

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020070378

Project Title: Idaho-Maryland Mine Project

Lead Agency: County of Nevada, Community Development Agency Contact Person: Matt Kelley
Street Address: 950 Maidu Avenue, Suite 170 Phone: (530) 265-1222
City: Nevada City Zip: 95959-8617 County: Nevada

Project Location: County: Nevada City/Nearest Community: Grass Valley
Cross Streets: Idaho Maryland Rd., Brunswick Rd., E. Bennett Rd., Whispering Pines Ln. Zip code: 95945
Lat/Long/: 39 ° 12 ' 38.829 " N 121 ° 1 ' 13.2708 " W Total Acres: 175.64
Assessor's Parcel No. See attached Section: 36 Twp: 16N Range: 8E Base: MDBM
Within 2 miles: State Hwy#: 20, 49, 174 Waterways: Wolf Creek, South Fork Wolf Creek
Airports: Nevada County Airport Railways: N/A Schools: See attached

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: See attached

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type Pipeline MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral Gold
 Industrial: Sq.ft. _____ Acres 104 Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation: See attached.

Project Description: See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 3 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5S |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 2 | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date January 4, 2022 Ending Date March 4, 2022

County of Nevada, Community
Development Agency, Planning
Department

Lead Agency: _____ Applicant: Rise Grass Valley, Inc.
 Consulting Firm: Raney Planning & Management, Inc. Address: P.O. Box 271
 Address: 1501 Sports Drive, Suite A City/State/Zip: Grass Valley, CA 95945
 City/State/Zip: Sacramento, CA 95834 Phone: (604) 260-4577
 Contact: Nick Pappani
 Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 1/3/2022

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

Additional Project Information

The project site consists of multiple Assessor's Parcel Numbers (APNs). Table 1 shows the APNs for the project site.

| Table 1 Project Site Summary | | | | |
|--|---|----------------|------------------------|---|
| Project Site | Assessor Parcel Numbers | Acreage | Existing Zoning | Existing General Plan Designations |
| Brunswick Industrial Site | 009-630-037 | 21.80 | M1-SP ¹ | IND ² |
| | 009-630-039 | 15.07 | M1-SP | IND |
| | 006-441-003 | 15.19 | M1-SP | IND |
| | 006-441-004 | 0.85 | M1-SP | IND |
| | 006-441-005 | 50.01 | M1-SP | IND |
| | 006-441-034 | 16.01 | M1-SP | IND |
| | <i>Brunswick Industrial Site Subtotal:</i> | <i>118.93</i> | -- | -- |
| Centennial Industrial Site | 009-550-032 | 0.48 | M1 ³ | IND |
| | 009-550-037 | 4.47 | M1 | IND |
| | 009-550-038 | 40.1 | M1 | IND |
| | 009-550-039 | 0.98 | M1 | IND |
| | 009-550-040 | 0.13 | M1 | IND |
| | 009-560-036 | 10.25 | M1 | IND |
| | <i>Centennial Industrial Site Subtotal:</i> | <i>56.41</i> | -- | -- |
| Project Sites Total: | | 175.34 | -- | -- |
| Potable Water Pipeline Easement | 009-560-045 | -- | M1 | IND |
| | 009-560-016 | -- | M1 | IND |
| | Off-Site Total: | 0.30 | -- | -- |
| ^{1.} M1-SP is defined as Light Industrial with Site Performance Combining District, pursuant to the County's Zoning Code. ^{2.} IND is defined as Industrial, pursuant to the County's General Plan. ^{3.} M1 is defined as Light Industrial, pursuant to the County's Zoning Code. | | | | |

The following schools are within two miles of the project site: Country Preschool, 3R School, Nevada Union High School, North Point Academy, Union Hill School, Silver Springs High School, Grass Valley Charter School at Hennessy, Bell Hill Academy, Tall Pines Nursery School, Margaret Scotten School, and Lyman Gilmore Middle School.

The Idaho-Maryland Mine Project (proposed project) would require County approval of the following local actions: Rezone, Use Permit, Reclamation Plan and Financial Assurance Cost Estimate, Variance to the Building Height Limits, Management Plans, Amendment to the Final Map for Bet Acres, and Boundary Line Adjustment.

Present Land Use/Zoning/General Plan Designation

The proposed project's surface components would be located on approximately 175.64 acres consisting of the Brunswick Industrial Site, the Centennial Industrial Site, and a 0.30-acre portion of East Bennett Road for off-site improvements associated with a potable water pipeline easement.

The project sites contain the historic Idaho-Maryland Mine underground gold mine. The condition of the Centennial Industrial Site is a combination of past industrial use and undeveloped land with natural habitats. The Centennial Industrial Site includes densely vegetated areas interspersed with past disturbance from historical mining at the site, including industrial structures and wood and metal

materials left by the previous owner of the site. A separate Centennial Clean-Up Project is currently being processed for the Centennial Industrial Site by the Department of Toxic Substances Control (DTSC).

The Brunswick Industrial Site is characterized by both natural and disturbed areas. Disturbed areas are generally a result of prior mining and lumber mill practices, public access, and ongoing management for many years. Within the Brunswick Industrial Site, the dumping of soils, landscape materials, and other miscellaneous items has also occurred for many years. A large section of the Brunswick Industrial Site located in the eastern areas along Brunswick Road would be characterized as disturbed and/or developed, given the amount of pavement and impervious surfaces in those areas, as well as the remaining infrastructure related to prior mining and mill operations. Areas not subject to this regular type of previous disturbance are dominated by native habitat and, therefore, are also the baseline condition within the Brunswick Industrial Site. The Brunswick Area is located in an area containing South Fork Wolf Creek, a perennial stream.

The Nevada County General Plan designates the sites as Industrial (IND). The Brunswick Industrial Site is zoned Light Industrial with Site Performance Combining District (M1-SP). The Centennial Industrial Site is zoned Light Industrial (M1).

Project Description

The proposed project would reinitiate underground mining and gold mineralization processing for the Idaho-Maryland Mine over an 80-year permit period with gold mineralization processing and underground exploration and mining proposed to operate 24 hours a day, 7 days a week during full operations. Following completion of mining and processing activities, the project sites would be reclaimed to open space and land suitable for future development of industrial uses. Generally, the proposed project would include the following components:

- Dewatering the existing underground mine workings;
- Underground mining at a depth of 500 feet or more in areas underlying the mineral rights properties;
- 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;
- Installation of a potable water pipeline for residential potable water supply; and
- Reclamation of the project sites in accordance with a proposed Reclamation Plan.

The majority of the aboveground facilities, access to the underground mining, and a portion of the engineered fill would be located on the Brunswick Industrial Site. The aboveground facilities would be located within a 29-acre industrial area that would include but not be limited to, a headframe building around the existing concrete silo used to hoist rock from the Brunswick shaft; covered conveyor system used to transport a) barren rock to a truck hauling area within an adjacent enclosed building, and b) gold concentrate to the processing plant; a processing plant to grind rock and recover gold minerals through various processes; and other appurtenant structures such as office and warehouse space. An above-ground water treatment plant would also be built at the Brunswick Industrial Site to treat groundwater associated within initial and ongoing (“maintenance”) dewatering of the underground mine workings. A new aboveground pipe would convey treated water from the water treatment plant along an existing dirt road to the planned discharge point at South Fork Wolf Creek. The pipe and discharge point are located entirely within the property boundaries.

Engineered fill generated by the proposed mining activities would be placed on approximately 31 acres of the Brunswick Industrial Site to create a level pad of approximately 21 acres for potential future industrial use. In total, up to approximately 60 acres of the 119-acre site could be subject to surface disturbance

and/or development for the aboveground facilities and fill placement. The remaining 59 acres would remain undeveloped and would not be subject to surface disturbance or infrastructure improvements.

Engineered fill would also be placed on the Centennial Industrial Site, provided that the separate DTSC cleanup project has been approved and completed on the Centennial Industrial Site. In that case, engineered fill would be transported by truck from the Brunswick Industrial Site and placed on approximately 44 acres of the Centennial Industrial Site to create approximately 37 acres for potential future industrial use. The remaining approximately 12 acres would remain as a private driveway for site access and open space. The open space area would include Wolf Creek, a 100-foot setback for riparian area on Wolf Creek, and an undisturbed area providing protection for identified special-status plant species.

After full placement of fill at the Centennial and Brunswick Industrial Sites to the pad design elevations, the need for hauling of engineered fill would continue due to ongoing mining over the Use Permit term of 80 years, and thus, hauling would shift entirely to local and regional markets for sale as construction aggregate and fill. If the separate DTSC cleanup project is not approved by DTSC and completed within the term of the Idaho Maryland Mine Project use permit, engineered fill would be placed on the Brunswick site, but not the Centennial site, and the remainder would be hauled to local and regional markets.

A buried potable water pipeline would be constructed as part of the proposed project to provide water to residences along a portion of East Bennett Road. The pipeline would extend an existing Nevada Irrigation District (NID) potable water pipeline along an approximately 1.25-mile segment of East Bennett Road to provide potable water service to residential properties currently on wells that may be affected by the project's dewatering of the mine. NID would be the water supplier for the potable water service.