

10/10/2023 Good morning. My name is John Vaughan. I live in District 3. OCT 10 2023

You might be surprised to hear that I've been doing lots of research on the Board of NEVADA COUNTY SUPERVISORS Vested Rights Petition. I'm going to talk about a few items that stand out.

The Rise Petition makes up a new term: Vested Rights Property, which is used 116 times in their 77 page petition. In fact, there is no such thing as a Vested Rights Property until this Board of Supervisors decides whether it exists. It appears Rise is using a technique called Repetition Priming, which is a type of psychological conditioning where repeated exposure to a false term makes it more likely the term will be seen as true. Today, this technique is often called Gaslighting.

The facts also show that Rise does not own all the parcels that were originally part of the Idaho-Maryland Mine properties. For example, Rise does not own any of the parcels east of Centennial Drive which were an integral part of the Idaho-Maryland Mine.

Additionally, what Rise calls the "Brunswick Industrial Site" was, according to Rise's 2017 Technical Report, originally called the Brunswick Land and the Mill Site Land. The Brunswick site is ~37 acres.

The Mill Site Land is comprised of ~82 acres which were always used as a sawmill. From 1956, when the Idaho-Maryland Mine Corporation sold the Mill Site Land, until 1991 the Mill Site was operated as a stand-alone sawmill, not a mine. From 1991 until now, the Mill Site has been abandoned, except for some community uses.

Then the Rise Petition makes a big deal of the 1979 Use Permit U79-41. Claiming that because various Planning Department and Planning Commission documents use the words "non-confirming use" those words means the County acknowledged Vested Rights.

In fact, if you read all the communications about U79-41, no one was asking for, or said anything about, Vested Rights. What was happening is that North Star Rock and Marion Ghidotti had acknowledged they were moving rock without a Use Permit.

So, the "non-confirming use" was that they didn't have a Use Permit, which is all the County was acknowledging. It had nothing to do with Vested Rights.

Rise's claim for Vested Rights is as faulty as their EIR which your Planning Commissioners rejected.

I respectfully request that you Just Say No to all parts of the Rise project.

Thank you.

John Vaughan, [REDACTED]

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NEVADA COUNTY
BOARD OF SUPERVISORS



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**Public Comments to the Board of Supervisors
October 10, 2023**

CEA Foundation has been reviewing the Vested Rights Petition from Rise Gold, and we have our legal team preparing comments for the upcoming hearing. We are encountering the same issues that we have encountered at every turn of this application process: that Rise Gold seems to have a problem keeping the facts straight. I thought it would be useful to give some examples from the Planning Commission Hearing last May to make my point.

In comments to the Planning Commission, Rise Gold representative Braiden Chadwick stated that "there's going to be no one on the surface working outside" [1] This is a false statement that ignores the reality that continuous dumping and grading operations will be ongoing for about 11 years.

Later, responding to the staff report statement that "The primary issue is the buffer between the mining operations and the adjacent land uses, especially residential,"[2] Chadwick argues that the buffer is not an issue, noting that of the 120 acres at the Brunswick site, only 60 is going to be used for the project itself, "...so the boundary line is maintained." [3] This ignores the reality of the homes surrounding the project.

Chadwick also falsely claims that the Brunswick property is unique and that it is the only way to get the gold.[4] However, the 56 acre Centennial site on Idaho-Maryland Road is a viable site and was used up until this mine shut down in 1956. And in the plans to reopen the mine around 2008, the Emgold Mining project centered on the Centennial site, not the Brunswick site.

Chadwick claims that the concern over truck traffic is overblown and states: "the mine project only has 112 one-way daily truck trips..." that's only one truck every 20 minutes." [7] The correct interval is 115 trucks, one every 8.3 minutes.[8]

Rise Gold proposed using Alternative II, which shifts all onsite mine waste dumping to the Brunswick site for a total of 11 years. In response to concerns about the increased visual and noise impacts, Chadwick stated that the pile would "almost double the height" ending up at 100 feet.[9] In fact, the final pile height would be increased to 140 feet.

And regarding the visual impact of the 140 foot pile, Chadwick stated: "I believe the intent is to plant similar trees that exist out there now in terms of coniferous trees..." [10] In reality, only an erosion control grass seed mix is planned.[11]

Clearly, Rise has a problem with accuracy. In reviewing the upcoming Vested Rights case, I urge the Board to use caution and maintain a healthy skepticism. It will be your challenge to separate the fact from the fiction. I wish you luck.

Thank you,