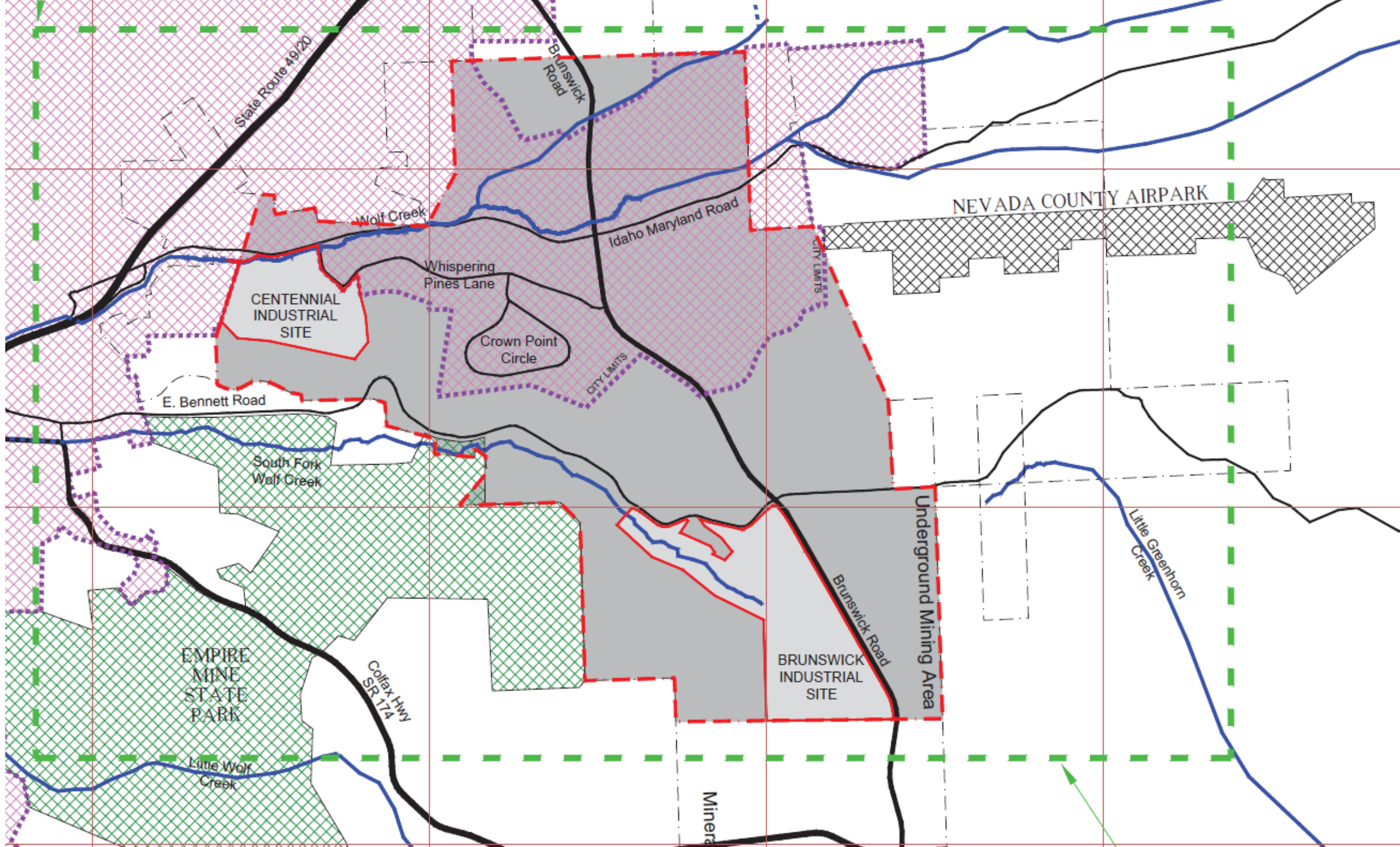








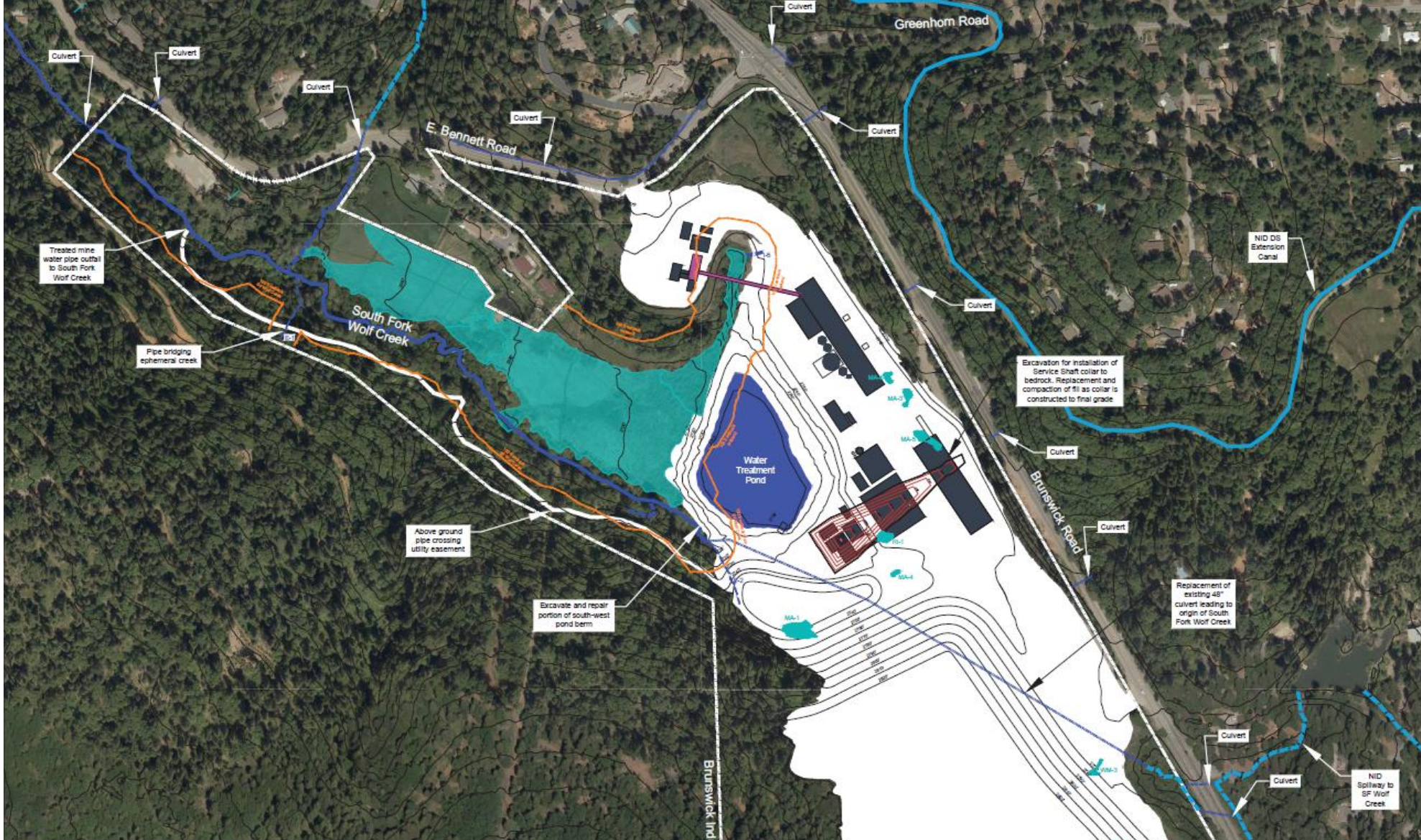










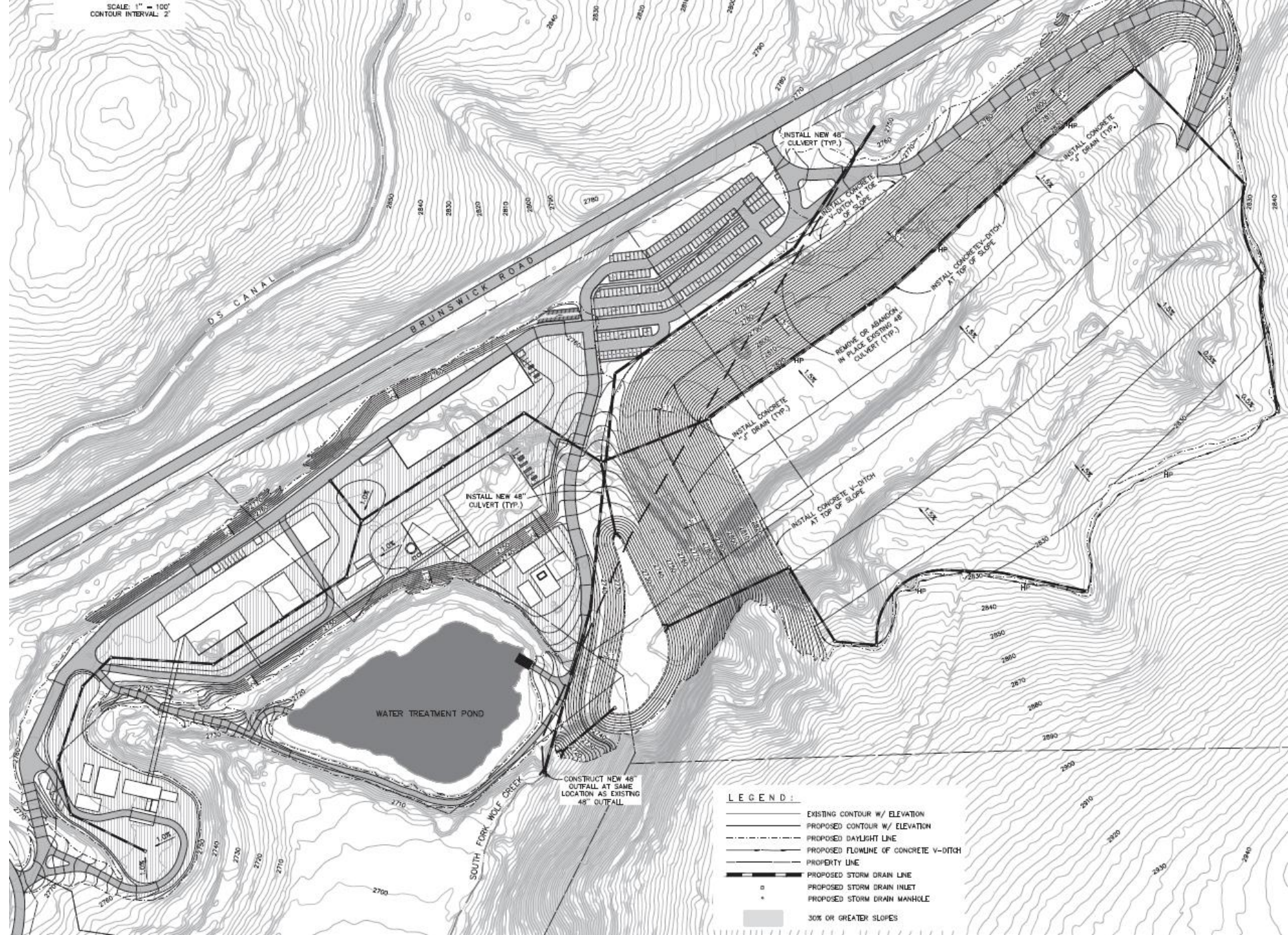


**LEGEND**

- Area of Disturbance
- Water Treatment Pond
- Wetland mapped on Brunswick Site
- Structure - Planned
- Structure - Planned - Removed at Reclamation
- Brunswick Industrial Site - Boundary
- Elevation Contour Line - 10 foot intervals



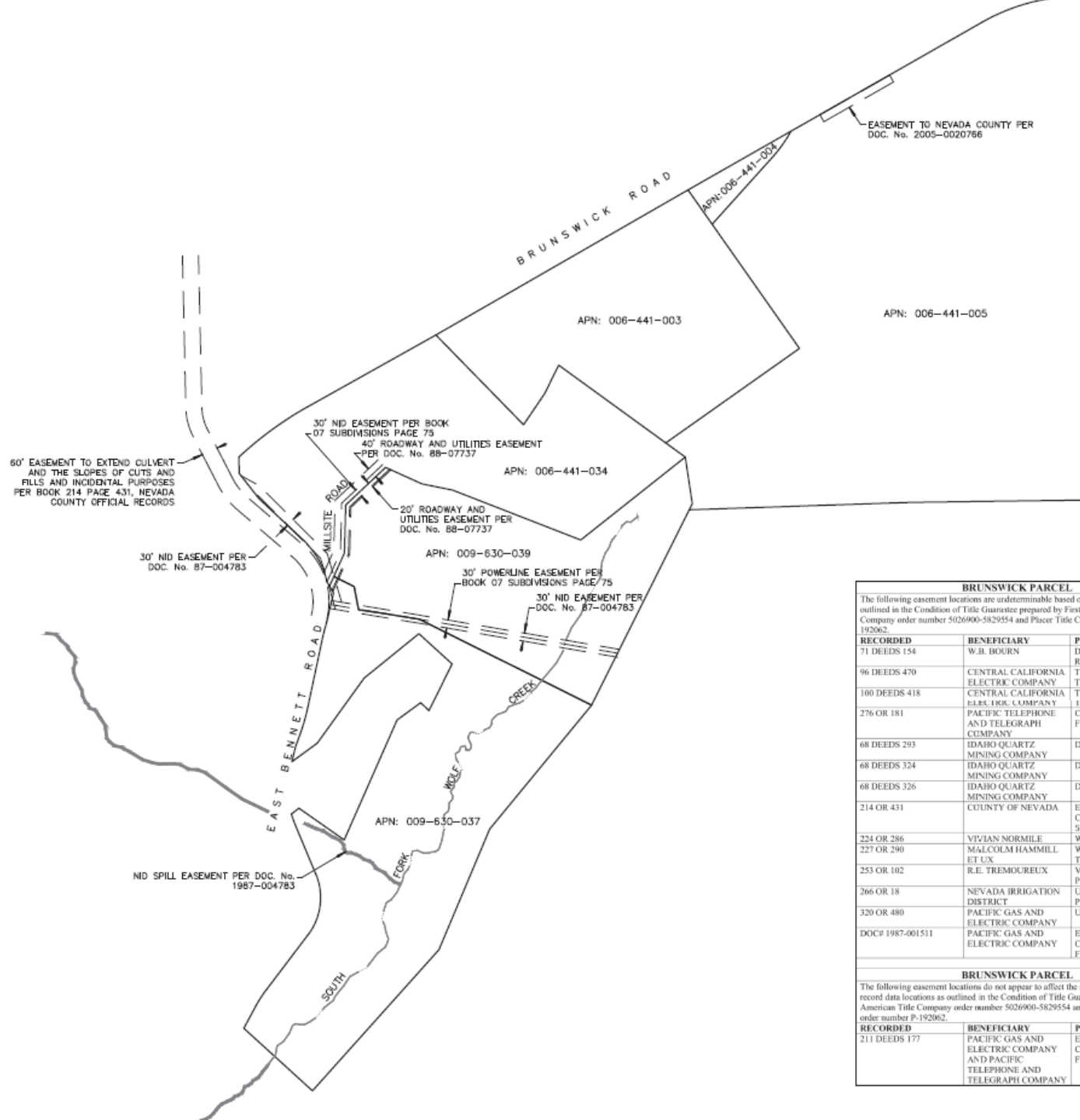
SCALE: 1" = 100'  
 CONTOUR INTERVAL: 2'



**LEGEND:**

- EXISTING CONTOUR W/ ELEVATION
- PROPOSED CONTOUR W/ ELEVATION
- PROPOSED DAYLIGHT LINE
- PROPOSED FLOWLINE OF CONCRETE V-DITCH
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- 30% OR GREATER SLOPES

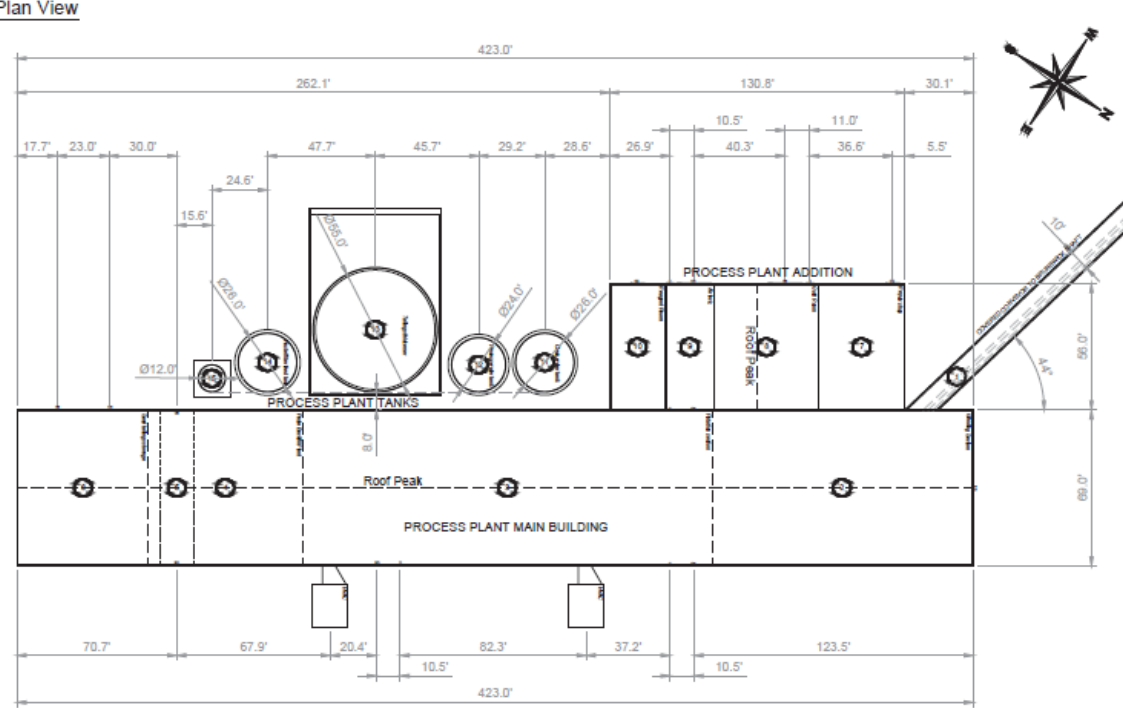




BRUNSWICK PARCEL		
The following easement locations are undeterminable based on record data locations as outlined in the Condition of Title Guarantee prepared by First American Title Company order number 5026900-5829554 and Placer Title Company order number P-192062.		
RECORDED	BENEFICIARY	PURPOSE
71 DEEDS 154	W.B. BOURN	DITCH AND RESERVOIR
96 DEEDS 470	CENTRAL CALIFORNIA ELECTRIC COMPANY	TELEPHONE AND TELEGRAPH PURPOSES
100 DEEDS 418	CENTRAL CALIFORNIA ELECTRIC COMPANY	TELEPHONE AND TELEGRAPH PURPOSES
276 OR 181	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES
68 DEEDS 293	IDAHO QUARTZ MINING COMPANY	DITCH
68 DEEDS 324	IDAHO QUARTZ MINING COMPANY	DITCH
68 DEEDS 326	IDAHO QUARTZ MINING COMPANY	DITCH
214 OR 431	COUNTY OF NEVADA	EXTENSION OF CULVERTS AND SLOPES
224 OR 286	VIVIAN NORMILE	WATER AND PIPELINE
227 OR 290	MALCOLM HAMMILL ET UX	WATER AND SEPTIC TANK
253 OR 102	R.E. TREMOUREUX	VEHICLE OR PEDESTRIAN TRAVEL
266 OR 18	NEVADA IRRIGATION DISTRICT	UNDERGROUND PIPELINE
320 OR 480	PACIFIC GAS AND ELECTRIC COMPANY	UTILITY FACILITIES
DOC# 1987-001511	PACIFIC GAS AND ELECTRIC COMPANY	ELECTRICAL AND COMMUNICATION FACILITIES
BRUNSWICK PARCEL		
The following easement locations do not appear to affect the subject parcels based on record data locations as outlined in the Condition of Title Guarantee prepared by First American Title Company order number 5026900-5829554 and Placer Title Company order number P-192062.		
RECORDED	BENEFICIARY	PURPOSE
211 DEEDS 177	PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY	ELECTRICAL AND COMMUNICATION FACILITIES

**Process Plant - Main Building**  
~29,000 ft<sup>2</sup>

- Covered Conveyor**  
Conveyor transfers gold mineralization from Brunswick shaft silo into grinding section of process plant. Conveyor fully enclosed.
- Grinding Section**  
~8,000 ft<sup>2</sup>  
Wet grinding of ore by SAG and ball mills. Gravity separation of gold with gravity concentrate transferred to gold room.
- Flotation Section**  
~12,000 ft<sup>2</sup>  
Ground slurry transferred to flotation section. Froth flotation separates sulphide minerals which are filter pressed. Dry concentrate loaded into bags for shipment offsite. Sand tailings slurry transferred to tailings thickener.
- Paste Backfill Section**  
~5,000 ft<sup>2</sup>  
Backfill plant includes dewatering of sand tailings to produce either sand tailings for use as engineered fill or cemented paste backfill which is transferred into the underground mine through boreholes.
- Sand Tailings Storage**  
~4,000 ft<sup>2</sup>  
Indoor storage of dry sand tailings when direct loading of trucks not possible. Use of diesel powered front end loaders to move material in day time hours. Ventilation system for safe use of diesel equipment during loading operations.
- Sand Loading Bay**  
Drive-through bay to directly load trucks with dry sand tailings. Interior sound barriers to block noise from adjacent sections while overhead doors open.



**Building Notes**

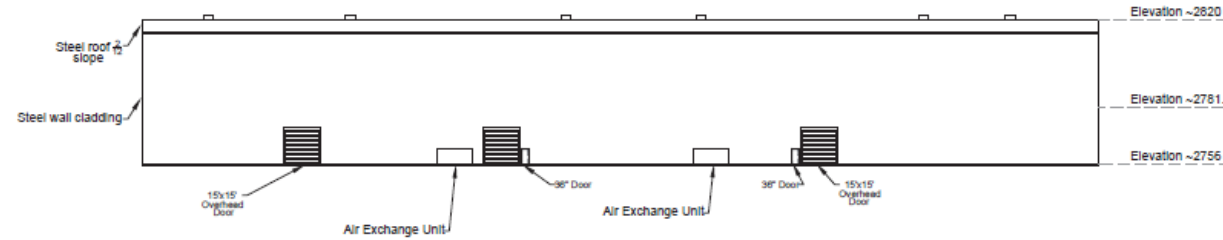
- Pre-engineered steel buildings.
- Buildings to have clear spans - No mid columns.
- Concrete slab floors with machinery foundations, sumps, and catchments as necessary.
- Steel cladding on roofs and walls.
- Non-reflective / non metallic paint.

Color and Architectural Details shown separately on Russell Davidson Architecture Drawings

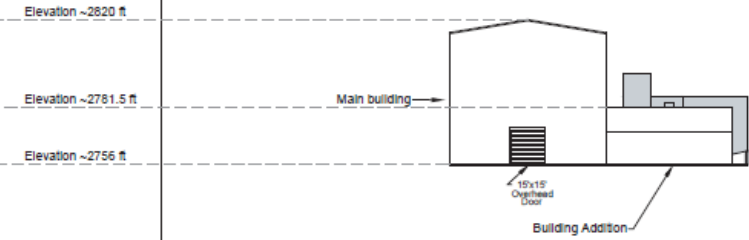
**Process Plant - Addition Building**  
~7,300 ft<sup>2</sup>

- Repair Shop**  
~2,100 ft<sup>2</sup>  
Repair shop for millwrights and electricians
- Gold Room**  
~2,600 ft<sup>2</sup>  
Cleaning of gravity concentrates using gravity machinery, water, and small furnace to produce gold ore bars.
- Main Entry Airlock**  
~1,200 ft<sup>2</sup>  
Main entry to Process Plant. Airlock provides entry and minimizes noise from plant outside during machine or person entry to building.
- Reagent Room**  
~1,400 ft<sup>2</sup>  
Storage area and metering of flotation reagents.

**Process Plant - Front View Elevation - Looking SW**



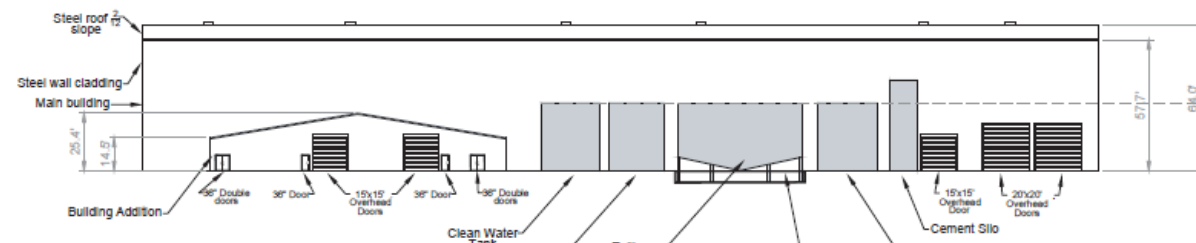
**Process Plant - Side View Elevation - Looking SE**



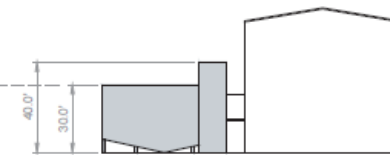
**Process Plant - Tanks**

- Clean Water Tank**  
26 ft dia x 30 ft height  
Treated mine water to makeup water loss from plant.
- Process Water Tank**  
24 ft dia x 30 ft height  
Water in process plant re-circulated / recycled
- Tailings thickener**  
55 ft dia x 30 ft height  
Partial de-watering of sand tailings. Decanted water to process water tank, sand tailings slurry to Paste Filter Feed Tank.
- Paste Filter Feed Tank**  
26 ft dia x 30 ft height  
Storage for partially de-watered sand tailings
- Cement Silo**  
12 ft dia x 40 ft height  
Storage for cement used in cemented paste backfill for underground filling.

**Process Plant - Rear View Elevation - Looking NE**

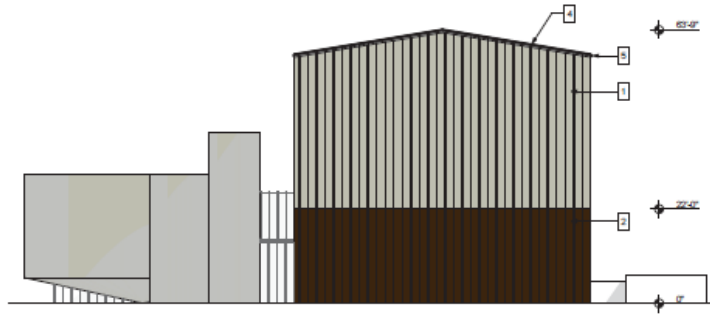


**Process Plant - Side View Elevation - Looking NW**

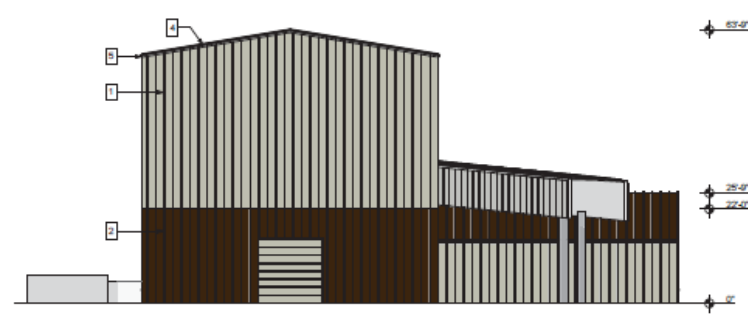




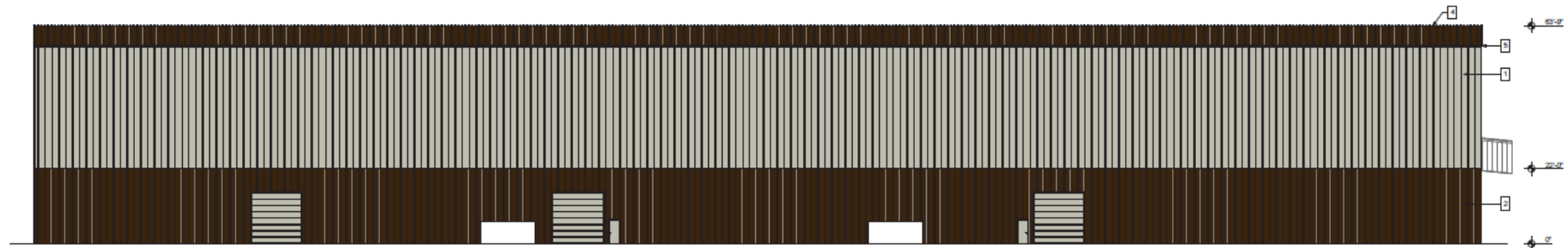
- 2. VERTICAL RB WALL PANEL, ANTIQUE BRONZE
- 3. FLAT WALL PANEL, WEATHERED COPPER
- 4. STANDING SEAM ROOF PANEL, ANTIQUE BRONZE
- 5. GSM FASCIA GUTTER, ASH GREY
- 6. TUBE STEEL, ANTIQUE BRONZE
- 7. STONE VENEER, TBD
- 8. PERFORATED WALL PANEL, WEATHERED COPPER



4 PROCESS PLANT  
SCALE: 1/8" = 1'-0"



3 PROCESS PLANT  
SCALE: 1/8" = 1'-0"



2 PROCESS PLANT  
SCALE: 1/8" = 1'-0"



1 PROCESS PLANT  
SCALE: 1/8" = 1'-0"

**Warehouse**  
~29,000 ft<sup>2</sup>

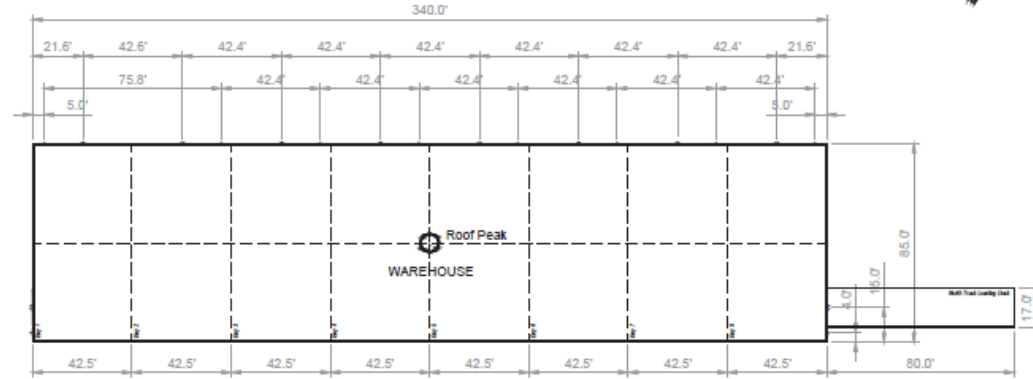
**Warehouse**

Area for flexible uses with partition walls installed as desired.  
8 bay doors with truck loading dock on north side of building.  
Plumbing installation for up to 8 single restrooms in building.

**Potential Uses:**

- Storage of materials and supplies
- Exploration drill core logging and cutting
- Sample assaying and labwork
- Repair and fabrication shops

**Warehouse - Plan View**

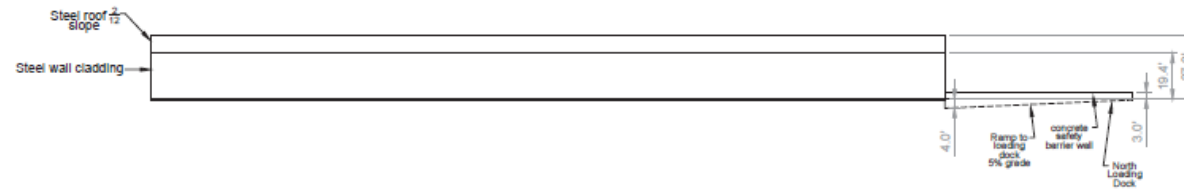


**Building Notes**

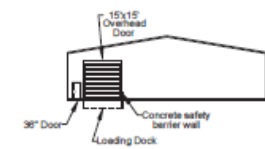
- Pre-engineered steel building.
- Buildings to have clear spans - No mid columns.
- Concrete slab floors.
- Steel cladding on roofs and walls.
- Non-reflective / non metallic paint.

Color and Architectural Details shown separately on Russell Davidson Architecture Drawings

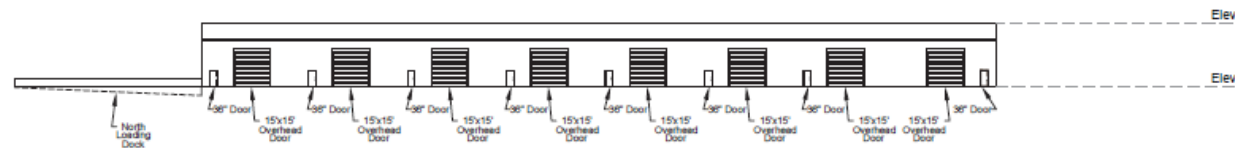
**Warehouse - Front View Elevation - Looking SW**



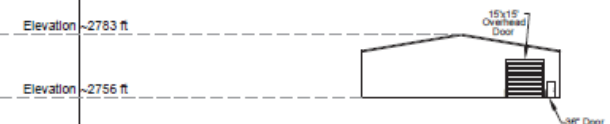
**Warehouse - Side View Elevation - Looking SE**



**Warehouse - Rear View Elevation - Looking NE**



**Warehouse - Side View Elevation - Looking NW**

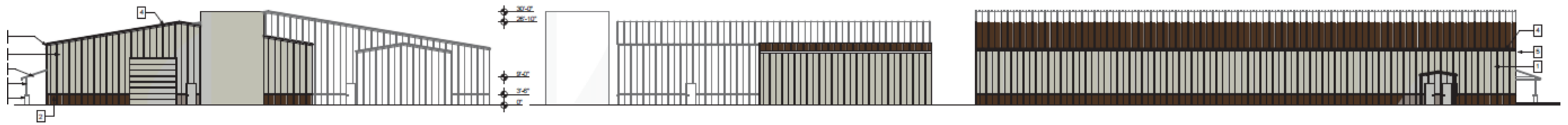


- 4. STANDING SEAM ROOF PANEL, ANTIQUE BRONZE
- 5. GSM FASCIA GLUTTER, ASH GREY
- 6. TUBE STEEL, ANTIQUE BRONZE
- 7. STONE VENEER, TBD
- 8. PERFORATED WALL PANEL, WEATHERED COPPER



8 OFFICE AND WATER TREATMENT  
SCALE: 1/16" = 1'-0"

7 OFFICE AND WATER TREATMENT  
SCALE: 1/16" = 1'-0"



6 OFFICE AND WATER TREATMENT  
SCALE: 1/16" = 1'-0"

5 OFFICE AND WATER TREATMENT  
SCALE: 1/16" = 1'-0"



4 WAREHOUSE  
SCALE: 1/16" = 1'-0"

3 WAREHOUSE  
SCALE: 1/16" = 1'-0"



2 WAREHOUSE  
SCALE: 1/16" = 1'-0"

1 WAREHOUSE  
SCALE: 1/16" = 1'-0"



**Brunswick Shaft Buildings**

~6,700 ft<sup>2</sup>

Brunswick Shaft used for hoisting rock from underground to surface, for exhaust ventilation from the underground mine, and for secondary/emergency escape of mine personnel.

**Headframe over rock silo**

~2,100 ft<sup>2</sup>  
Steel structure of headframe constructed over existing concrete rock silo and building cladding encloses entire headframe. Headframe is a structure used to support hoisting cables to raise rock skips and cages from underground mine to surface. Rock skips transfer broken rock into concrete silo for temporary storage. Gold mineralization in silo is conveyed to process plant and barren rock is transferred to the truck loading building.

**Headframe over shaft**

~500 ft<sup>2</sup>  
Exhaust ventilation air from underground mine is directed from the Brunswick shaft up through the headframe to the opening at the top of the headframe ~155 feet above surface.

**Shaft Building**

~700 ft<sup>2</sup>  
Building attached to headframe building at shaft to provide mustering area for entering shaft conveyance. Doors of building to be well sealed and remain closed to force mine ventilation up headframe to exhaust.

**Ventilation Raise Plenum**

~400 ft<sup>2</sup>  
Building covers parallel raise-bored ventilation shaft to underground mine and connects to headframe building to allow air to exhaust from headframe.

**Covered Conveyor**

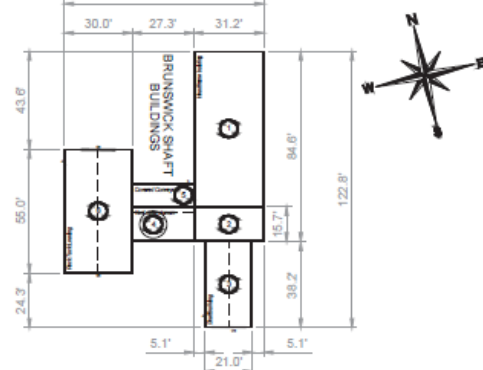
~300 ft<sup>2</sup>  
Building covers conveyor which transfers barren rock from the concrete silo to the truck loading building for loading of rock into trucks. Conveyor area separated from ventilation raise plenum by airtight wall.

**Rock Truck Loading**

~1,700 ft<sup>2</sup>  
Building covers trucks during loading via conveyor. Bay doors on ends on each end of buildings allows one way travel of trucks through building.

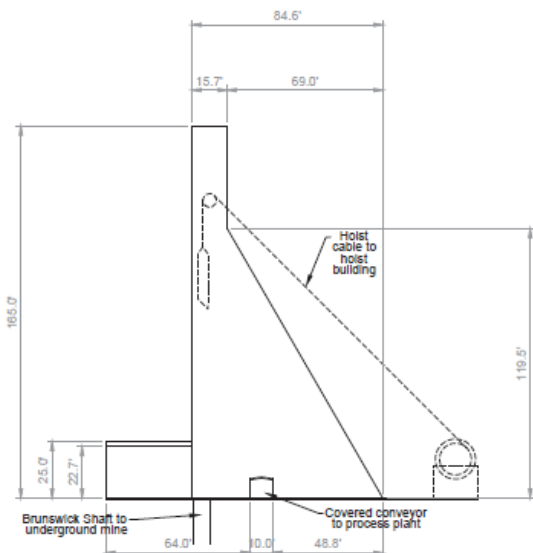
**Brunswick Shaft**

**Plan View**



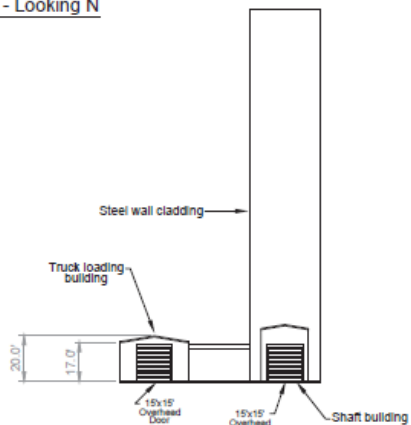
**Brunswick Shaft**

**Side View - Looking W**



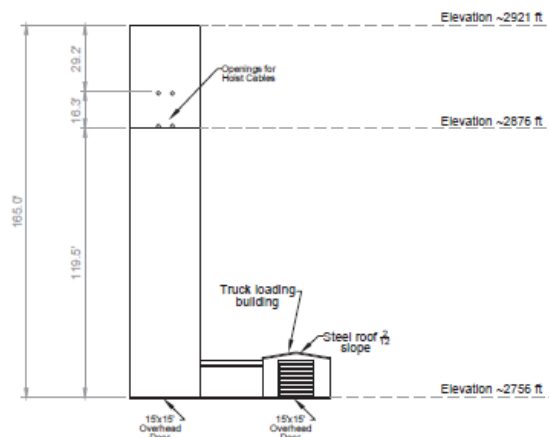
**Brunswick Shaft**

**Front View - Looking N**



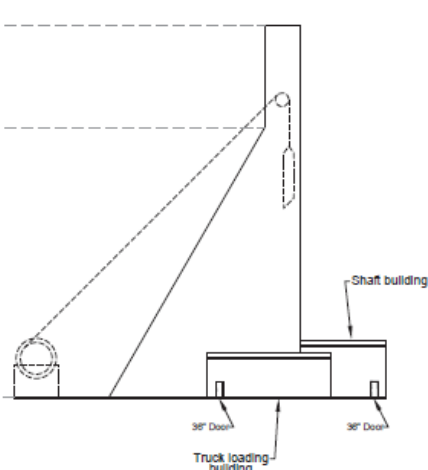
**Brunswick Shaft**

**Back View - Looking S**



**Brunswick Shaft**

**Side View - Looking E**

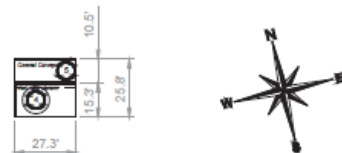


**Building Notes**

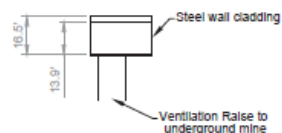
- Pre-engineered steel buildings.
- Buildings to have clear spans - No mid columns.
- Concrete slab floors with machinery foundations.
- Steel cladding on roofs and walls.
- Non-reflective / non metallic paint.

Color and Architectural Details shown separately on Russell Davidson Architecture Drawings

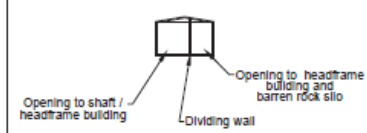
**Conveyor & Ventilation Raise Building - Plan View**



**Conveyor Building - Front View Looking N**



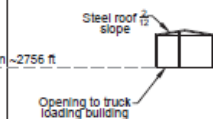
**Conveyor Building - Front View Looking W**



**Conveyor Building - Back View Looking S**



**Conveyor Building - Front View Looking E**



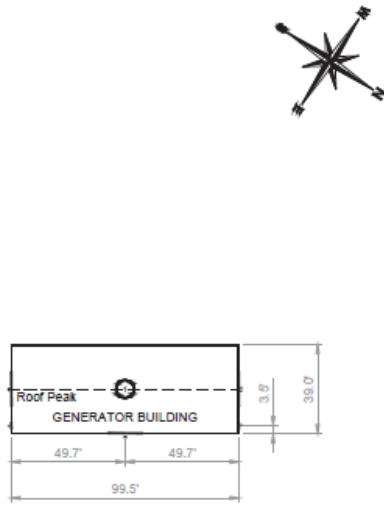
**Generator Building**  
~3,900 ft<sup>2</sup>

**Generator Building**  
Building encloses 4 diesel generator sets with after-treatment units and total capacity of 8 MW. Generators used to supplement utility electricity and back-up for utility electricity supply disruption.

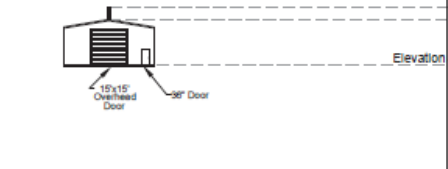
**Building Notes**

- Pre-engineered steel buildings.
- Buildings to clear span with no mid-columns.
- Concrete slab floors with machinery foundations, sumps, and catchments as necessary.
- Steel cladding on roofs and walls.
- Non-reflective / non metallic paint.

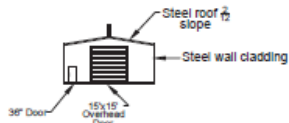
Color and Architectural Details shown separately on Russell Davidson Architecture Drawings



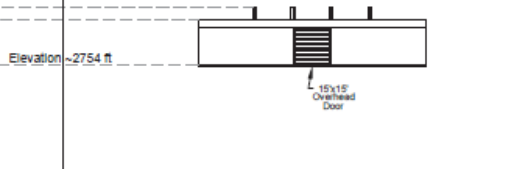
Generator Building - Side View Elevation - Looking NW



Generator Building - Side View Elevation - Looking SE



Generator Building - Front View Elevation - Looking SW



Generator Building - Rear View Elevation - Looking NE



**Service Shaft Buildings**  
~5,100 ft<sup>2</sup>

Service Shaft used for transporting personnel, equipment, and materials from underground to surface and for fresh air intake ventilation to the underground mine.

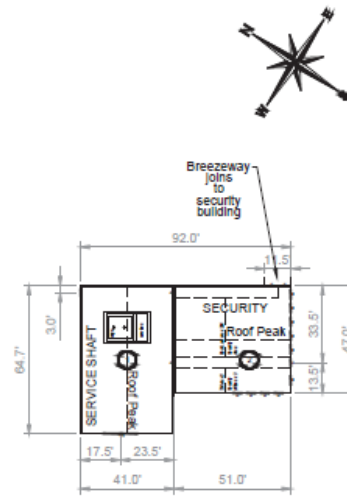
**Service Shaft**  
~2,700 ft<sup>2</sup>  
Steel structure of headframe constructed over shaft and building cladding encloses entire headframe. Headframe is a structure used to support hoisting cables to raise cages from underground mine to surface. Shaft building provides area for mustering of personnel and materials. Fresh air is drawn into service shaft via opening in roof of service shaft headframe.

**Security Building**  
~2,400 ft<sup>2</sup>  
Security building provides control of persons accessing the service shaft from the mine office / dry building. Security building directly connected to Service Shaft buildings and to Changeroom / Office Building by breezeway. Security building hosts 3x toilets, locker area, and offices.

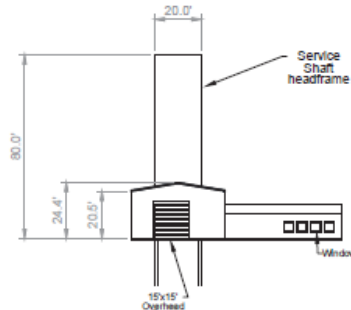
**Building Notes**

- Pre-engineered steel buildings.
- Buildings to have clear span and no mid-columns.
- Concrete slab floors.
- Steel cladding on roofs and walls.
- Non-reflective / non metallic paint.

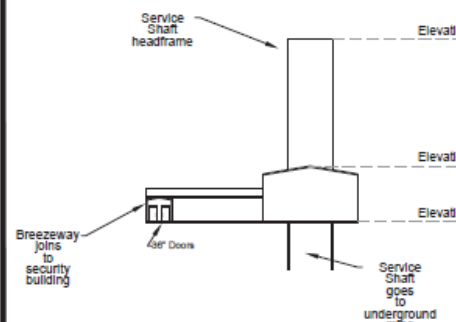
Color and Architectural Details shown separately on Russell Davidson Architecture Drawings



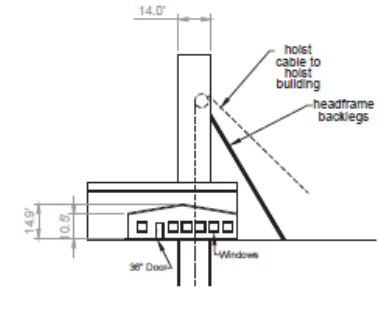
Service Shaft - Front View - Looking NE



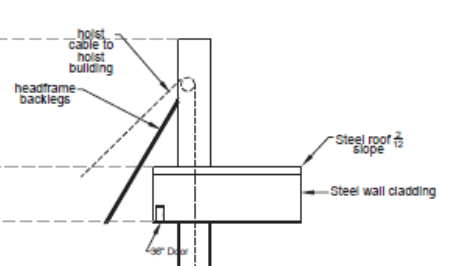
Service Shaft - Rear View - Looking SW



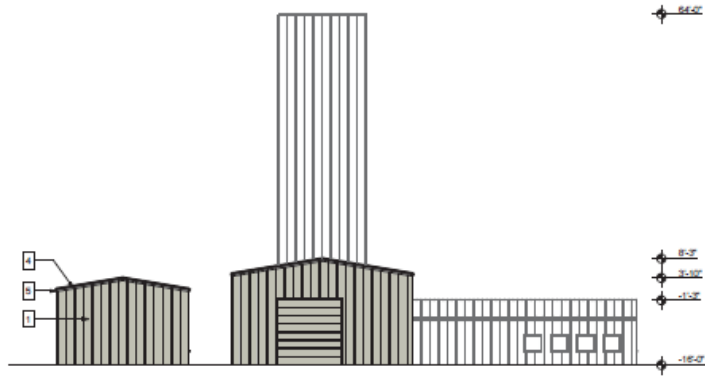
Service Shaft - Side View - Looking NW



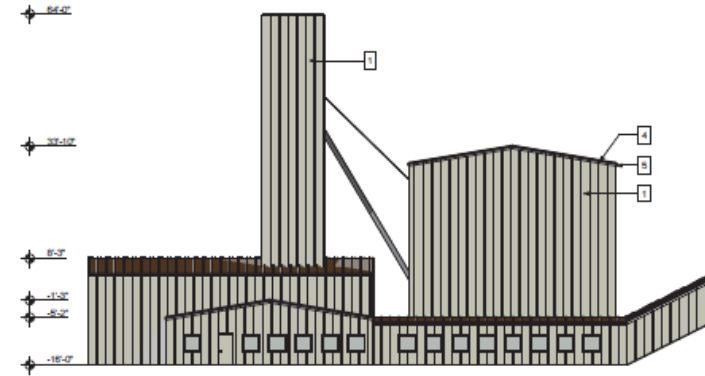
Service Shaft - Side View - Looking SE



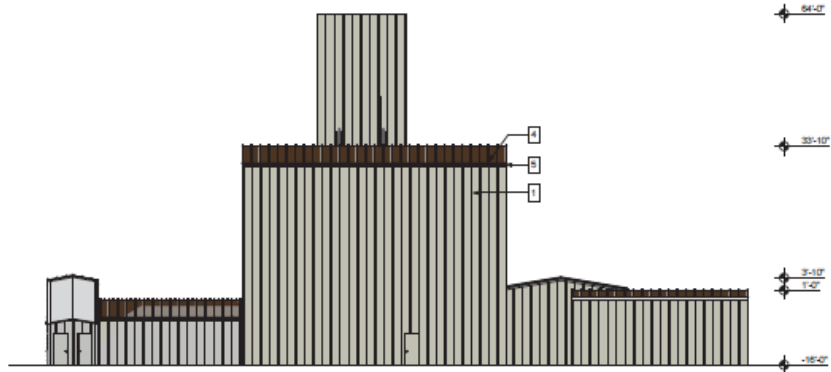
- 4. STANDING SEAM ROOF PANEL, ANTIQUE BRONZE
- 5. GSM FASCIA GUTTER, ASH GREY
- 6. TUBE STEEL, ANTIQUE BRONZE
- 7. STONE VENEER, TBD
- 8. PERFORATED WALL PANEL, WEATHERED COPPER



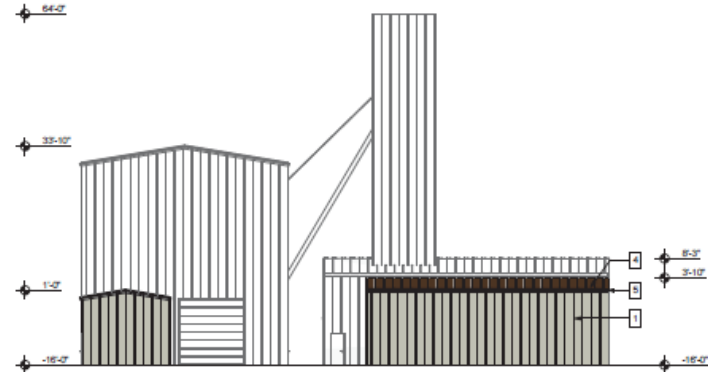
4 SERVICE SHAFT  
SCALE: 1/16" = 1'-0"



3 SERVICE SHAFT  
SCALE: 1/16" = 1'-0"



2 SERVICE SHAFT  
SCALE: 1/16" = 1'-0"



1 SERVICE SHAFT  
SCALE: 1/16" = 1'-0"





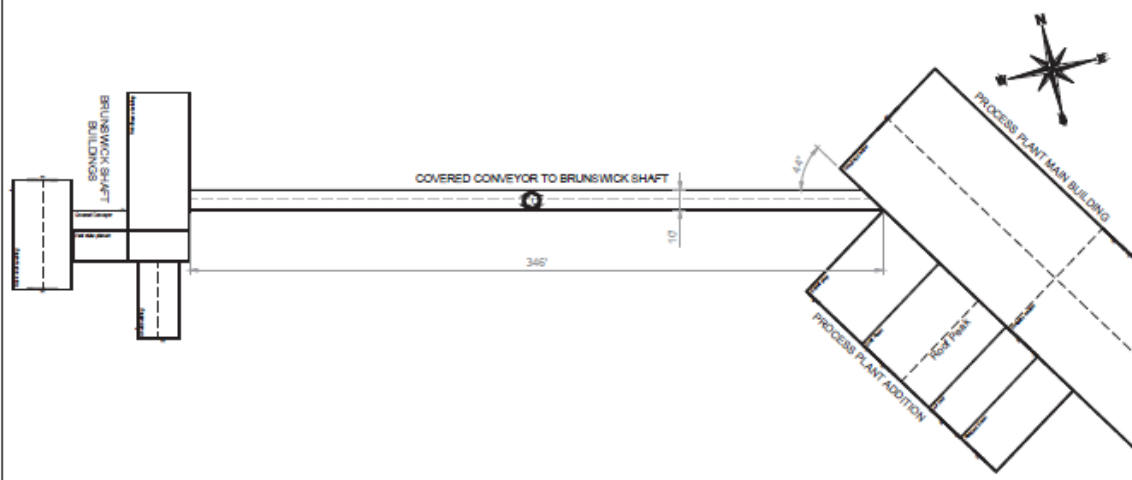
**Covered Conveyor**

~3,400 ft<sup>2</sup>

**Covered Conveyor**

Conveyor transfers gold mineralization from Brunswick shaft site into grinding section of process plant. Conveyor fully enclosed.

**Covered Conveyor - Plan View**

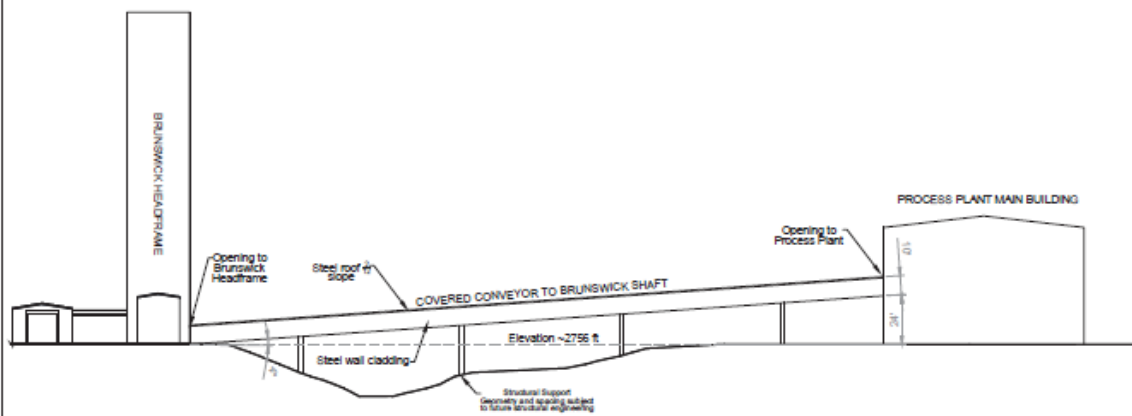


**Building Notes**

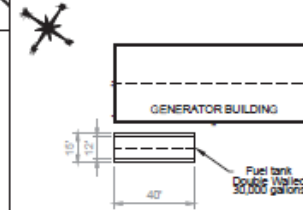
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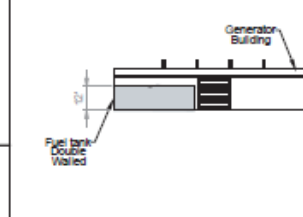
**Covered Conveyor - Front View Elevation - Looking NE**



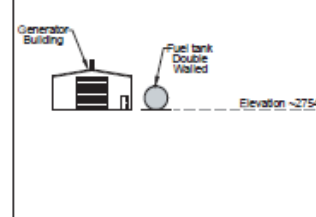
**Fuel Tank - Plan View**



**Fuel Tank - Front View - Looking SW**

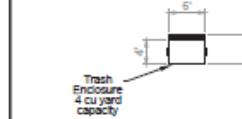


**Fuel Tank - Side View - Looking NW**



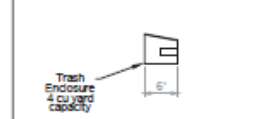
**Trash Enclosure - Front View**

Scale - 1 in = 10 ft



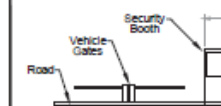
**Trash Enclosure - Side View**

Scale - 1 in = 10 ft



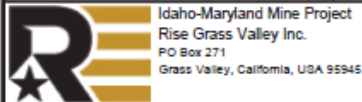
**Security Gate - Front View**

Scale - 1 in = 10 ft



**Security Gate - Side View**

Scale - 1 in = 10 ft



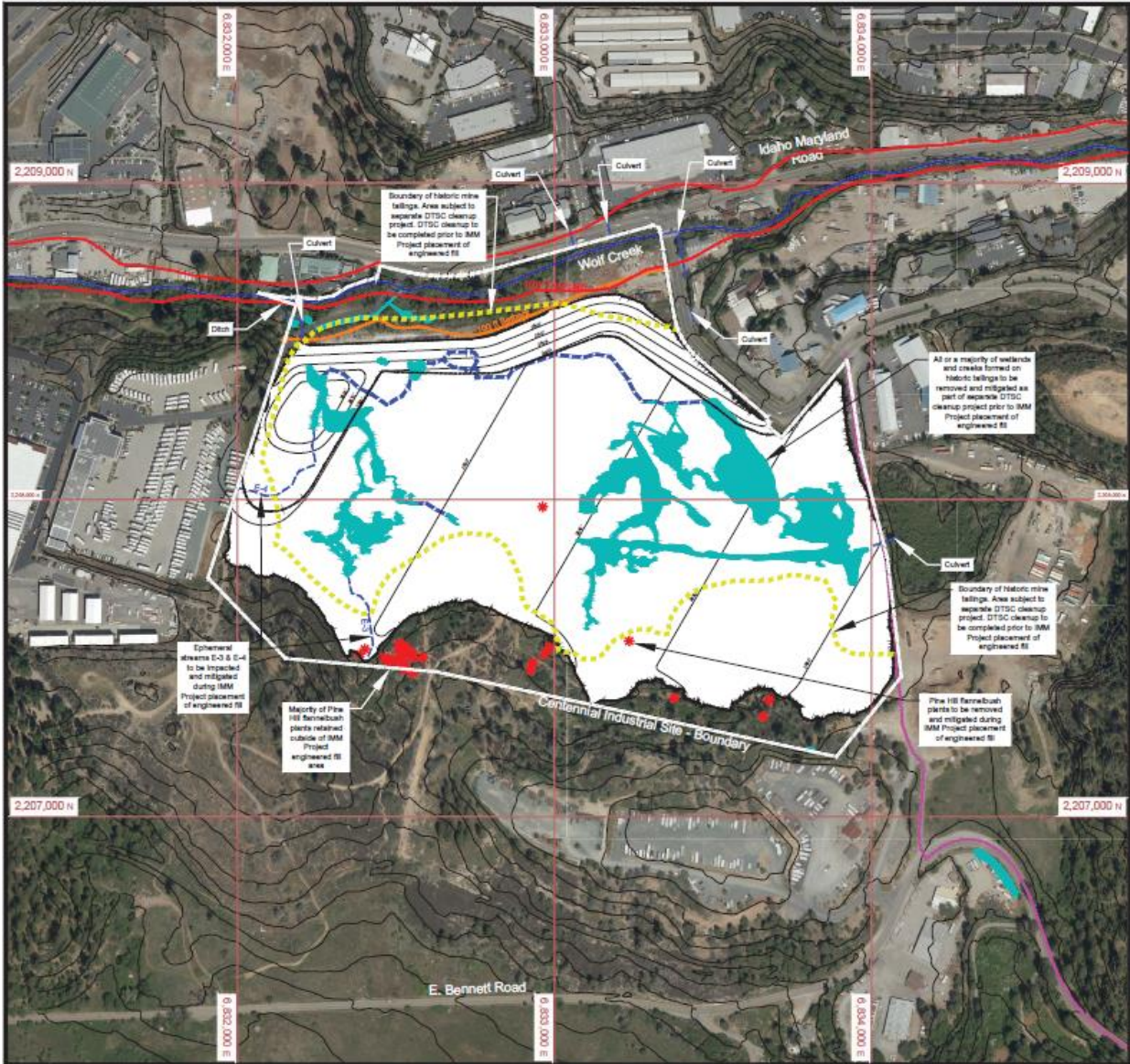
**Brunswick Industrial Site**  
Nevada County, SEC. 31, T.16N, R.9E., M.D.M  
Total Area = 118.93 Acres  
Assessor Parcel Numbers:  
09-430-37, 09-430-38, 09-441-03, 09-441-04,  
09-441-05, 09-441-34  
Current Zoning M1-SP / Proposed Zoning M1-ME



**B307<sub>R1</sub> Brunswick Industrial Site**  
**Covered Conveyor, Fuel Tank, Security Gate & Trash Enclosure**  
Building details and elevations

Drawn by : Rise Grass Valley - Feb 1 / 21 | Scale : 1" = 30 feet





CURRENT AIR PHOTO



1947 HISTORIC AIR PHOTO

LEGEND

- Area of Disturbance
- Wetland mapped on Centennial Site
- Centennial Industrial Site - Boundary
- Elevation Contour Line - 10 foot intervals
- Elevation Contour Line - 2 foot intervals
- Creek - Perennial
- Creek - Intermittent
- Setback - "Non-disturbance buffer" (approximate)
- FEMA 100 year floodplain boundary
- Boundary of historic tailings placement (approximate)
- Proposed NID potable water pipe extension
- Pine Hill Flannelbush

Historic 1947 airphoto taken after WWII mine closure (source USGS).  
 Centennial Industrial Site was historic mine tailings site. Cleanup of mine tailings area on Centennial site is subject to a separate DTSC cleanup project. DTSC cleanup project will be completed before engineered fill is placed on the site as part of the Idaho-Maryland Mine Project.  
 The majority of impacts and mitigation for removal of wetlands and streams which have formed on top of the historic mine tailings site are anticipated to be from the DTSC cleanup project (before the engineered fill is placed from the Idaho-Maryland Mine Project).  
 Several Pine Hill flannelbush plants will be impacted by the placement of engineered fill as part of the Idaho-Maryland Mine Project.

Sensitive resources plotted on map based on reports.  
 Centennial Industrial Site  
 Biological Resources Assessment  
 Greg Makuzak Environmental Consulting LLC, November 2019  
 Centennial Industrial Site  
 Aquatic Resource Definition of Water of the United States and State of California  
 Greg Makuzak Environmental Consulting LLC, November 2019



OWNER/APPLICANT:

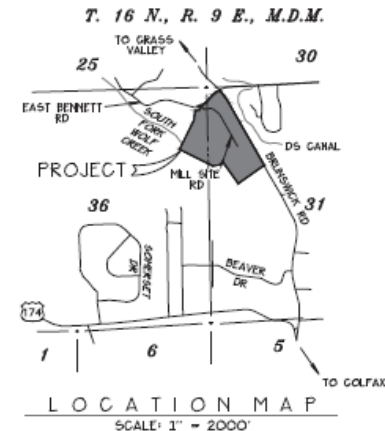
RISE GRASS VALLEY, INC.  
 Attn: BENJAMIN MOSSMAN, CEO  
 333 CROWN POINT CIRCLE  
 GRASS VALLEY, CA 95945  
 (530) 260-4577  
 Info @ risegoldcorp.com

PREPARED BY:

ANDREW R. CASSANO, L.S. 4370  
 NEVADA CITY ENGINEERING, INC.  
 905 COYOTE STREET - SUITE "B"  
 NEVADA CITY, CA 95959  
 (530) 265-6911



THIS IS A PLANNING EXHIBIT AND DOES NOT REPRESENT A FORMAL BOUNDARY OR FEATURE SURVEY



NOTES:

1. PROPERTY PROFILE EXISTING

EXISTING PARCEL #	AP.N.	ZONING	EXISTING AREA	LOT POTENTIAL
1	009-630-039	M1-5P	15.07 Ac.	1
2	006-441-034	M1-5P	36.01 Ac.	1
3	006-441-003	M1-5P	15.19 Ac.	1
TOTALS:	--	--	46.27 Ac.	3

2. PROPERTY PROFILE PROPOSED

PROPOSED PARCEL #	AP.N.	PROPOSED AREA	LOT POTENTIAL
1	PTNS. 009-630-039, 006-441-034 + 003	18.76 Ac.	1
2	PTNS. 009-630-039 + 006-441-034	12.94 Ac.	1
3	PTNS. 006-441-034 + 006-441-003	14.57 Ac.	1
TOTALS:	--	46.27 Ac.	3

3. PROPERTY PROFILE:

A.P.N.'s: 009-630-039, 006-441-003 + 034  
 AREA: 46.27 Ac.  
 ZONING: M1-5P

4. COMMUNITY SERVICE INFORMATION:

SCHOOL DISTRICTS: NEVADA JOINT UNION HIGH SCHOOL DISTRICT  
 UNION HILL ELEMENTARY SCHOOL DISTRICT  
 OPHIR HILL FIRE PROTECTION DISTRICT  
 FIRE PROTECTION: AT+T  
 TELEPHONE: PACIFIC GAS AND ELECTRIC  
 POWER: INDIVIDUAL SEPTIC SYSTEMS  
 SEWAGE DISPOSAL: NEVADA IRRIGATION DISTRICT  
 WATER:

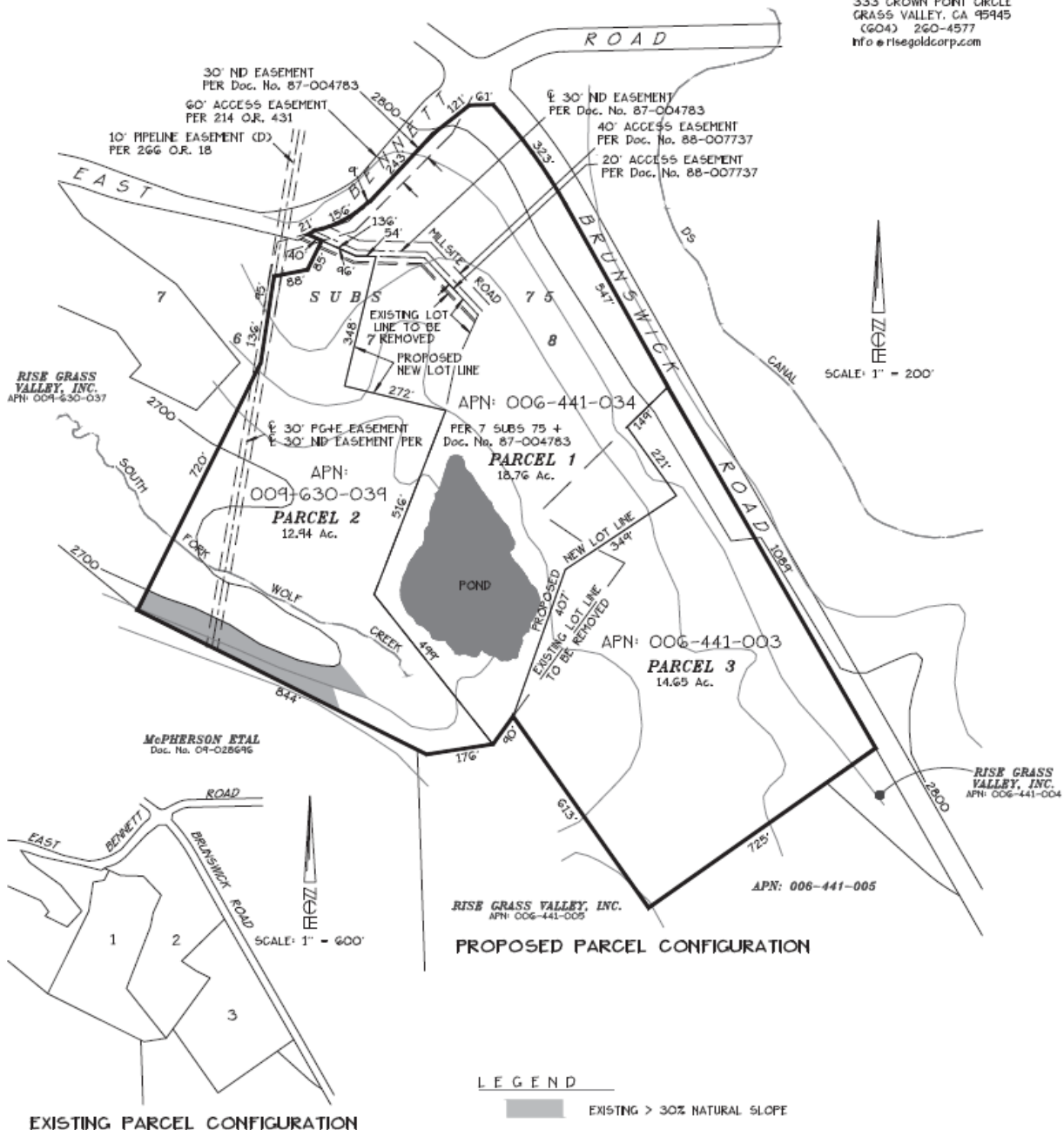
5. CONTOURS SHOWN HEREON WERE EXTRAPOLATED FROM THE "GRASS VALLEY" U.S.G.S. 7.5 MINUTE QUADRANGLE. THE CONTOUR INTERVAL IS 20 FEET.

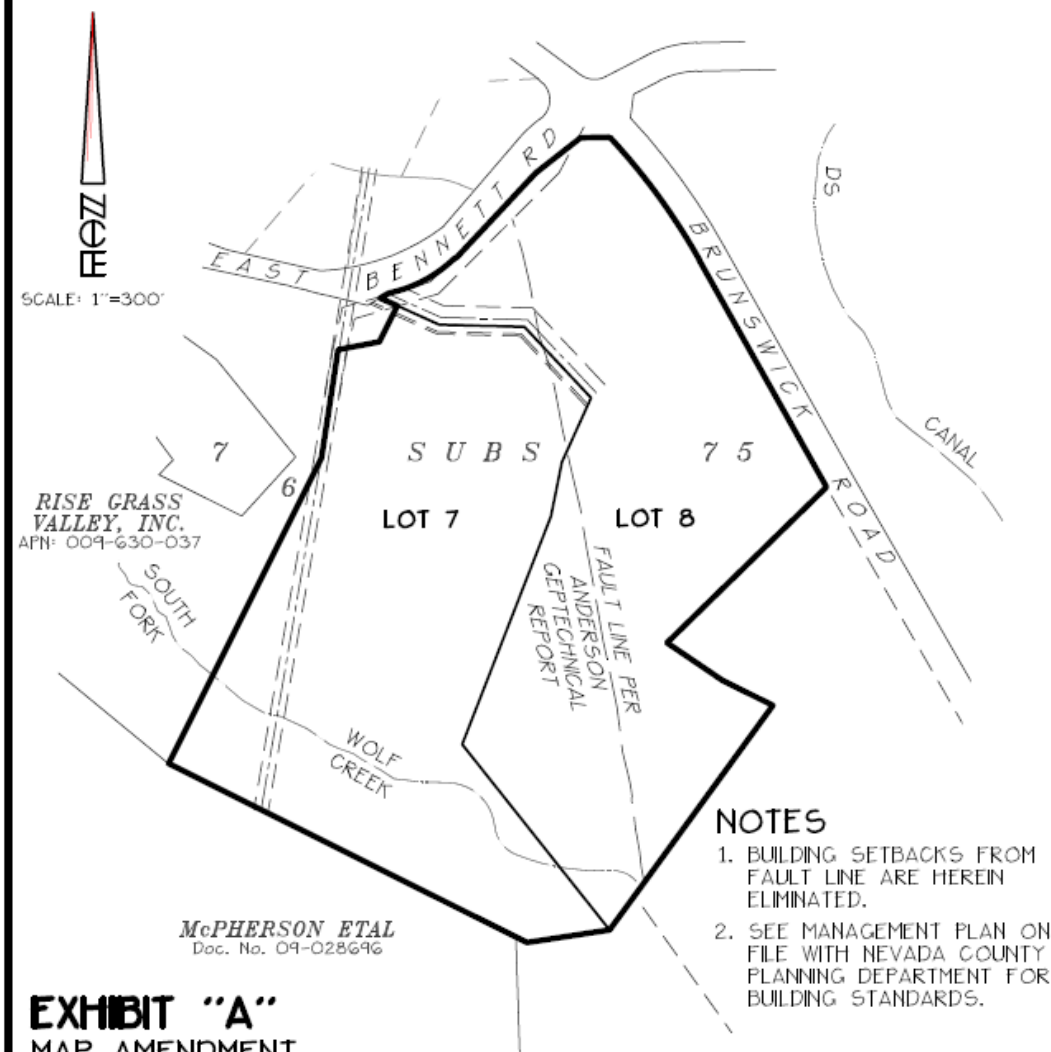
PROPOSED LOT LINE ADJUSTMENT FOR

**RISE GRASS VALLEY, INC.**

BENJ. ALL OF  
 LOT 7 + PTN. LOT 8 BOOK 7 SUBS PAGE 75  
 + PTN. OF NW 1/4 SEC. 31, T. 16 N., R. 9 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**  
 SCALE: AS SHOWN FEBRUARY, 2020  
**NEVADA CITY ENGINEERING, INC.**  
 505 COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA





RISE GRASS VALLEY, INC.  
APN: 009-630-037

McPHERSON ETAL  
Doc. No. 09-028696

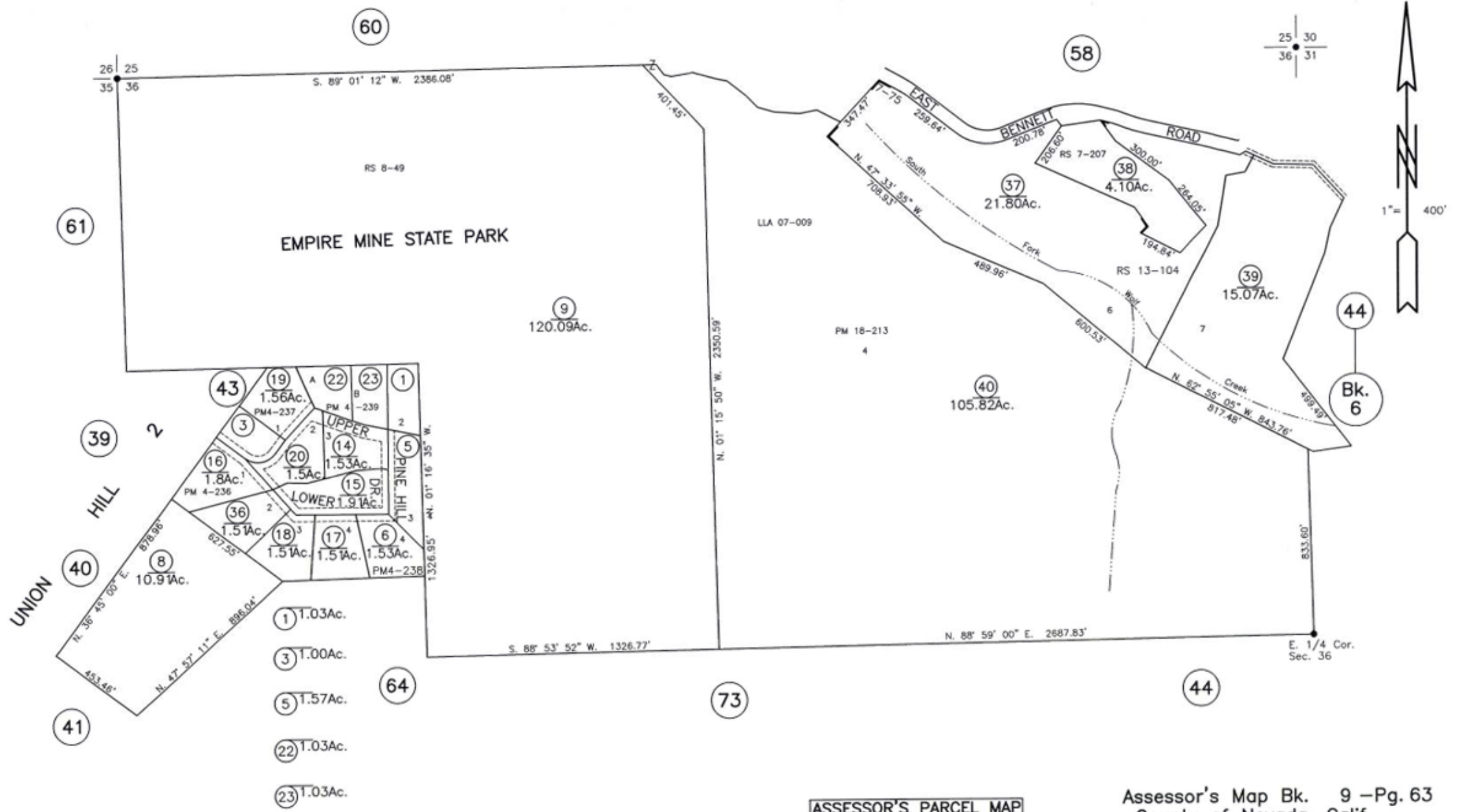
- NOTES**
1. BUILDING SETBACKS FROM FAULT LINE ARE HEREIN ELIMINATED.
  2. SEE MANAGEMENT PLAN ON FILE WITH NEVADA COUNTY PLANNING DEPARTMENT FOR BUILDING STANDARDS.

**EXHIBIT "A"**  
**MAP AMENDMENT**  
 FOR  
**RISE GRASS VALLEY, INC.**

BEING ALL OF  
**LOT 7 + LOT 8 BOOK 7 SUBS PAGE 75**  
**+ PTN. OF NW 1/4 SEC. 31. T. 16 N. R. 9 E. MDM.**

WITHIN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY . CALIFORNIA**

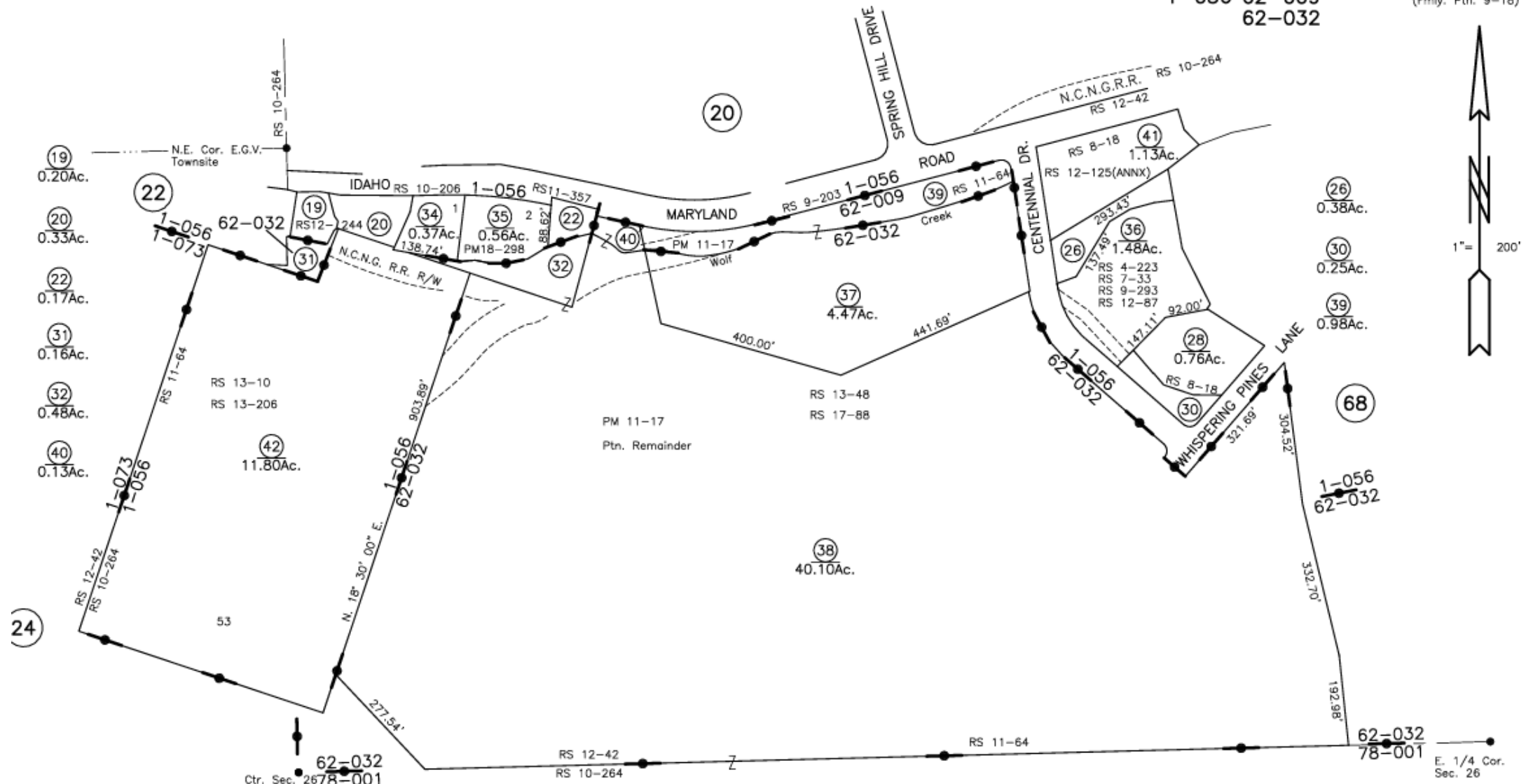
SCALE: 1"=300' JANUARY, 2021  
**NEVADA CITY ENGINEERING, INC.**  
 505 COYOTE STREET + P.O. BOX 1437 + NEVADA CITY + CALIFORNIA



**ASSESSOR'S PARCEL MAP**  
 This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.





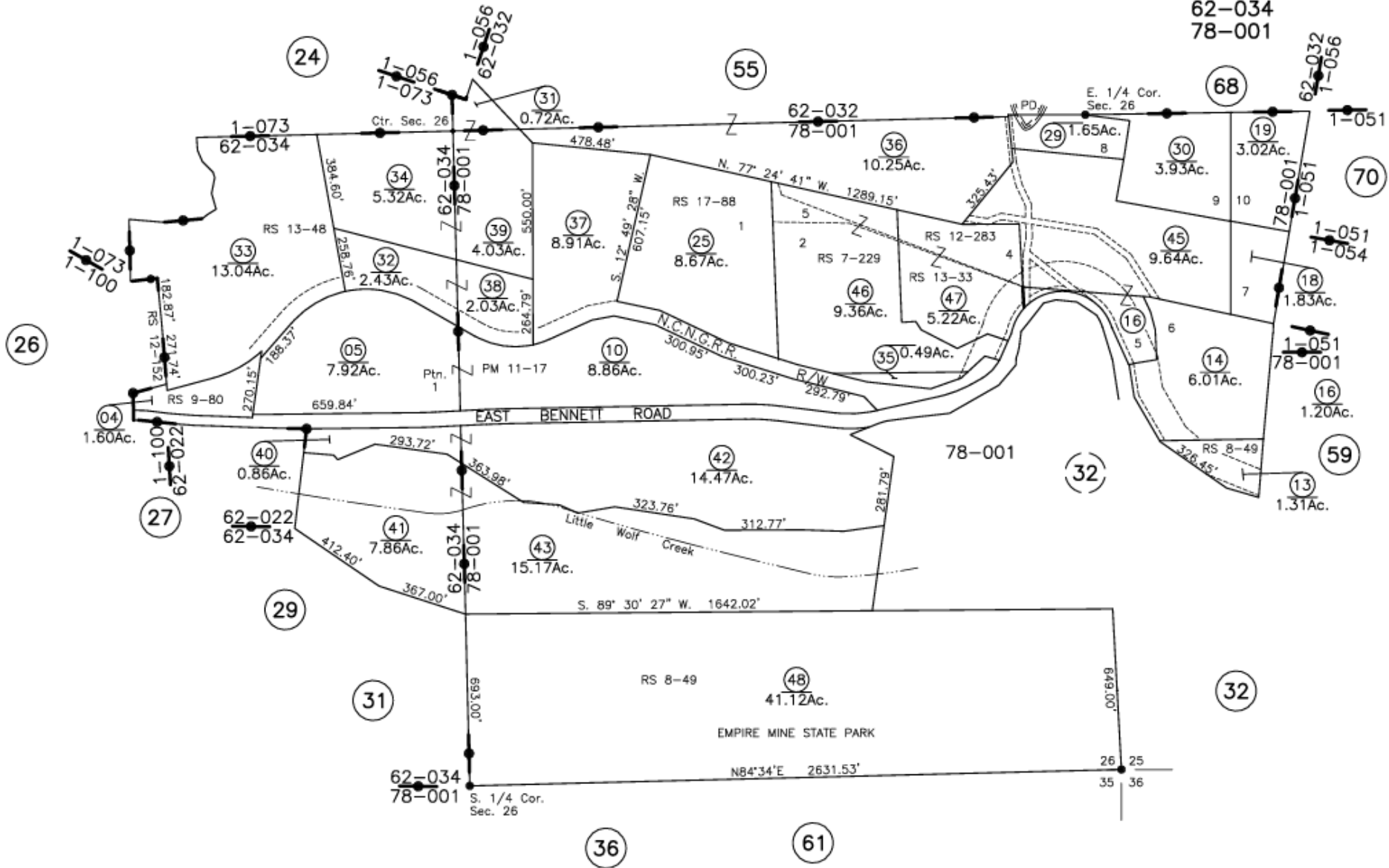


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G.V. ANNEX No. 67, R.S. Bk. 9, Pg. 203  
 G.V. ANNEX No. 74, R.S. Bk. 10, Pg. 206

1-1-00  
 1-1-02  
 1-1-05  
 1-1-07  
 1-1-21  
**Assessor's Map Bk. 9 -Pg. 55**  
**County of Nevada, Calif.**  
**1999**

LAST UPDATE: 5-12-22 EL



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- 1-1-00
- 1-1-01
- 1-1-02
- 1-1-04
- 1-1-05
- 1-1-07
- 1-1-08
- 1-1-11
- 1-1-21