

NEVADA COUNTY, CALIFORNIA  
IDAHO-MARYLAND MINE  
**LAND USE TECHNICAL STUDY**

**MARCH** | 2020

**Lead Agency:**

Nevada County, Community Development Planning Department

**Prepared for:**

Rise Grass Valley Inc.

**Preparer:**

Benchmark Resources



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**Prepared for:**

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## 1. INTRODUCTION

This report provides a description of the existing land use conditions of the site and surrounding area where Rise Grass Valley Inc. (Rise) proposes to reinitiate underground mining and ore processing of the Idaho-Maryland Mine in unincorporated Nevada County (County) (see Figure 1, “Regional Location,” and Figure 2, “Site Location”) (the proposed project). This report also provides a review of the proposed project’s consistency with the *Nevada County General Plan* (County General Plan) (Nevada County 2014) and Nevada County Zoning Code.

The operation comprises five primary elements (see Sheets 1, “Brunswick Industrial Site Plan—Final Grading and Topography”; 2, “Brunswick Industrial Site Plan—Site Plan Details”; 3, “Centennial Industrial Site Plan”; and 4, “Brunswick and Centennial Industrial Sites—Section Views”):

1. dewatering the existing underground mine workings,
2. mining existing and new underground mine workings,
3. processing ore and rock,
4. placing engineered fill at the Centennial and Brunswick Industrial Sites, and
5. export of engineered fill from the Brunswick Industrial Site to support local construction projects.

The proposed facilities and operations would be located on two properties owned by Rise referred to as the Centennial Industrial Site and the Brunswick Industrial Site (see Figure 3a, “Existing Conditions and Surrounding Area,” Figure 3b, “Existing Site Conditions: Brunswick Industrial Site,” and Figure 3c, “Existing Site Conditions: Centennial Industrial Site”).

## 2. EXISTING CONDITIONS

### 2.1 Project Location and Access

The project site is in western unincorporated Nevada County, California. The Brunswick Industrial Site is approximately 2 miles from the center of the city of Grass Valley and State Route (SR) 49 (see Figure 2). The northern portion of the Brunswick site is located in the City of Grass Valley’s (City’s) long-term annexation timeline. The Centennial Industrial Site is adjacent to the Grass Valley city limits and within the City’s near-term annexation timeline (see Figure 2). The elevation of the project site ranges from approximately 2,500 feet mean sea level (msl) on the Centennial Industrial Site to 3,000 feet msl on the Brunswick Industrial Site. The Centennial Industrial Site is accessed from Centennial Drive and Whispering Pines Lane and the Brunswick Industrial Site is accessed from East Bennett Road or Brunswick Road (see Figure 2).

The project site is within Sections 25, 26, and 36 of Township 16 North, Range 8 East and Section 31 of Township 16 North, Range 9 East of the Grass Valley U.S. Geological Survey 7.5-minute quadrangle.

The project site is located entirely within the boundaries of Assessor’s Parcel Numbers (APNs) 009-441-03, 009-441-04, 009-441-05, 009-441-34, 009-630-37, and 009-630-39 (for the Brunswick Industrial Site) and 009-550-32, 009-550-37, 009-550-38, 009-550-39, 009-550-40, 009-560-36 (for the Centennial Industrial Site), totaling approximately 175 acres. Rise owns all parcels that compose the project site.

### 2.2 Existing Land Uses and Entitlements

The majority of the 175-acre project site is open space, but remnants of the previous gold mining operations exist on-site. In addition, surface drilling is an allowed use by the County and drilling has been conducted periodically since October 2017.

### 2.2.1 Open Space

As shown in Figures 3b and c, most of the site is open space. The terrain is typical of the lower Sierra Nevada foothills, varying between flat ridges and valleys to gently and moderately sloping hillsides. The project areas are located between the main stem of Wolf Creek and South Fork Wolf Creek and are dominated by mixed hardwood-conifer forests with smaller areas of riparian woodland and scrub, chaparral, wetlands, and annual grassland.

### 2.2.2 Historic Gold Mining Features and Previous Industrial Uses

Gold mining occurred below most of the property. Aboveground portions of the site were used for various gold mining and processing activities. Portions of the Centennial Industrial Site were used to deposit mine tailings and have naturally revegetated. Several shaft entrances are located on the Brunswick Industrial Site, including the Brunswick and Union Hill shafts. The shafts are covered to prevent inadvertent access. Other portions of the site include graveled or paved areas from previous land uses. A sawmill previously operated on the Brunswick Industrial Site and closed in 1991. All buildings related to the sawmill have been removed. A clay-lined constructed pond and significant paved areas remain from the sawmill operation.

### 2.2.3 Surface Drilling

Surface exploration core drilling is an allowed use on property zoned Light Industrial (M1) and drilling has been conducted periodically since October 2017. Drilling is conducted to characterize underground resources in anticipation of future mining. Core from the drilling is logged and samples are analyzed off-site.

## 2.3 Surrounding Land Uses

The project site is surrounded by undeveloped open space, industrial, low-density residential development, and commercial uses (as shown in Figure 3a). Table 1, "Surrounding Land Uses and Closest Receptors," provides a summary of the locations of the surrounding land uses and the receptors closest to the project site.

**TABLE 1  
SURROUNDING LAND USES AND CLOSEST RECEPTORS**

Direction	Land Use	Closest Land Use <sup>1</sup>
<b>BRUNSWICK INDUSTRIAL SITE</b>		
North	East Bennett Road, low-density residential, industrial	Residential
West	Open space, low-density residential, South Fork Wolf Creek	Residential
South	Open space, low-density residential	Residential
East	Brunswick Road, open space, low-density residential	Residence
<b>CENTENNIAL INDUSTRIAL SITE</b>		
North	Grass Valley city limits, commercial, industrial, Idaho-Maryland Road	Commercial
West	Grass Valley city limits, commercial	Commercial
South	Open space, East Bennett Road, industrial	Commercial
East	Grass Valley city limits, Centennial Drive, industrial, commercial	Industrial/Commercial

## 2.4 General Plan Land Use Designations and Zoning Classifications

Table 2, “Land Use and Zoning Designations,” provides the County General Plan (Nevada County 2014) and zoning land use designations for each parcel within the project site. All parcels are designated Industrial in the County’s general plan. See Figure 4, “General Plan Designations.”

**TABLE 2  
LAND USE AND ZONING DESIGNATIONS**

Parcel Number	Acreage	General Plan Designation	Zoning
<b>CENTENNIAL INDUSTRIAL SITE</b>			
009-550-032	0.48	Industrial (IND)	Light Industrial (M1)
009-550-037	4.47	Industrial (IND)	Light Industrial (M1)
009-550-038	40.1	Industrial (IND)	Light Industrial (M1)
009-550-039	0.98	Industrial (IND)	Light Industrial (M1)
009-550-040	0.13	Industrial (IND)	Light Industrial (M1)
009-560-036	10.25	Industrial (IND)	Light Industrial (M1)
<b>BRUNSWICK INDUSTRIAL SITE</b>			
006-441-003	15.19	Industrial (IND)	Light Industrial (M1) with Site Performance Combining District (SP)
006-441-004	0.85	Industrial (IND)	Light Industrial (M1) with Site Performance Combining District (SP)
006-441-005	50.01	Industrial (IND)	Light Industrial (M1) with Site Performance Combining District (SP)
006-441-034	16.01	Industrial (IND)	Light Industrial (M1) with Site Performance Combining District (SP)
009-630-037	21.8	Industrial (IND)	Light Industrial (M1) with Site Performance Combining District (SP)
009-630-039	15.07	Industrial (IND)	Light Industrial (M1) with Site Performance Combining District (SP)

Sources: Nevada County 2019, Nevada County Zoning Ordinance.

As shown in Table 2 and Figure 5, “Zoning,” the project site is zoned Light Industrial with six parcels having a Site Performance Combining District.

## 2.5 Agricultural Use and Agricultural Preserve Contracts

The California Department of Conservation Farmland Mapping and Monitoring Program rates the project site as “Urban and Built Up” and “Other” lands. None of the land within the project site is rated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the property is not subject to a Williamson Act contract.

## 3. PROJECT SUMMARY

This use permit and reclamation plan proposes to allow:

- operation of pumps and a water treatment facility to dewater the underground 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 (e.g., headframes and hoists, surface structures, a mineral processing plant) to support underground mining and mineral processing;
- construction of a new service shaft and ventilation shaft from the underground mine to surface at the Brunswick Industrial Site;
- underground mining, including drilling, blasting, and ore removal;
- ore 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; and
- construction of a potable water pipeline to residences along a portion of East Bennett Road.

Brunswick Industrial Site would include the majority of aboveground facilities (e.g., ventilation system, headframe and hoist, water treatment plant, mineral processing plant, service shaft); access to the underground mining; the treated-water outfall structure, and engineered fill (see Sheets 1, 2, and 4). Engineered fill would be transported by truck from the Brunswick Industrial Site to the Centennial Industrial Site to create a pad for future industrial use. The remaining acres on the Centennial Industrial Site would remain as a driveway for site access and open space (see Sheets 3 and 4). In addition, Rise owns approximately 2,585 acres of subsurface rights that encompass the historic Idaho-Maryland Mine workings. After mining is complete, most of the facilities on the Brunswick Industrial Site and the fill pad would remain for subsequent industrial use. The remainder of the site would remain as open space.

### 3.1. Requested Entitlements

The following primary entitlements and discretionary actions from the County are anticipated for the project:

- approval of a use permit that will allow:
  - dewatering, treatment, and discharge of groundwater;
  - construction and operation of aboveground facilities to support underground mining and processing of gold mineralization and rock;
  - transport of gold concentrates to buyers throughout the life of the mine;
  - underground drilling, blasting, and mining;
  - transport of engineered fill to the Centennial Industrial Site;
  - placement, grading, and compaction of engineered fill at the Centennial and Brunswick Industrial Sites;
  - transport of engineered fill to local construction projects throughout the life of the mine;
  - construction of a potable water line to property owners on East Bennett Road;
- a variance to allow for structures to be more than 45 feet tall;
- voluntary merger of parcels;
- rezone of the Brunswick Industrial Site from Light Industrial (M1) with Site Performance Combining District (SP) to Light Industrial with Mineral Extraction Combining District (M1-ME) to allow for mining operations on the surface (e.g., processing, waste disposal); and

- approval of a reclamation plan and associated financial assurances to reclaim the project site to a condition suitable for industrial uses as allowed under the properties' existing zoning.

Section 4, "Consistency with the County General Plan," and Section 5, "Consistency with the County Zoning Code," provide an analysis of the consistency of the requested entitlements with the County General Plan and County Zoning Code.

### **3.2 Underground Mining**

The underground tunnels would be dewatered. Treated water would be pumped through a pipe for discharge to South Fork Wolf Creek. Exploration and mining of the underground workings would begin once dewatering is complete. Exploration and mining would occur 24 hours a day and 7 days a week. A detailed description of these activities is provided in the full project description available as a separate document.

### **3.3 Engineered Fill Transport**

Barren rock hoisted from the Brunswick shaft would be placed in the existing concrete silo located on the Brunswick Industrial Site (see Sheets 1 and 2). The barren rock would be transported from the concrete silo using a series of chutes and conveyors to a fully enclosed truck loading building. Barren rock may be mixed with sands from the gold processing system to create an engineered fill that meets appropriate geotechnical specifications for construction of the development pad(s).

Trucks would transport barren rock from the Brunswick Industrial Site to the Centennial Industrial Site or Brunswick Industrial Site engineered fill areas.

Transport of barren rock to the Centennial Industrial Site would occur 16 hours per day, 7 days per week. An approximately 44-acre area of the 56-acre Centennial Industrial Site would be filled using engineered fill from the Brunswick Industrial Site over approximately 5 years. On the Brunswick Industrial Site, engineered fill would be transported from the truck loading area to an approximately 31-acre portion of the Brunswick Industrial Site (see Sheets 1 and 2). It would take approximately 6 years to fill the Brunswick Industrial Site fill area to design elevations. Engineered fill produced would also be used in the local and regional construction markets.

### **3.4 Potable Water Pipeline**

A buried potable water pipeline would be added to provide water to residences along a portion of East Bennett Road. Figure 6, "Route of Potable Water Pipeline," shows the route of the water line along East Bennett Road. The existing Nevada Irrigation District (NID) potable water pipeline would be extended on East Bennett Road to provide potable water service to residences currently on wells that may be affected by the project.

### **3.5 Hours of Operation and Employment**

Hours of operation would vary based on the project element. Table 3, "Hours of Operation," provides the hours of operation and approximate duration.

**TABLE 3**  
**HOURS OF OPERATION**

<b>Project Element</b>	<b>Hours of Operation</b>	<b>Duration<sup>1</sup></b>
Initial dewatering	24 hours a day, 7 days a week	6 months
Aboveground facility outside construction	7:00 a.m.–7:00 p.m., Monday–Saturday	18 months
Aboveground facility inside construction	24 hours a day, 7 days a week	18 months
Aboveground facility operations—gold mineralization processing	24 hours a day, 7 days a week	80 years
Underground exploration/mining	24 hours a day, 7 days a week	80 years
Off-site hauling—gold concentrate	6:00 am-10:00 pm, 7 days a week	80 years
Off-site hauling—engineered fill	6:00 am-10:00 pm, 7 days a week	80 years
Outside truck loading by loader	7:00 a.m.–7:00 p.m., 7 days a week	80 years
Placement, grading, and compaction of engineered fill at Centennial Industrial Site	7:00 a.m.–3:30 p.m., Monday–Friday	5 years
Placement, grading, and compaction of engineered fill at Brunswick Industrial Site	7:00 a.m.–3:30 p.m., Monday–Friday	6 years

**Notes:**

<sup>1</sup> Durations are approximate and dependent on factors such as equipment and personnel availability, fluctuations in the economy, and technical details.

During construction a workforce of approximately 52 persons is estimated. Rise anticipates employing approximately 121 workers to support initial underground mining which will increase to approximately 312 direct employees during full operations. At full operations, approximately 44 employees will work regular 8-hour days, 5 days per week, and approximately 268 employees will work 12-hour shifts, 7 days on and 7 days off. Shift change for 12-hour employees will be 7 a.m. and 7 p.m. Work shifts for 8-hour employees will be from 7 a.m. to 3:30 p.m.

### **3.6 Equipment and Fuel**

The expected equipment used would be associated with underground mining (e.g., drills, water pumps, loaders, ventilations fans, jaw crusher), aboveground barren rock and ore processing (e.g., conveyor belt, processing plant), and engineered fill activities (e.g., dozer, grader, excavator). The type of vehicles used would vary somewhat over time depending on availability and the introduction of new models to suit different conditions. Vehicles used would include pickup trucks, haul trucks, water trucks, and forklifts.

Diesel fuel would be stored on-site in aboveground tanks with secondary containment, as required by existing regulations. In addition, a minor amount of petroleum products may be stored on-site for routine maintenance of the aboveground facilities. An approved spill prevention, control, and countermeasures plan would guide reporting, control, and cleanup activities in the event of a spill.

### **3.7 Water Use**

Potable water for sinks, toilets, and showers installed in buildings at the Brunswick Industrial Site would be purchased from NID. The Idaho-Maryland Mine would have a surplus of water from the natural groundwater flow into the underground workings. This water would support all project-related water

demand. Water needed for compaction and dust suppression at the Centennial Industrial Site would be purchased from NID.

### **3.8 Power**

Electricity would be supplied by Pacific Gas and Electric Company. Total connected load is estimated at approximately 10 megawatts (MW) with a net load of approximately 6 MW. Backup power generation would be provided by four diesel generators with a capacity to provide approximately 6 MW on a continuous basis.

### **3.9 Sanitary Systems**

An on-site septic field system would be built at the Brunswick Industrial Site for the permanent toilets, sinks, and shower facilities planned. The project would include portable chemical toilets and hand-washing stations to employees working underground and at the Centennial Industrial Site.

### **3.10 Access and Transportation**

Access to the Brunswick Industrial Site is provided by gated entrances on both East Bennett Road and Brunswick Road. The primary entrance/exit for employees, vendors, and haul trucks would be from Brunswick Road. The East Bennett Road entrance would be used as an exit for haul trucks and large delivery trucks turning right onto East Bennett Road, for emergency personnel and, as necessary, for equipment movement.

Access to the Centennial Industrial Site is located at Whispering Pines Lane. Only employees and haul trucks would use this entrance.

The project site has perimeter fencing and all access locations would be gated and secured. Additional fencing around the aboveground facilities may be installed if deemed necessary for security and safety. Additionally, private security services would be provided if Rise determines them necessary.

Engineered fill from the Brunswick Industrial Site would be hauled to the Centennial Industrial Site via Brunswick Road and Whispering Pines Lane to the entrance on Centennial Drive. Engineered fill from the Brunswick Industrial Site to other customers would be hauled using Brunswick Road to State Route 20. Off-site haul of ore concentrate would average one truck trip per a day using Brunswick Road to State Route 20.

### **3.11 Reclamation Plan**

Upon completion of underground mining, access to underground workings would be closed consistent with federal and state regulations. Upon completion of aboveground ore processing and off-site sale of engineered fill, the Brunswick Industrial Site would be reclaimed. Most of the aboveground facilities and structures would remain to support the sites postmining industrial land use. All paved surfaces, including access roads, parking areas, and driveways, would remain to facilitate access to the site and buildings. The Brunswick and Centennial Industrial Sites fill slopes would be revegetated, concurrently with construction, with an erosion-control seed mix to reduce erosion and maintain fill slope stability. The fill pads would be maintained until they are used or sold for future industrial purposes.

#### 4. CONSISTENCY WITH THE COUNTY GENERAL PLAN

California Government Code 65300 requires the County to prepare and adopt a general plan. Its purpose is to give long-range guidance to County officials making decisions affecting the growth and resources of the County. The County General Plan helps to ensure that day-to-day planning and land use decisions conform to the long-range program designed to protect and further the public interest. It is periodically reviewed and updated as the goals and requirements of the community evolve and change.

An evaluation of the project’s potential to conflict with policies of the County General Plan is presented in Table 4, “Project Consistency with County General Plan Goals and Policies.” This evaluation considers policies from the County General Plan that are relevant to the proposed project.

**TABLE 4  
PROJECT CONSISTENCY WITH COUNTY GENERAL PLAN GOALS AND POLICIES**

Goals/Objectives/Policies	Consistency Analysis
<b>CHAPTER 1, LAND USE</b>	
<p><b>Goal 1.1</b> Promote and encourage growth in <i>Community Regions</i> while limiting growth in <i>Rural Regions</i>.</p>	<p><b>Consistent</b> The project site is mostly in the Grass Valley Community Region, and the southern portion of the Brunswick Industrial Site is in the Rural Region. All proposed buildings are located within the Community Region and the project would provide local jobs in an industrial area. The site entrance, part of the employee parking lot, and engineered fill area at the Brunswick site are located in the Rural Region.</p>
<p><b>Policy 1.1.2</b> The General Plan divides the County into <i>Community Regions</i> and <i>Rural Regions</i>. All of the land area of the County is placed in one of these regions. Within the <i>Rural Regions</i>, 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. Within the <i>Community Regions</i>, balanced growth is encouraged to provide managed housing, community, located for convenience, efficiency and affordability.</p> <p>The General Plan Land Use Maps delineate specific boundaries for <i>Community Regions</i>. All portions of the County not within a <i>Community Region</i> shall be considered to be in a <i>Rural Region</i>.</p>	<p><b>Consistent</b> The project site is mostly in the Community Region, and the southern portion of the Brunswick Industrial Site is in the Rural Region. All proposed buildings are located within the Community Region. The project would provide local jobs in an industrial area located near residential and commercial areas, providing for accessibility to and from the site.</p>
<p><b>Goal 1.2</b> Recognize and allow for a range of land uses that preserve the qualities of each <i>Community Region</i>, <i>Rural Region</i> and <i>Rural Place</i></p>	<p><b>Consistent</b> The project site is mostly in the Community Region, and the southern portion of the Brunswick Industrial Site is in the Rural Region. All proposed buildings are located within the Community Region. The project would provide local jobs in an industrial area located near residential and commercial areas, providing for accessibility to and from the site.</p>

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy 1.2.2</b>                      The County will review innovative land use measures that promote the preservation of open space and environmentally-sensitive areas. Such concepts as transferable development credits, clustering incentives, and site analysis requirements will be considered.</p>	<p><b>Consistent</b>                      The project would result in preserving Wolf Creek and South Fork Wolf Creek, and land surrounding the creeks, as open space. Of the 175 acres in surface land holdings, approximately 71 acres would remain as open space.</p>
<p><b>Policy 1.2.3</b>                      The General Plan is intended to provide for the development of Nevada County as a balanced community with adequate amounts of land designated in each land use category to achieve a balance among housing, employment, retail and commercial services, recreation, and public facilities. The amount of land provided in the land use designations on the General Plan Land Use Maps provide a balance between types of housing units based upon the following criteria for the County as a whole:</p> <p><b>Residential Density</b></p> <ul style="list-style-type: none"> <li>a. Multiple Family Residential (Urban High Density and Urban Medium Density) - up to 30 percent of total dwelling units</li> <li>b. Single Family Residential (including Urban Single Family, Residential, Estate, Rural-5 to Rural-160, and Forest) - 70+ percent of total dwelling units</li> </ul> <p>The above criteria should be considered goals toward which the County will work to achieve. Numerous factors may preclude attaining these criteria in selected areas of the County.</p> <p>The General Plan Land Use Map designations also provide a balance between housing and employment based upon criteria of a jobs/housing ratio of 1.2:1 or more for the County as a whole.</p> <p>To achieve this jobs/housing balance, and to provide for an appropriate amount of land for commercial and related uses to serve the County’s population, the amount of nonresidential land provided in the land use designations on the General Plan land use maps is based upon the following criteria for the County as a whole:</p> <p><b>Non-Residential Land Ratios</b></p> <ul style="list-style-type: none"> <li>a. Local Commercial (Neighborhood Rural) - 2 acres per 1000 population</li> <li>b. Combined Community and Service Commercial - 5 acres per 1000 population</li> <li>c. Highway Commercial - No specific criteria</li> <li>d. Office and Professional - 1 acre per 1000 population</li> <li>e. Combined Business Park and Industrial - 15 acres per 1000 population</li> </ul>	<p><b>Consistent</b>                      The project site is mostly in the Grass Valley Community Region, and the southern portion of the Brunswick Industrial Site is in the Rural Region. All proposed buildings are located within the Community Region.</p> <p>The project workforce at the Brunswick site, which is zoned industrial, would add approximately 300 direct jobs to the community.</p> <p>The Centennial Site, which is zoned industrial, is not currently available for industrial use. The placement and grading of engineered fill on this property will allow it to become part of the active industrial land in the community and therefore have a positive effect on the number of acres of industrial land per 1,000 population.</p>

Goals/Objectives/Policies	Consistency Analysis
<p>The above ratios should be considered minimums and may be increased depending upon the specific designation, land use, and location.</p>	
<p><b>Policy 1.2.4</b>                      The General Plan provides for future development in accordance with the following criteria for the various land use designations: ...</p> <p>n. Industrial (IND) is intended to provide for areas in which goods are produced, distributed and warehoused, along with supporting business and service uses. Locations within this designation should be able to provide buffering from adjacent land uses to minimize incompatibility, and should have convenient, controlled access to arterial or major collector roads without passing through residential areas....</p>	<p><b>Consistent</b>                      The project would be consistent with an industrial use because mining would produce gold concentrates. Subsurface mining is allowed in all base districts, surface access to subsurface mining is allowed in the M1 base district (Section L-II 3.21), and surface mining is allowed in the M1 district (Section L-II 3.22). Significant areas of existing mature forest would be retained to provide buffering from adjacent land uses. The site is located adjacent and has convenient controlled access to Brunswick Road. A short portion of East Bennet Road would be used for some outbound trucks to reach Brunswick Road. Brunswick Road is classified as a Minor Arterial Road and East Bennett Road is classified as a Minor Collector Road in the County General Plan (Table 4.1).</p>
<p><b>Goal 1.3</b>                      Within <i>Rural Regions</i>, maintain and enhance the County's pastoral character, existing land use patterns, rural lifestyle, and economy in their natural setting.</p>	<p><b>Consistent</b>                      The southern portion of the Brunswick Industrial Site is within a Rural Region. The project facilities to be constructed within this area are the engineered fill pad, access roads, and parking lot. Aesthetic impacts would be less than significant, as described in the aesthetics analysis for the project site (Benchmark Resources 2019), and the pad, access roads, and parking lot would be consistent the industrial land use.</p>
<p><b>Policy 1.3.1</b>                      Provide for a land use pattern compatible with preservation of character, environmental values and constraints, and the form and orderly development of <i>Rural Places</i>.</p>	<p><b>Consistent</b>                      The southern portion of the Brunswick Industrial Site is within a Rural Region. The project facilities to be constructed within this area are the engineered fill pad, access roads, and parking lot. Aesthetic impacts would be less than significant, as described in the aesthetics analysis for the project site (Benchmark Resources 2019), and the pad, access roads, and parking lot would be consistent with the industrial land use.</p>
<p><b>Policy 1.3.2</b>                      Within the <i>Rural Regions</i>, growth is provided for only those types and densities of development which are consistent with the open, pastoral character which exists in these areas.</p> <p>Future development within the following land use designations shall be considered appropriate within <i>Rural Regions</i>:</p> <ul style="list-style-type: none"> <li>a. Estate (3 acre minimum parcel size)</li> <li>b. Rural-5 (5 acre minimum parcel size)</li> <li>c. Rural-10 (10 acre minimum parcel size)</li> <li>d. Rural-20 (20 acre minimum parcel size)</li> <li>e. Rural-30 (30 acre minimum parcel size)</li> <li>f. Rural-40 (40 acre minimum parcel size)</li> <li>g. Rural-160 (160 acre minimum parcel size)</li> <li>h. Forest-40 (40 acre minimum parcel size)</li> <li>i. Forest-80 (80 acre minimum parcel size)</li> <li>j. Forest-160 (160 acre minimum parcel size)</li> <li>k. Forest-640 (640 acre minimum parcel size)</li> <li>l. Rural Commercial</li> </ul>	<p><b>Consistent</b>                      The site is zoned industrial. The southern portion of the Brunswick Industrial Site is within a Rural Region. The project facilities to be constructed within this area are the engineered fill pad, access roads, and parking lot. Aesthetic impacts would be less than significant, as described in the aesthetics analysis for the project site (Benchmark Resources 2019), and the pad, access roads, and parking lot would be consistent with the industrial land use.</p>

Goals/Objectives/Policies	Consistency Analysis
<p>m. Highway Commercial                      n. Public                      o. Recreation                      p. Open Space                      q. Water                      r. Planned Development                      s. Community Care Retirement Community (50 acre minimum parcel size)</p> <p>These uses require and support lower levels of service and through low density and intensity of use provide mutual benefits for the maintenance of a rural character and preservation of natural resources.</p>	
<p><b>Policy 1.3.12</b>                      In <i>Rural Regions</i>, development shall be driven and determined by land use designations and the need to provide additional road circulation in areas where there is inadequate secondary safety access rather than infrastructure availability.</p>	<p><b>Consistent</b>                      The land use designation is industrial. Proposed on-site land uses within the Rural Region include the undeveloped pad, on-site roads, and a parking lot, which are consistent with the industrial land use. The site is located adjacent to and has convenient controlled access to Brunswick Road A portion of East Bennet Road would be used for some outbound trucks to reach Brunswick Road. Brunswick Road is classified as a Minor Arterial Road and East Bennett Road is classified as a Minor Collector Road in the Nevada County General Plan. (Table 4.1)</p>
<p><b>Goal 1.4</b>                      Within <i>Community Regions</i>, provide for an adequate supply and broad range of residential, employment-generating, and cultural, public and quasi-public uses located for convenience, efficiency, and affordability while protecting, maintaining, and enhancing communities and neighborhoods.</p>	<p><b>Consistent</b>                      The proposed project would provide for jobs and would be consistent with the industrial land use designation. The project will generate employment opportunities within the Community Region. The project has been designed to minimize environmental impacts.</p>
<p><b>Policy 1.4.1</b>                      Maintain a land use pattern based upon criteria that establish the amount of land use types necessary to meet the needs of the population/employment levels, while recognizing the unique character of each <i>Community Region</i>. Future development within the following land use designations shall be considered to be appropriate within <i>Community Regions</i>:</p> <ul style="list-style-type: none"> <li>a. Urban High Density Residential</li> <li>b. Urban Medium Density Residential</li> <li>c. Urban Single Family Residential</li> <li>d. Residential</li> <li>e. Estate</li> <li>f. Neighborhood Commercial</li> <li>g. Community Commercial</li> <li>h. Highway Commercial</li> <li>i. Service Commercial</li> <li>j. Office-Professional</li> <li>k. Business Park</li> <li>l. Industrial</li> <li>m. Recreation</li> <li>n. Public</li> </ul>	<p><b>Consistent</b>                      The proposed project is located on industrial zoned land and would be consistent with the industrial land use designation.</p>

Goals/Objectives/Policies	Consistency Analysis
<p>o. Open Space                      p. Water Area                      q. Special Development Area                      r. Planned Development                      s. Planned Residential Community                      t. Continuing Care Retirement Community (20 acre minimum parcel size)</p> <p>Concentration of these uses within <i>Community Regions</i> require and support the highest level of service and access, and create mutual benefits through interdependency and proximity of more intensive uses.</p>	
<p><b>Policy 1.4.2</b>                      Development within the <i>Community Regions</i> 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 <i>Community Regions</i>. These criteria shall be accomplished through application of the Comprehensive Site Design Standards in review of discretionary and ministerial projects.</p>	<p><b>Consistent</b>                      The project is consistent with the Comprehensive Site Design Standards.</p>
<p><b>Goal 1.5</b>                      Within <i>Community Regions</i>, ensure that development reflects our small-town character, the characteristics of the land and the natural environment.</p>	<p><b>Consistent</b>                      The project is located in an area previously used for mining and other industrial activities, has been designed consistent with its Industrial land use designation, and complies with applicable site design standards for proposed structures. In addition, the project has been designed to avoid environmental impacts when feasible and maintain approximately 40 percent of the Brunswick Industrial Site as open space.</p>
<p><b>Policy 1.5.3</b>                      The adopted Comprehensive Site Development Standards, contained in the Land Use and Development Code (Chapter II, Article 4), were established and are implemented as directed by Action Policy 1.17 of the 1995 General Plan. These standards are used during the “project site review process” to provide a consistent approach for addressing the presence of sensitive environmental features and/or natural constraints, clustering and provisions of open space as a part of development, the potential for land use conflicts between uses, and the potential for public health hazards.</p> <p>Applicable to all development projects in the County, the Comprehensive Site Development Standards have been designed to be protective of the County’s unique character, providing guidance for:</p> <ul style="list-style-type: none"> <li>a. Protection of environmentally sensitive resources;</li> <li>b. Provision of open space as part of site development;</li> <li>c. Prevention and reduction of fire hazards;</li> <li>d. Maintenance and enhancement of vegetation and landscaping;</li> <li>e. Prevention and reduction of flood hazards;</li> </ul>	<p><b>Consistent</b>                      The project is consistent with the Comprehensive Site Development Standards.</p> <p>The project application includes all required project information as outlined in approved County application forms. In addition, Rise has prepared technical studies and management plans detailing project elements that may result in potential environmental impacts. The technical studies were prepared by technical experts in their field, who identify site conditions related to their technical expertise and project elements that may result in impacts to those resources and provide an analysis of potential impacts and recommended mitigation measures (if any). All technical reports include consideration of County, state, and federal guidance when applicable.</p>

Goals/Objectives/Policies	Consistency Analysis
<p>f. Transitions between uses and multiple-use site development;</p> <p>g. Community design;</p> <p>h. Buffering and screening to mitigate adverse effects;</p> <p>i. Incentives to provide for access to public resources and open space; and</p> <p>j. Protection of important agricultural, mineral, and timber resources.</p> <p>These standards shall identify the basic requirements for site development in the County, including, at a minimum, standards to mitigate the impact of development on the following environmentally sensitive resources:</p> <ul style="list-style-type: none"> <li>• Wetlands (as delineated in the U.S. Fish and Wildlife Service National Wetlands inventory);</li> <li>• Major deer migration corridors, critical range, and critical fawning areas (as defined by the State Department of Fish and Wildlife’s Migratory Deer Range Maps);</li> <li>• Landmark oaks, (defined as any oak 36" or greater at dbh);</li> <li>• Landmark oak groves, (defined as areas with 33+% canopy closure based on the State Department of Forestry and Fire Protection’s Hardwood Rangeland Maps);</li> <li>• Rare and endangered species, (as found in the California Natural Diversity Database and the California Native Plant Society Inventory of Rare and Endangered Vascular Plants of California);</li> <li>• Riparian corridors within 100 feet of intermittent or perennial water courses (as shown the U.S. Geological Survey Quadrangle Topographic Maps);</li> <li>• Significant cultural resources (as may be defined based upon recommendations by the Native American Heritage Commission or recognized Native American Group, Nevada County Landmarks Commission, or the Nevada County Historical Society);</li> <li>• Floodplains precluding development and land disturbance within floodways and restricting development within the floodway fringe, through the establishment of floodplain setbacks and associated development regulations (as defined by the Federal Emergency Management Agency’s Flood Insurance Rate Maps);</li> <li>• Important agricultural lands, (as defined by the State Department of Conservation’s Important Farmlands Map);</li> <li>• Significant mineral areas, (as defined by the State Division of Mines and Geology ‘s Nevada County Mineral Classification Report Maps referred to as Mineral Resource Zones -2);</li> </ul>	

Goals/Objectives/Policies	Consistency Analysis
<ul style="list-style-type: none"> <li>• Earthquake faults, (as defined by the State Division of Mines and Geology’s Fault Map of California the United States Bureau of Reclamation’s Seismotectonic Study of the Truckee/Lake Tahoe Area);</li> <li>• Avalanche hazards (as defined by the Norman Wilson Avalanche Hazard Study);</li> <li>• Steep slopes (30+%);</li> <li>• Areas with high erosion potential (as determined by the United States Department of Agriculture’s Soil Surveys of Nevada County and the Tahoe National Forest);</li> <li>• Areas subject to fire hazards, (as defined by the State Department of Forestry and Fire Protection’s Fire Hazard SeverityMap); and</li> <li>• Visually important ridgelines and viewsheds, (as defined by standards developed by Policy 18.3 of the General Plan).</li> </ul>	
<p><b>Policy 1.5.4</b> Where such resources are present, the standards shall require that professional field inventory and review shall be undertaken to delineate the extent of the resource and determine the impact of the proposed development. The following siting and design measures shall be implemented as appropriate to meet the performance criteria:</p> <ul style="list-style-type: none"> <li>• Identification of building envelopes;</li> <li>• Conservation easements/deed restrictions;</li> <li>• Use of common vs. individual driveways;</li> <li>• Specification of location and type of fencing;</li> <li>• Identification of setbacks and/or buffers;</li> <li>• Development restrictions;</li> <li>• Use of Transfer of Development Rights; and</li> <li>• Offsite mitigation/mitigation banking.</li> </ul> <p>The County shall approve a project for a discretionary permit only if it can be demonstrated that the project, as designed and sited, meets the intent of the performance criteria of the Comprehensive Site Development Standards.</p>	<p><b>Consistent</b> See above. The project as designed and sited meets the Comprehensive Site Development Standards.</p>
<p><b>Goal 1.6</b> Allow for growth while protecting, maintaining and enhancing communities and neighborhoods.</p>	<p><b>Consistent</b> The project is located on industrial zoned land that has been subject to previous industrial uses, including previous gold mining and related activities. The Project will provide employment, which will enhance and complement the existing community. The project implemented design measures to protect the environment and existing community. Technical reports have shown no significant impacts with mitigation regarding noise, vibrations, and aesthetics.</p>
<p><b>Policy 1.6.1</b> Establish land uses which protect, enhance, and complement existing communities and neighborhoods.</p>	<p><b>Consistent</b> See above.</p>
<p><b>Policy 1.6.4</b> Direct development to areas that can create the opportunity to acceptable levels of public facilities and services.</p>	<p><b>Consistent</b> The site has a land use designation of Industrial. The proposed project has access to acceptable levels of public facilities and services.</p>

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<p><b>Policy 1.6.5</b> Discourage incompatible land uses in proximity to public facilities and institutional uses.</p> <p>a. Where possible, industrial uses should not be placed adjacent to public facilities or institutional uses. New or expanded industrial uses that abut a public facility or institutional use should provide a buffer area so as to mitigate visual, noise, light and glare, and other adverse impacts. However, these criteria do not apply to uses which abut a public or institutional uses of an industrial character, such as the corporation yard.</p> <p>b. Public facilities and institutional uses in areas designated for Industrial use on the General Plan Land Use Maps should establish buffers from the surrounding industrial sites, through additional setbacks, landscaping, fencing and other screening, except where the public or institutional use is intended to serve the industrial area or is of an industrial character.</p>	<p><b>Consistent</b> The project site is not adjacent to or near public facilities and institutional uses. The project site is surrounded by undeveloped open space, industrial, low-density residential development, and commercial uses. As described in Section 2.3, previously, the nearest public facilities or institutional land uses are the Nevada County Air Park and Sierra Nevada Memorial Hospital (see Figure 3a), which are not adjacent to the project site. In addition, the air park has an industrial character.</p>
<p><b>Goal 1.8</b> Coordinate with the cities/town in land use planning and development within their spheres of influence.</p>	<p>Not applicable. Included as reference for understanding related to the policy included under this goal.</p>
<p><b>Policy 1.8.4</b> For all discretionary projects within a City's/Town's sphere, the County shall first request that the City/Town determine whether or not it desires to annex the project. If the City/Town does desire annexation, the applicant will be directed to the City/Town. If the City/Town does not desire annexation, the application will be referred to the City/Town for review and comment.</p>	<p><b>Consistent</b> The majority of the project is located on the Brunswick Industrial Site, which is partially located within the City of Grass Valley's (City's) long-term sphere of influence. The southern portion of the Brunswick site is outside of the City's sphere of influence. The Centennial Industrial Site is located within the City's near-term sphere of influence. Project activities on the Centennial site are limited to the placement and grading of engineered fill to make the site suitable for future industrial development.</p>
<p><b>Goal 1.10</b> Ensure the compatibility of land uses in the vicinity of airports.</p>	<p><b>Consistent</b> As described in Section 2.3, previously, the Nevada County Air Park (see Figure 3a) is approximately 1.5 miles east of the Centennial Industrial Site and .75 mile northeast of the Brunswick Industrial Site, measured from the landing strip. No adverse impacts were determined to occur, as evaluated in the studies provided with this submittal (e.g., noise, visual).</p>
<p><b>Policy 1.10.1</b> Implement the adopted Airport Land Use Compatibility Plans for the Nevada County and Truckee Tahoe Airports to maintain compatible land use development patterns within the identified airport influence zones.</p>	<p><b>Consistent</b> The project site is partially within Zones D and E of the <i>Nevada County Airport Land Use Compatibility Plan</i> (NCALUCP) (Nevada County 2011). For Zone D, airspace review is required for objects greater than 3,207 feet mean sea level (msl) (Nevada County 2011: Table 2A). The tallest point of the project site (the 165-foot-tall headframe building) would be at 2,912 feet msl. In addition, the project is not a noise-sensitive use, would not pose a hazard to flight, and would not exceed the density requirements; therefore, the project would comply with the requirements of the NCALUCP for Zones D and E.</p>
<p><b>Policy 1.10.2</b> Refer all land use actions which always require Airport Land Use Commission (ALUC) review and other major land use</p>	<p><b>Consistent</b> The proposed project would be required to be reviewed by the ALUC because it would have a building floor area of 20,000</p>

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actions affecting property within an airport influence area, to the appropriate ALUC, as listed in accordance with the policies set forth in the applicable Airport Land Use Compatibility Plan, as those standards are in effect and may be hereafter amended.	square feet or greater, would include more than 100 people on-site, and would include new development of buildings more than 100 feet tall in Zones D and E (Nevada County 2011: Policy 1.4.3).
<b>CHAPTER 2, ECONOMIC DEVELOPMENT</b>	
<p><b>Goal 2.1</b> Provide for a strong economic base while protecting and maintaining communities and neighborhoods.</p>	<p><b>Consistent</b> The project would provide approximately 300 jobs in an industrially zoned area and would not result in a significant impact on communities and neighborhoods, as evaluated in the studies provided with this submittal.</p>
<p><b>Objective 2.4</b> Encourage economic development which favors a high economic multiplier effect.</p>	<p><b>Consistent</b> Mining has a high economic multiplier effect. The Economic Policy Institute (2019) estimates 3.9 indirect jobs for every direct job in mining. This is a favorable comparison to forestry/agriculture (2.3), construction (2.3), retail trade (1.2), and other employers.</p>
<p><b>Objective 2.10</b> The County will encourage the employment of county residents.</p>	<p><b>Consistent</b> The project would create approximately 300 new jobs, the majority of employees would reside in Nevada County, and numerous current residents would be qualified for work on the project.</p>
<p><b>Policy 2.17</b> As part of the County Economic Policy, encourage incentives to local businesses for reducing unemployment and converting unskilled to skilled labor, and incorporate recommendations for such incentives in the strategic plan and annual action programs.</p>	<p><b>Consistent</b> The project would provide approximately 300 jobs. The project would reduce unemployment and provide a variety of skilled and unskilled positions. The mining industry is well suited for training its workforce, converting unskilled to skilled labor, and providing entry-level positions with opportunity for advancement.</p>
<b>CHAPTER 3, PUBLIC FACILITIES AND SERVICES</b>	
<p><b>Goal 3.1</b> Provide for public facilities and services commensurate with development type and intensity</p>	<p><b>Consistent</b> The project would be located on property zoned industrial. A portion of the Brunswick Industrial Site would be within the Rural Region and the remaining property would be within the Community Region. The necessary public facilities and services would be accessible to the project site.</p> <p>The project site is within the boundary of the required public services and therefore already covered by their services. The project would not result in a new or altered need. The following list provides the public services that service the project site or include it within their service boundary:</p> <ul style="list-style-type: none"> <li>• <b>Fire District:</b> Ophir Hill and Nevada County Consolidated</li> <li>• <b>Sheriff Department:</b> Nevada County Sheriff</li> <li>• <b>School District:</b> Union Hill and Grass Valley</li> <li>• <b>Closest School:</b> Union Hill Elementary Charter School and Union Hill Middle School</li> <li>• <b>Park, Campground, or Recreation Area:</b> Empire Mine State Park</li> <li>• <b>Solid Waste:</b> Waste Management of Nevada County</li> <li>• <b>Medical:</b> Sierra Nevada Memorial Hospital</li> </ul>

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<p><b>Policy 3.2</b> The County shall encourage development within <i>Community Regions</i> where higher density development can more efficiently be provided with a full range of public facilities and services.</p>	<p><b>Consistent</b> The project site is mostly in the Community Region, and the southern portion of the Brunswick Industrial Site is in the Rural Region. All proposed buildings are located within the Community Region.</p>
<p><b>Objective 3.2</b> Ensure that the capacity, availability, financing, and capability of public services and facilities are sufficient to meet levels of service requirements for development.</p>	<p><b>Consistent</b> As described in the analysis for Goal 3.1 and Policy 3.10, the existing public facilities would have capacity to serve the project.</p>
<p><b>Policy 3.10</b> The following specific level of service standards shall be applicable to Community Regions and Rural Regions for public facilities which the County has responsibility for providing:</p> <p>Overall County Services and Human Services</p> <ul style="list-style-type: none"> <li>a. For Community and Rural Regions: 2,500 square feet for each increase of 1,000 persons in county-wide population</li> </ul> <p>County Jail</p> <ul style="list-style-type: none"> <li>b. For Community and Rural Regions: 1 inmate bed per 1,000 of the county-wide population</li> </ul> <p>County Library</p> <ul style="list-style-type: none"> <li>c. For Community and Rural Regions: 300 square feet for each increase of 1,000 persons in county-wide population</li> </ul> <p>County Parks (Regional)</p> <ul style="list-style-type: none"> <li>d. For Community and Rural Regions: 3.0 acres of land for each increase of 1,000 persons in county-wide population</li> </ul> <p>(Local parks to be provided by municipalities or local districts; Regional parks may be separate from local parks or an expansion of such facilities)</p> <p>County roads (other than local roads, as identified on the County Road Functional Classification Plan).</p> <p>Recognize existing LOS, including segment and intersection deficiencies, and at a minimum, maintain the following minimum LOS:</p> <ul style="list-style-type: none"> <li>e. For Community Regions Level of Service (LOS) "D", except where the existing LOS is less than "D". In those situations, do not let the LOS further decline.</li> <li>f. For Rural Regions Level of Service (LOS) "C", except where the existing LOS is less than "C". In those situations, do not let the LOS further decline.</li> </ul> <p>These standards shall be used by the County as a basis for the long range Capital Facilities Plan.</p>	<p><b>Consistent</b> The project would not result in direct or indirect growth-inducing effect on the local community. The project would employ approximately 300 people. The current population of Nevada County is approximately 100,000 people. It is likely that numerous positions will be filled by existing residents of Nevada County. As a worst-case scenario, assuming all employees move from outside the county and live within the County, this would result in a 300-person increase in population. This level of employment is not considered a substantial increase in the population of Nevada County and would not result in the need for additional County services and human services.</p> <p>The traffic study provided an analysis of traffic impacts from the project and provides mitigation and fair-share estimates to meet LOS criteria in Community and Rural Regions.</p>

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<p><b>Policy 3.14</b> In order to ensure that capacity of public facilities is coordinated with the timing of development the County shall require for any development requiring a discretionary permit, and for any General Plan amendment, a determination of the adequacy of public facilities, or an impact fee program, to serve the proposed development.</p> <p>The adequacy of public facilities shall be determined upon the available capacity in existing facilities, plus the net additional capacity to support new development resulting from construction of the improvements in the Five-Year CIP of the County and other affected local agencies, the County 5-Year Road Improvement Program, and the State Transportation Improvement Program.</p> <p>Additional capacity provided by such improvements to resolve existing deficiencies shall not be counted in the basis for determining capacity available to serve new development. Where adequate public facilities are planned, but not yet available to serve a proposed development, the County may require that mitigating measures be undertaken by the proponent of the development. Such measures shall not be in lieu of development impact fees; such measures may include, but are not limited to, alteration in the timing or phasing of the proposed development, construction of temporary improvements, or construction of off-site improvements necessary to serve that development.</p>	<p><b>Consistent</b> As described in the analysis for Goal 3.1 and Policy 3.10, the existing public facilities would have capacity to serve the project.</p>
<p><b>Policy 3.16</b> Where community sewer or water systems are installed or required as a condition of development, there shall be a contract, development agreement, formation of an area service district, or other legally enforceable mechanism to insure long term maintenance of the community system.</p>	<p><b>Consistent</b> The existing Nevada Irrigation District (NID) potable water pipeline would be extended on East Bennet Road to provide potable water service to residences currently on wells that may be affected by the project. The construction of the water system would be fully funded by Rise and designed and built to NID standards, and then would be gifted to and become part of the NID system.</p>
<p><b>Policy 3.17</b> The use of community sewer and/or water systems are encouraged where such systems are economically feasible for the intended service area.</p>	<p><b>Consistent</b> Community sewer is not available at the Brunswick Industrial Site. The project would use NID potable water when treated mine water is not suitable or available.</p>
<p><b>Policy 3.19A</b> For all discretionary development, increases in stormwater runoff due to new development, which could result in flood damage to downstream residences, commercial, industrial, active natural resource management uses (i.e., farming, ranching, mining, timber harvesting, etc.), public facilities, roads, bridges, and utilities shall not be permitted. Required retention/detention facilities, where necessary, shall be designed such that the water surface returns to its base elevation within 24 hours after the applicable storm event. The sizing of such facilities, when needed, shall be based upon the protection of downstream facilities.</p>	<p><b>Consistent</b> As provided in the <i>Hydrology &amp; Hydraulic Calculations for Preliminary Drainage Analysis &amp; Detention Basin Sizing for Centennial &amp; Brunswick Sites</i> (NCE 2019), the construction of the designed detention basins would result in postproject stormwater discharge from both the Centennial and Brunswick Sites, including, in the case of the Brunswick Site, the treated mine water discharge of 5.6 cubic feet per second would be equal to or less than the estimated preproject stormwater discharge levels. Therefore, with the construction of the stormwater detention ponds, the project would not increase flows in creeks during storm events.</p>

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<p><b>Policy 3.19C</b> For all discretionary projects, the County shall require that maintenance of all onsite drainage facilities and all offsite facilities constructed as part of the project is assured through a permanent, legally-enforceable mechanism such as, but not limited to, a CSA or CSD.</p>	<p><b>Consistent</b> See Policy 3.19A above. Rise will comply with all applicable County, state, and federal regulations applicable to site drainage.</p>
<b>CHAPTER 4, CIRCULATION</b>	
<p><b>GOAL RD-4.3</b> Decrease vehicle miles traveled while encouraging increased transit ridership and vehicle occupancy.</p>	<p>The project is modelled to generate a vehicle mile travelled (VMT) daily rate per employee less than the VMT per worker for the Grass Valley area. Therefore, the project impact on Vehicle Miles Travelled is less than significant. (KD Anderson &amp; Associates, Inc., 2020)</p>
<p><b>Policy RD-4.3.4</b> Minimize the need to commute by:</p> <ol style="list-style-type: none"> <li>Providing for an adequate amount of residential, commercial, and industrial designations in proper balance, as shown on the General Plan Land Use Maps; and</li> <li>Encouraging Economic Development and Public Facility policies that support local employment opportunities.</li> </ol>	<p><b>Consistent</b> This project would provide local industrial employment in an area designated for industrial activities and previously used for industrial activities.</p>
<p><b>Goal LU-4.7</b> Provide local and regional road and street systems that are consistent and compatible with local land use patterns and street networks.</p>	<p><b>Consistent</b> A traffic study has been completed and submitted. Minimum acceptable levels of service will be achieved with proposed mitigations (KD Anderson &amp; Associates, Inc. 2020).</p>
<p><b>Policy LU-4.1.1</b> The minimum level of service allowable in the <i>Rural Regions</i> of the County, as identified in the General Plan, shall be level of service (LOS) C, except where the existing LOS is less than C. In those situations, the LOS shall not be allowed to drop below the existing LOS. Level of service shall be based on the typical highest peak hour of weekday traffic. Special events may be permitted which temporarily exceed this minimum LOS.</p>	<p><b>Consistent</b> See Goal 4.7 above.</p>
<p><b>Policy LU-4.1.2</b> The minimum acceptable level of service (LOS) for areas identified as <i>Community Regions</i> in the General Plan shall be LOS D, except where the existing LOS is less than D. In those situations, the LOS shall not be allowed to drop below the existing LOS. Level of service shall be based on the typical highest peak hour of weekday traffic.</p>	<p><b>Consistent</b> See Goal 4.7 above.</p>
<p><b>Policy LU-4.1.3</b> The land use pattern reflected in the Nevada County General Plan Land Use Map is correlated with the future ability of the transportation system, including the major roadway network, to adequately serve said land uses based upon the service criteria and levels of service. All General Plan amendments shall be required to show that the proposed development is also correlated with the future provision of transportation facilities and levels of service according to the same criteria.</p>	<p><b>Consistent</b> No general plan amendment would be required because the land uses on-site would be industrial and the land is designated for industrial uses in the <i>Nevada County General Plan</i>.</p>

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy LU-4.1.6</b> Relative to the State highway system, Nevada County recognizes the major funding limitations that exist within the State system and finds that as a matter of policy, additional growth and development may be allowed within the County, notwithstanding the adverse impacts which may result in the short term by this growth and development</p>	<p><b>Consistent</b> As discussed in the traffic impact analysis (KD Anderson and Associates, Inc. 2020), SR 174 is currently operating at LOS D and will remain at LOS D after consideration of the project traffic impacts.</p>
<p><b>Goal MV-4.1</b> Provide for the safe and efficient movement of people and goods in a manner that respects the rural character of Nevada County.</p>	<p><b>Consistent</b> Routes for transport of materials consist of major roadways that provide the most direct routes.</p>
<p><b>Policy RD-4.3.1</b> All discretionary and ministerial non-residential projects shall consider the feasibility of providing transit alternatives to automobile transportation and ways to reduce the dependence on the automobile. For projects generating 50 or more employees, the applicant shall prepare an analysis documenting means to reduce automobile dependence. Wherever feasible, measures documented in the analysis shall be incorporated into the project. This process shall be coordinated with the applicable Transportation Management Association (TMA) or successor agencies.</p>	<p><b>Consistent</b> This project would generate up to approximately 300 employees; thus, the applicant has prepared an analysis documenting means to reduce automobile dependence which is included in the traffic impact analysis (KD Anderson and Associates, Inc. 2020).</p>
<p><b>Policy RD-4.3.4</b> Minimize the need to commute by:</p> <ul style="list-style-type: none"> <li>a. Providing for an adequate amount of residential, commercial, and industrial designations in proper balance, as shown on the General Plan Land Use Maps; and</li> <li>b. Encouraging Economic Development and Public Facility policies that support local employment opportunities.</li> </ul>	<p><b>Consistent</b> The proposed project provides local jobs in an industrial area located near residential and commercial areas.</p>
<p><b>Policy RD-4.3.6</b> Sidewalks, walkways, bicycle facilities and paths should be provided where necessary, and on an equitable basis with roadway improvements.</p>	<p>The project site is not located in an area with sidewalks, walkways, bicycle facilities, and paths and therefore it does not make sense to include those facilities.</p>
<p><b>Policy RD-4.3.7</b> Sidewalks or walkways are encouraged as frontage improvements for all discretionary permits within Community Regions, as shown on the General Plan Land Use Maps, including all non-residential projects and all residential projects with an overall density greater than one dwelling unit per gross acre. To the extent feasible, pedestrian use shall be included within the roadway prism.</p>	<p><b>Consistent</b> The majority of the proposed nonresidential project is within a Community Region; however, the neighboring industrial parcels do not include sidewalks or walkways and the Centennial Industrial Site would not include paving of any surfaces. Approximately half of the eastern boundary of the Brunswick Industrial Site is along a roadway (Brunswick Road) within a Community Region; however, this portion of the roadway is undeveloped, and a sidewalk or walkway would neither connect to anything within the existing setting nor provide value.</p>
<b>CHAPTER 5, RECREATION</b>	
Not applicable	Not applicable
<b>CHAPTER 6, OPEN SPACE</b>	
<p><b>Goal 6.1</b> Encourage that land use patterns and site development reflect open space values.</p>	<p><b>Consistent</b> The project design preserves the portions of South Fork Wolf Creek and Wolf Creek on-site through setbacks. In addition, buildings are clustered on previously disturbed portions of the</p>

Goals/Objectives/Policies	Consistency Analysis
	Brunswick Industrial Site as much as feasible. Approximately 71 acres out of 175 total acres would remain as open space.
<p><b>Objective 6.1</b> Integrate open space consideration in the establishment of land use patterns.</p>	<p><b>Consistent</b> The project design preserves the portions of South Fork Wolf Creek and Wolf Creek on-site through setbacks. In addition, buildings are clustered on previously disturbed portions of the Brunswick Industrial Site as much as feasible. Approximately 71 acres out of 175 total acres would remain as open space.</p>
<p><b>Policy 6.1</b> The General Plan recognizes the importance of open space serving one or more of the following purposes:</p> <ol style="list-style-type: none"> <li>Preservation of natural resource areas;</li> <li>Conservation of open spaces for the managed production of resources;</li> <li>Maintenance of areas with importance for outdoor recreation;</li> <li>Delineation of open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions; and</li> <li>Provision of open spaces to create a buffer which may be landscaped to minimize the adverse impact of one land use on another.</li> </ol> <p>The General Plan includes an Open Space land use designation, which is intended to provide for lands, serving one or more of the above purposes, which is either in public ownership, or permanently preserved as open space through easements or other restrictive mechanisms. The uses of land under the Open Space designation and implementing zoning are limited to those which have minimal impact on the natural character and environmental features of the land. In addition, the Rural, Forest and Recreation designations of the General Plan also provide visual and functional open space, including open space for production of resources and provision of recreation opportunities.</p>	<p><b>Consistent</b> The project would preserve portions of the site for open space for the purpose of preserving South Fork Wolf Creek and Wolf Creek and creating a buffer from surrounding areas. The site is designated for industrial use.</p>
<p><b>Policy 6.6</b> Provide for, where feasible, continued access to open space and public resources by ensuring that all discretionary projects are consistent with development of the Nevada County Non-Motorized Trails Master Plan.</p>	<p><b>Consistent</b> The Technical Working Plan Map shows a proposed trail connection for an on-street pathway along Brunswick Road, along the eastern boundary of the Brunswick Industrial Site. The project would not affect this plan.</p>
<p><b>Objective 6.2</b> Implement development standards that incorporate open space values.</p>	<p><b>Consistent</b> The project design preserves the portions of South Fork Wolf Creek and Wolf Creek on-site through setbacks. In addition, buildings are clustered on previously disturbed portions of the Brunswick Industrial Site as much as feasible. Approximately 71 acres out of 175 total acres would remain as open space.</p>
<p><b>Policy 6.9</b> Development standards for project design, grading, construction and use, established through the Comprehensive Site Development Standards, shall be used in project review of all discretionary project permits to</p>	<p><b>Consistent</b> The project would comply with all applicable development standards. Management plans have been prepared and submitted where sensitive resources are encroached upon.</p>

Goals/Objectives/Policies	Consistency Analysis																																																																															
<p>determine open space requirements for each project. These standards shall provide for consideration of non-disturbance of, and open space setbacks from identified sensitive environmental, biological, or cultural resources, e.g. 100-year floodplains, wetlands, slopes in excess of 30% (excepting access across slopes up to 30%), lakes, ponds, significant historic or archaeological sites/resources, critical wildlife areas, minimization of land disturbance, consistency with the landforms and aesthetic context of the site, temporary and permanent erosion and sedimentation controls, and vegetation retention, replacement and enhancement.</p>																																																																																
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<p><b>Goal 9.1</b> Provide for the health, safety, and welfare of the people of Nevada County through a set of policies designed to encourage an environment free of unnecessary and annoying noise.</p>	<p><b>Consistent</b> The project would comply with all noise standards, as provided in the noise analysis provided with this submittal.</p>																																																																															
<p><b>Policy 9.1.1</b> Determine the existing noise environment and continue to reassess this environment so that a realistic set of noise standards can be developed reflecting the varying nature of different land uses.</p>	<p><b>Consistent</b> The existing noise environment in the project area has been measured and is provided and discussed in the noise analysis provided with this submittal.</p>																																																																															
<p><b>Policy 9.1.2</b> The following noise standards contained in Table 9.1 below, as performance standards and land use compatibility standards, shall apply to all discretionary and ministerial projects excluding permitted residential (including tentative maps) land uses.</p> <p style="text-align: center;"><b>TABLE 9.1 NOISE STANDARDS</b></p> <table border="1" data-bbox="142 1352 764 1890"> <thead> <tr> <th rowspan="2">Land Use Category</th> <th rowspan="2">Zoning Districts</th> <th rowspan="2">Time Period</th> <th colspan="2">Noise Level, dBA</th> </tr> <tr> <th>Leq</th> <th>Lmax</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Rural</td> <td>"A1"</td> <td>7 am - 7 pm</td> <td>55</td> <td>75</td> </tr> <tr> <td>"TPZ"</td> <td>7 pm - 10 pm</td> <td>50</td> <td>65</td> </tr> <tr> <td>"AE" "OS"</td> <td>pm</td> <td>40</td> <td>55</td> </tr> <tr> <td>"FR"</td> <td>10 pm - 7 am</td> <td></td> <td></td> </tr> <tr> <td>"IDR"</td> <td>am</td> <td></td> <td></td> </tr> <tr> <td rowspan="4">Residential and Public</td> <td>"RA" "R2"</td> <td>7 am - 7 pm</td> <td>55</td> <td>75</td> </tr> <tr> <td>"R1" "R3"</td> <td>7 pm - 10 pm</td> <td>50</td> <td>65</td> </tr> <tr> <td>"P"</td> <td>pm</td> <td>45</td> <td>60</td> </tr> <tr> <td></td> <td>10 pm - 7 am</td> <td></td> <td></td> </tr> <tr> <td rowspan="5">Commercial and Recreation</td> <td>"C1" "CH"</td> <td>7 am - 7 pm</td> <td>70</td> <td>90</td> </tr> <tr> <td>"CS"</td> <td>7 pm - 7 am</td> <td>65</td> <td>75</td> </tr> <tr> <td>"C2" "C3"</td> <td></td> <td></td> <td></td> </tr> <tr> <td>"OP"</td> <td></td> <td></td> <td></td> </tr> <tr> <td>"REC"</td> <td></td> <td></td> <td></td> </tr> <tr> <td rowspan="2">Business Park</td> <td rowspan="2">"BP"</td> <td>7 am - 7 pm</td> <td>65</td> <td>85</td> </tr> <tr> <td>7 pm - 7 am</td> <td>60</td> <td>70</td> </tr> <tr> <td>Industrial</td> <td>"M1" "M2"</td> <td>any time</td> <td>80</td> <td>90</td> </tr> </tbody> </table>	Land Use Category	Zoning Districts	Time Period	Noise Level, dBA		Leq	Lmax	Rural	"A1"	7 am - 7 pm	55	75	"TPZ"	7 pm - 10 pm	50	65	"AE" "OS"	pm	40	55	"FR"	10 pm - 7 am			"IDR"	am			Residential and Public	"RA" "R2"	7 am - 7 pm	55	75	"R1" "R3"	7 pm - 10 pm	50	65	"P"	pm	45	60		10 pm - 7 am			Commercial and Recreation	"C1" "CH"	7 am - 7 pm	70	90	"CS"	7 pm - 7 am	65	75	"C2" "C3"				"OP"				"REC"				Business Park	"BP"	7 am - 7 pm	65	85	7 pm - 7 am	60	70	Industrial	"M1" "M2"	any time	80	90	<p><b>Consistent</b> The project would comply with all noise standards, as provided in the noise analysis provided with this submittal.</p>
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Goals/Objectives/Policies	Consistency Analysis
<p>a. Compliance with the above standards shall be determined by measuring the noise level based on the mean average of not less than three (3) 20 minute measurements for any given time period. Additional noise measurements may be necessary to ensure that the ambient noise level is adequately determined.</p> <p>b. Where two different zoning districts abut, the standard applicable to the lower, or more restrictive, district plus 5 dBA shall apply.</p> <p>c. The above standards shall be measured only on property containing a noise sensitive land use as defined in Policy 9.8 and may be measured anywhere on the property containing said land use. However, this measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement or as determined in a recorded letter of agreement between all affected property owners and approved by the County.</p> <p>d. If the measured ambient level exceeds that permitted, then the allowable noise exposure standard shall be set at 5 dBA above the ambient.</p> <p>e. Because of the unique nature of sound, the County reserves the right to provide for a more restrictive standard than shown in the Exterior Noise Limits table contained in this policy. The maximum adjustment shall be limited to be not less than the current ambient noise levels and shall not exceed the standards of this policy or as they may be further adjusted by Policy 9.1.2.b. Imposition of a noise level adjustment shall only be considered if one or more of the following conditions are found to exist:</p> <ol style="list-style-type: none"> <li>1. Unique characteristics of the noise source:             <ol style="list-style-type: none"> <li>a) The noise contains a very high or low frequency, is of a pure tone (a steady, audible tone such as a whine, screech, or hum), or contains a wide divergence in frequency spectra between the noise source and ambient level.</li> <li>b) The noise is impulsive in nature (such as hammering, riveting, or explosions), or contains music or speech.</li> <li>c) The noise source is of a long duration.</li> </ol> </li> <li>2. Unique characteristics of the noise receptor when the ambient noise level is determined to be 5 dBA or more below the Policy 9.1.2 standard for those projects requiring a General Plan amendment, rezoning, and/or conditional use permit. In such instances, the new standard shall not exceed 10 dBA above the ambient or the Policy 9.1.2 standard, whichever is more restrictive.</li> </ol> <p>f. The above standards shall not apply to those activities associated with the actual construction of a project or to those projects associated with the provision of</p>	

Goals/Objectives/Policies	Consistency Analysis
<p>emergency services or functions.</p> <p>g. The standards of this policy shall be enforced through compliance inspections and/or complaints.</p> <p>h. Recognizing that this chapter must work toward the solution to existing noise problems, those land uses that are inconsistent with the above standards and are therefore non-conforming in nature, shall comply with said standards as these land uses are upgraded or intensified or after abandonment through the use permit or site plan process. Said standards shall apply only to that portion of the land use requiring approval. In any event, the use or portion subject to a land use permit must meet the standards in the Exterior Noise Limits table in this policy and cumulatively the noise generated from the entire site must be equal to or less than the pre-land use permit ambient noise level. All such projects will require a comprehensive noise analysis per Policy 9.1.13 and the Nevada County Noise Element Manual.</p>	
<p><b>Policy 9.1.7</b> Encourage heavy truck traffic to those routes outside residential areas.</p>	<p><b>Consistent</b> The project traffic would travel on roadways designated as Minor Arterial (Brunswick Road) and Major Collector (Whispering Pines Lane and Idaho Maryland Road) (Caltrans 2019). Project-related traffic would not travel on roads designated as Local. While areas zoned for residential use are near portions of these roadways, these roadways are not within residential neighborhoods and are currently used by heavy truck traffic to access the surrounding industrial and commercial areas.</p>
<p><b>Policy 9.1.12</b> Limit future noise generating land use to those location of the County where their impacts on noise sensitive land uses will be minimized, consistent with the standards found in Program 9.1.</p>	<p><b>Consistent</b> The project would be located in an area zoned for industrial uses and would be consistent with noise standards.</p>
<p><b>Policy 9.1.13</b> Require the preparation of a comprehensive noise study for all land use projects determined to have a potential to create noise levels inconsistent with those standards found in Program 9.1, and in accordance with the methodology identified in the Noise Element Manual contained in General Plan Volume 2, Section 3 - Noise Analysis Appendix A.</p>	<p><b>Consistent</b> The required noise study (Bollard Acoustical Consultants, Inc. 2019) has been submitted and uses the methodology identified in the Noise Element Manual contained in General Plan Volume 2, Section 3, Noise Analysis Appendix A</p>
<p><b>Policy 9.1.14</b> Provide for adequate design controls to assist in mitigating on-site the significant adverse impacts of future noise generating land uses through increased setbacks, landscaping, earthen berms, and solid fencing.</p>	<p><b>Consistent</b> The project would comply with all noise standards, as provided in the noise analysis (Bollard Acoustical Consultants, Inc. 2019).</p>
<p><b>Policy 9.1.15</b> Strictly enforce the noise insulation standards for new construction as required by Title 24 of the California Administrative Code.</p>	<p><b>Consistent</b> All buildings would be constructed to comply with the noise insulation standards for new construction.</p>
<p><b>Policy 9.1.20</b> Protect the safety and general welfare of people in the vicinity of the Nevada County Airport and the Truckee Tahoe Airport port by implementing the appropriate noise</p>	<p><b>Consistent</b> The project is not a noise-sensitive land use.</p>

Goals/Objectives/Policies	Consistency Analysis
<p>compatibility policies to avoid the establishment of noise-sensitive land uses in the portion of the airport environs that are exposed to significant levels of aircraft noise.</p>	
<p><b>Policy 9.1.21</b>                      Ensure the development of compatible land uses adjacent to the Nevada County Airport by enforcing the noise criteria as found in the Nevada County Airport Land Use Compatibility Plan as adopted by the Nevada County Airport Land Use Commission on September 21, 2011, as those standards are in effect and may be hereafter amended. (See Figure 9.1 of the Noise Element)</p>	<p><b>Consistent</b>                      The project would comply with all noise standards, as provided in the noise analysis (Bollard Acoustical Consultants, Inc. 2019).</p>
<p><b>Policy 9.1.23</b>                      The County shall continue to enforce noise criteria standards consistent with the airport noise policies adopted by the Nevada County Airport Land Use Commission and the Truckee Tahoe Airport Land use Commission based on the considerations of the following factors:</p> <ul style="list-style-type: none"> <li>a. Established federal and state regulations and guidelines.</li> <li>b. The ambient noise levels in the community. Ambient noise levels influence the potential intrusiveness of aircraft noise upon a particular land use and vary greatly between Community Regions and Rural Regions.</li> <li>c. The extent to which noise would intrude upon and interrupt the activity associated with a particular use.</li> <li>d. The extent to which the activity itself generates noise.</li> <li>e. The extent which the activity itself generates itself generates noise.</li> <li>f. The extent of outdoor activity associated with a particular land use.</li> <li>g. The extent to which indoor uses associated with a particular land use may be made compatible with application of sound attenuation in accordance with the policies set forth for maximum acceptable interior noise levels.</li> </ul> <p>(See Figure 9.1, "Community Noise Exposure," in the County General Plan)</p>	<p><b>Consistent</b>                      The project would comply with all noise standards, as provided in the noise analysis (Bollard Acoustical Consultants, Inc. 2019).</p>
<b>CHAPTER 10, SAFETY</b>	
<p><b>Goal EP-10.1</b>                      Provide a coordinated approach to hazard and disaster response preparedness.</p>	<p><b>Consistent</b>                      The project would be designed, constructed, and operated in compliance with the Occupational Safety and Health Administration (OSHA) requirements, including provision of an emergency action plan (EAP); the <i>Local Hazard Mitigation Plan</i> (LHMP); zoning standards; the County building code; the health and safety code; Nevada County Consolidated Fire District rules; federal Mine Safety and Health Administration (MSHA) regulations; and other applicable federal, state, and County regulations.</p>

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy EP-10.1.1</b> Ensure a coordinated, interagency program for disaster preparedness that will facilitate federal and state disaster assistance by planning for the reduction of the effects of natural hazards.</p>	<p><b>Consistent</b> The project would be designed, constructed, and operated in compliance with OSHA requirements, including provision of an EAP; the LHMP; zoning standards; the County building code; the health and safety code; Nevada County Consolidated Fire District rules; federal MSHA regulations; and other applicable federal, state, and County regulations.</p>
<p><b>Policy EP-10.1.6</b> Transportation routes that are designated on the General Plan Land Use Maps as Interstates, freeways, highways, and other principal arterial routes shall be considered primary evacuation routes on a countywide basis. Such routes provide the highest levels of capacity and contiguity and serve as the primary means for egress from the County.</p> <p>The routes designated on the General Plan Land Use Maps as minor arterial or major collector routes shall be considered secondary evacuation routes on a countywide basis. These routes supplement the primary evacuation routes, and provide egress from local neighborhood and communities.</p>	<p><b>Consistent</b> The site is located adjacent to and has convenient controlled access to Brunswick Road, which is classified as Minor Arterial (Caltrans 2019) and intersects SR 174 to the south and SR 20/49 to the north. These routes would be considered the evacuation routes for the project employees.</p>
<p><b>Goal GH-10.2</b> Minimize injury and property damage due to geologic and seismic hazards.</p>	<p><b>Consistent</b> The project would be designed, constructed, and operated in compliance with OSHA requirements, including provision of an EAP; the LHMP; zoning standards; the County building code; the health and safety code; Nevada County Consolidated Fire District rules; and other applicable County and state regulations.</p> <p>Geotechnical reports and management plans have been provided with the application which provide standards to minimize potential injury and property damage risk due to geologic and seismic hazards.</p>
<p><b>Policy GH-10.2.1</b> Ensure that new construction meets current structural and safety standards.</p>	<p><b>Consistent</b> The project would be designed, constructed, and operated in compliance with OSHA requirements, including provision of an EAP; the LHMP; zoning standards; the County building code; the health and safety code; Nevada County Consolidated Fire District rules; and other applicable County and state regulations.</p>
<p><b>Policy GH-10.2.2</b> Continue to cooperate with the State Department of Conservation – California Geological Survey, the State Office of Emergency Services and other appropriate federal, state and local agencies and incorporate the most current data concerning the following as the basis for the County’s Site Development Standards, and project site plan review:</p> <ul style="list-style-type: none"> <li>a. geologic hazards; and</li> <li>b. seismic hazard data for sensitive land uses such as schools, medical facilities, high-density residential uses, and intensive commercial uses.</li> </ul> <p>The project review shall consider the need to mitigate development in such areas in accordance with federal, state and local standards.</p> <p>As part of the project site review process, require sufficient</p>	<p><b>Consistent</b> The project is not within a Seismic Hazard Zone (CGS 2019). In accordance with the State Subdivision Map Act, the County Grading Ordinance, and Chapter 70 of the Uniform Building Code, a soil report would be provided to the County before issuance of building permits in areas where the potential for expansive soils is present. The site is not in an area with landslide potential. The project would be designed, constructed, and operated in compliance with County zoning standards, the County building code, the health and safety code, and other applicable County and state regulations. Geotechnical reports and management plans have been provided with the application.</p>

Goals/Objectives/Policies	Consistency Analysis
soils and geologic investigations to identify and evaluate the various geologic and seismic hazards that may exist for all proposed development, including subdivisions. Such investigations shall be required within an area determined to be seismically active by the State Department of Conservation – California Geological Survey, or within an area having potential geologic hazards, including slope instability and excessive erosion.	
<b>Policy GH-10.2.1.3</b> Carry out the requirements of the California Building Code, particularly with regard to seismic design.	<b>Consistent</b> The project would be designed, constructed, and operated in compliance with the California Building Code.
<b>Policy GH-10.2.1.4</b> Require that underground utility lines, particularly water and natural gas mains, be designed to withstand seismic forces.	<b>Consistent</b> The project would be designed, constructed, and operated in compliance with all applicable County and state regulations.
<b>Goal FH-10.3</b> Reduce the potential for injury, property damage, and environmental damage from flooding.	<b>Consistent</b> As provided in the groundwater hydrology and water quality analysis (EMKO 2020), implementation of the project would not result in flooding on- or off-site.
<b>Policy FH-10.3.1</b> Implement development standards to ensure new construction does not result in increased peak run-off or flood potential.	<b>Consistent</b> As provided in the <i>Preliminary Drainage Analysis &amp; Detention Basin Sizing for Centennial &amp; Brunswick Sites</i> (NCE 2019), the construction of the designed detention basins would result in postproject stormwater discharge from both the Centennial and Brunswick Sites, including, in the case of the Brunswick Site, the treated mine-water discharge of 5.6 cubic feet per second, which would be equal to or less than the estimated preproject stormwater discharge levels. Therefore, with the construction of the stormwater detention ponds, the project would not increase flows in creeks during storm events.
<b>Policy FH-10.3.2</b> Avoid potential increases in downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review, application of Comprehensive Site Development Standards, use of clustered development and project subdivision design. The Comprehensive Site Development Standards shall include measures applicable to all discretionary and ministerial projects to avoid downstream flooding resulting from new development. Such measures, shall include, but not be limited to:  a. Avoidance of stream channel modifications; b. Avoidance of excessive areas of impervious surfaces; and c. Use of on-site retention or detention of storm water.	<b>Consistent</b> As provided in the groundwater hydrology and water quality analysis (EMKO 2020), implementation of the project would not result in flooding on- or off-site.
<b>Goal AH-10.4</b> Ensure the safety and compatibility of land uses in the vicinity of airports and military airspace	<b>Consistent</b> The project would comply with the <i>Nevada County Airport Land Use Compatibility Plan</i> , including building heights and noise standards.

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy AH-10.4.1</b> Maintain land use and development patterns in the vicinity of airports that reflect and are consistent with policies for the different airport land use compatibility zones within the defined Airport Influence Areas as set forth by the Nevada County and Truckee Tahoe Airport Land Use Compatibility Plans (ALUCPs).</p>	<p><b>Consistent</b> The project would comply with the <i>Nevada County Airport Land Use Compatibility Plan</i>. The project's industrial use would be compatible with the Nevada County Airport.</p>
<p><b>Goal HM-10.5</b> Protect public health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.</p>	<p><b>Consistent</b> The project would comply with all applicable regulations and would include preparation and implementation of a storm water pollution prevention plan, hazardous materials business plan, spill prevention control and countermeasure plan, and best management practices.</p>
<p><b>Policy HM-10.5.1</b> Provide means for the identification, safe use, storage, transport, and disposal of hazardous materials.</p>	<p><b>Consistent</b> The project would comply with all applicable regulations and would include preparation and implementation of a storm water pollution prevention plan, hazardous materials business plan, spill prevention control and countermeasure plan, and best management practices.</p>
<p><b>Policy HM-10.5.3</b> The County will encourage the cleanup of sites contaminated by mine wastes or other hazardous materials.</p>	<p><b>Consistent</b> Environmental cleanup work at the Centennial Industrial Site will be completed under the California Department of Toxic Substances Control voluntary cleanup program, as a separate project.</p>
<p><b>Policy HM-10.5.4</b> The County will actively promote prompt clean-up or remediation of properties contaminated by mine waste or other hazardous materials and shall not grant any discretionary or ministerial land use approvals to develop or change boundaries or reconfigure parcels believed to be contaminated unless and until the nature, extent, type and location of the contamination is determined and satisfactory arrangements are made for clean-up or remediation, in accordance with Nevada County standards or state regulations.</p>	<p><b>Consistent</b> Environmental cleanup work at the Centennial Industrial Site will be completed under the California Department of Toxic Substances Control voluntary cleanup program, as a separate project, before engineered fill from the mine project is placed on the Centennial site. Some portions of the Brunswick Industrial Site may require clean-up due to previous industrial uses. These areas will be cleaned-up, if necessary, as part of site development once necessary permits and approvals are received from the appropriate agencies.</p>
<p><b>Goal SF-10.6</b> Ensure adequate public safety services and facilities through development standards, development fees, and land use patterns.</p>	<p><b>Consistent</b> As described for the analysis of Goal 3.1, the project site is within the boundary of the required public services and therefore already covered by their services. The project would not result in a new or altered need.</p>
<p><b>Policy SF-10.6.1</b> Maintain appropriate levels of safety and protection services and facilities on land and water for both Community and Rural Regions.</p>	<p><b>Consistent</b> As described for the analysis of Goal 3.1, the project site is within the boundary of the required public services and therefore already covered by their services. The project would not result in a new or altered need.</p>
<p><b>Policy SF-10.6.3</b> The following shall be included in the adopted Comprehensive Site Development Standards as the basis for site plan review:</p> <p>a. Standards to enhance the ability of the County law enforcement personnel to protect multi-family,</p>	<p><b>Consistent</b> The project would comply with all applicable standards provided in the Comprehensive Site Development Standards. A preliminary lighting plan has been submitted with the application.</p>

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<p>commercial, industrial, and business park uses, including but not limited to:</p> <ol style="list-style-type: none"> <li>1. exterior building and parking area lighting; and</li> <li>2. trimming and maintenance of on-site vegetation to provide adequate view of parking areas, building entrances, and other areas accessible to the public.</li> </ol> <p>b. Standards to ensure adequate site and building access for fire and emergency medical access.</p>	
<p><b>Policy FP-10.7.7</b> Cooperate with CAL FIRE, US Forest Service, local fire districts, and the Nevada County Fire Safe Council in fire prevention programs.</p>	<p><b>Consistent</b> The project would comply with the requirements of the applicable fire prevention programs.</p>
<p><b>Goal FP-10.8</b> Reduce fire risk to life and property through land use planning, ordinances, and compliance programs.</p>	<p><b>Consistent</b> The project would comply with the requirements of all applicable programs.</p>
<p><b>Policy FP-10.8.4</b> Support removal of fuels and chipping and onsite distribution of chipped material as preferred alternatives to burning.</p>	<p><b>Consistent</b> Vegetation would be chipped and stockpiled for use as topsoil for reclamation or disposed off-site. Trees required to be removed would be sold and/or removed, as possible.</p>
<p><b>Goal FP-10.11</b> Reduce fire severity and intensity through fuels management.</p>	<p><b>Consistent</b> The project would comply with the requirements of all applicable programs.</p>
<p><b>Policy FP-10.11.1</b> Recognize Public Resources Codes 4290 and 4291, and other defensible space standards and guidelines in order to protect structures from wildfire, protect wildlands from structure fires, and provide safe access routes for people and firefighters.</p>	<p><b>Consistent</b> The project would be designed, constructed, and operated in compliance with Public Resources Codes 4290 and 4291 and other applicable regulatory requirements as applicable.</p>
<p><b>Policy FP-10.11.2</b> Recognize the Nevada County Defensible Space Standard as described in this policy. The Defensible Space Standard provides the basic protection measures for life and property from encroaching wildfire, and minimizes structure fires or other fires which may threaten to spread into the wildlands. The standard utilizes Public Resources Code 4291 and includes one component of Public Resources Code 4290, fuels treatment next to driveways, as the minimum fire safety standard in Nevada County.</p> <p>The following definitions apply to the Nevada County Defensible Space Standard:</p> <ol style="list-style-type: none"> <li>a. Flammable vegetation: Any live or dead vegetation that is combustible during normal summer weather. Vegetation which is pruned, limbed, cultivated, or considered ornamental shrubbery or plants, provided they are maintained and/or irrigated and they do not form a means of rapidly transmitting a fire from the surrounding wildlands, is not considered flammable vegetation and is permissible to be retained;</li> <li>b. Firebreak: An area where flammable vegetation and other combustible growth are removed and cleared to create a condition that avoids the spreads of fire to other</li> </ol>	<p><b>Consistent</b> The project would be designed, constructed, and operated in compliance with Public Resources Codes 4290 and 4291 and other applicable regulatory requirements as applicable.</p>

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<p>vegetation or to a building or structure;</p> <p>c. Fuelbreak: An area that has been changed from dense, heavy vegetation to lower fuel volumes with tree pruning, intermediate shrub, brush, and dead fuel removed, and grasses and forbs replacing the shrub species;</p> <p>d. Structure Ignition Zone: A firebreak area free of flammable vegetation and other combustible growth around any structure.</p> <p>e. Reduced Fuel Zone: A fuelbreak area of separated vegetation, both vertically and horizontally, which extends beyond the Structure Ignition Zone;</p> <p>f. Extended Reduced Fuel Zone: An extension of the Reduced Fuel Zone on downslope areas that varies depending on slopes and vegetation characteristics, as shown in the table below; and</p> <p>g. Safe Access Route: A fuelbreak of spatially separated vegetation, both vertically and horizontally, adjacent to driveways that connect homes with roadways.</p> <p>The following criteria, in items a through c below, comprise the Nevada County Defensible Space Standard, which should apply to property within the unincorporated portions of Nevada County:</p> <p>a. Vegetation may only be maintained and treated on one’s own property. Fuel modification is limited to the property line;</p> <p>b. Defensible space should be maintained; and</p> <p>c. The recommended guidelines in Policies FP-10.11.3 and 10.11.5 should be observed when undertaking fuels treatment in the Extended Reduced Fuel Zone.</p> <p><i>(See Table 10.2 and Figure 10.1 in the County General Plan.)</i></p>	
<p><b>Policy FP-10.11.3</b> Recognize the following fuels treatment guidelines, which serve as recommendations for appropriate spatial arrangement, width, depth, and pruning/limbing height of vegetation in the Extended Reduced Fuel Zone during declared fire season. The guidelines also distinguish appropriate fuels treatment for the various vegetation types in the County: grass-oak woodlands, montane brush, mixed conifer forest and eastside pine with sage. These guidelines supplement the Extended Reduced Fuel Zone standards in Policy FP-10.11.2. <i>(See a–b of this policy in the County General Plan.)</i></p>	<p><b>Consistent</b> As described above, the project would be designed, constructed, and operated in compliance with these guidelines as applicable.</p>
<p><b>CHAPTER 11, WATER</b></p>	
<p><b>Goal 11.1</b> Identify, protect and manage for sustainable water resources and riparian habitats.</p>	<p><b>Consistent</b> As concluded in the groundwater hydrology and water quality analysis report (EMKO 2020) and biological resources assessments and aquatic resources delineations (Matuzak 2019a, 2019b, 2019c, 2019d) for the project, impacts to water resources and riparian habitats would be less than significant with mitigation.</p>

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<p><b>Policy 11.1</b> Adopt water conservation standards, consistent with State guidelines, for multi-family, commercial and industrial development encouraging installation and use of low-flow plumbing fixtures, drip irrigation systems, and drought-tolerant landscape plantings.</p>	<p><b>Consistent</b> Low-flow plumbing fixtures, drip irrigation systems, and drought-tolerant landscape plantings will be adopted as part of the project consistent with applicable building codes and requirements.</p>
<p><b>Policy 11.2</b> Encourage the protection of resources which produce water for domestic and agricultural consumption.</p>	<p><b>Consistent</b> Treated groundwater from the underground mine would be discharged to South Fork Wolf Creek and downstream uses include agricultural consumption. Water would be treated to standards under General Order R5-2016-0076, NPDES CAG995002, which are more protective than agricultural water quality standards and similar to drinking water quality standards.</p>
<p><b>Policy 11.3</b> To promote protection of water quality where water is transported in open canals, the County shall support reasonable protective regulations adopted by public water purveyors in the processing of subdivision and discretionary permit applications.</p>	<p><b>Consistent</b> Treated groundwater from the underground mine would be discharged to South Fork Wolf Creek and downstream uses include agricultural consumption. Water would be treated to standards under General Order R5-2016-0076, NPDES CAG995002, which are more protective than agricultural water quality standards and similar to drinking water quality standards.</p>
<p><b>Objective 11.2</b> Preserve surface and sub-surface water quality and, where feasible, improve such quality.</p>	<p><b>Consistent</b> The project would dewater the underground mine workings and circulate the groundwater through a water treatment plant prior to discharge into South Wolf Creek. As concluded in the groundwater hydrology and water quality analysis report for the project (EMKO 2020), the project would preserve surface and subsurface water quality.</p>
<p><b>Policy 11.4</b> Cooperate with State and local agencies in efforts to identify and reduce to acceptable levels all sources of existing and potential point- and non-point-source pollution to ground and surface waters, including leaking fuel tanks, discharges from storm drains, auto dismantling and dump sites, sanitary waste systems, parking lots, roadways, logging and mining operations.</p>	<p><b>Consistent</b> Environmental cleanup work at the Centennial Industrial Site will be completed under the California Department of Toxic Substances Control voluntary cleanup program, as a separate project, before engineered fill is placed on the Centennial site.</p>
<p><b>Policy 11.6</b> The County shall continue to enforce its regulations concerning the installation and operation of private sanitary waste disposal systems in order to protect the quality of surface and ground water.</p> <p>The location of septic tanks and leachfields and their appropriate setbacks from water courses shall be in accordance with the guidelines of the Lahontan Regional Water Quality Control Board (eastern County) and the Central Valley Regional Water Quality Control Board (western County).</p>	<p><b>Consistent</b> The wastewater treatment system proposed for the Brunswick Industrial Site would be designed, constructed, and operated to comply with all applicable regulations. An on-site septic site evaluation was completed by Navo and Son, Inc., which included oversight by the Nevada County Environmental Health Department.</p>
<p><b>Policy 11.6A</b> New development shall minimize the discharge of pollutants into surface water drainages by providing the</p>	<p><b>Consistent</b> The Brunswick Industrial Site is designed to convey and discharge all stormwater via drains and v-ditches to a detention</p>

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<p>following improvements or similar methods which provide equal or greater runoff control: (a) include curbs and gutters on arterials, collectors, and local roads consistent with adopted urban street designs; and (b) oil, grease, and silt traps for subdivisions creating 5 or more parcels and commercial and industrial development of 1 acre or greater size. Maintenance of such facilities shall be assured through a legally-enforceable mechanism.</p>	<p>basin. Implementation of the requirements of a storm water pollution prevention plan would prevent the release of pollutants (including oil and grease) into surface water drainages.</p>
<p><b>Objective 11.3</b> Preserve and, where economically feasible, restore the density and diversity of water-dependent species and continuous riparian habitats based on sound ecological principles.</p>	<p><b>Consistent</b> Areas to be avoided on the project site will include South Fork Wolf Creek (except for facilities associated with outfall pipeline and embankment repair to water treatment pond). Management plans have been submitted for project elements where encroachment into the setbacks to waterbodies is required.</p>
<p><b>Policy 11.7</b> Through the development and application of Comprehensive Site Development Standards, and project environmental review, establish and enforce minimum building setback lines from perennial streams and significant wetlands that are adequate to protect stream and wetland resource values.</p>	<p><b>Consistent</b> The project design would comply with the applicable Comprehensive Site Development Standards. Planned buildings are located outside of the setback lines. For areas where the project would disturb areas within 100 feet of South Fork Wolf Creek, a management plan has been prepared, consistent with Section L-II 4.3.17, Watercourses, Wetlands and Riparian Areas, of the Comprehensive Site Development Standards.</p>
<p><b>Policy 11.8</b> Utilize voluntary clustering of development to preserve stream corridors, riparian habitat, wetlands, and floodplains.</p>	<p><b>Consistent</b> Buildings would be clustered on the Brunswick Industrial Site as much as feasible.</p>
<p><b>Objective 11.4</b> Preserve the integrity and minimize the disruption of watersheds and identified critical water courses.</p>	<p><b>Consistent</b> The project has been designed to preserve the integrity and minimize disruption of watersheds. Design documents and technical studies have been submitted that consider watershed impacts and identify critical water resources.</p>
<p><b>Policy 11.9</b> Within <i>Rural Regions</i>, maintain the low densities of development allowed in the Rural and Forest General Plan Land Use Designations, in order to protect existing watersheds.</p>	<p><b>Consistent</b> The southern part of the Brunswick Industrial Site is in Rural Region. No structures are proposed in this area. Project elements in the rural region are limited to the use of the existing access from Brunswick Road, a portion of the proposed employee parking lot, and the placement of engineered fill derived from underground mining.</p>
<p><b>Policy 11.9A</b> Approve only those grading applications and development proposals that are adequately protected from flood hazards and which do not add flood damage potential. This may include the requirement for foundation design which minimizes displacement of flood waters, as well as other mitigation measures.</p>	<p><b>Consistent</b> No construction or grading is proposed within the flood zone.</p>
<p><b>Policy 11.9B</b> Require new utilities, critical facilities and non-essential public structures to be located outside the 100-year flood plain unless such facilities are necessary to serve existing uses, there is no other feasible location, and construction of these structures will not increase hazards to life or property within or adjacent to the floodplains.</p>	<p><b>Consistent</b> No utilities or structures are proposed within the flood zone.</p>

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<p><b>Policy 11.9C</b> When constructed within a floodplain, require elevation of the habitable portions of residential structures to be above the 100-year flood level. Require flood-proofing or elevation of non-residential structures. Require that foundations do not cause floodwater displacement except where necessary for flood-proofing.</p>	<p><b>Consistent</b> No structures are proposed within the flood zone.</p>
<b>CHAPTER 12, SOILS</b>	
<p><b>Goal 12.1</b> Minimize adverse impacts of grading activities, loss of soils and soil productivity.</p>	<p><b>Consistent</b> The project would include implementation of a storm water pollution prevention plan, which would include best management practices to control erosion. In addition, the project would comply with the County Grading Ordinance.</p>
<p><b>Objective 12.1</b> Minimize earth movement and disturbance.</p>	<p><b>Consistent</b> The project would not unnecessarily move or disturb soil.</p>
<p><b>Policy 12.1</b> Enforce Grading Ordinance provisions for erosion control on all new development projects by adopting provisions for ongoing monitoring of project grading. Project site inspection shall be required prior to initial site disturbance and grading to ensure all necessary control measures, including proper staking and tree protection measures, are in place. The installation, maintenance, and performance of erosion and sedimentation control measures shall be monitored by County or District staff (or their designee) and completely funded by a project applicant. All County projects shall comply with this policy.</p>	<p><b>Consistent</b> This project would comply with this policy and would undergo annual inspections per the Surface Mining and Reclamation Act (SMARA).</p>
<p><b>Policy 12.2</b> Enforce Grading Ordinance requirements for grading or vegetation removal not associated with a development project. Exempted from this requirement are actions necessary for evaluation of soils and other environmental characteristics, and for control of fire fuels, and for agricultural and timber production.</p>	<p><b>Consistent</b> The project would comply with the County Grading Ordinance.</p>
<p><b>Policy 12.3</b> Cooperate and encourage those activities dealing with techniques and practices to minimize erosion in cooperation with Nevada County Resource Conservation District, including provision of educational materials for the general public regarding techniques and practices to minimize erosion from construction activities.</p>	<p><b>Consistent</b> The project would include implementation of a storm water pollution prevention plan, which would include best management practices to control erosion.</p>
<p><b>Objective 12.2</b> Minimize erosion due to road construction and maintenance.</p>	<p><b>Consistent</b> The project would include implementation of a storm water pollution prevention plan, which would include best management practices to control erosion.</p>
<p><b>Policy 12.4</b> Require erosion control measures as an element of all County contracts, discretionary projects, and ministerial projects.</p>	<p><b>Consistent</b> The project would include implementation of a storm water pollution prevention plan, which would include best management practices to control erosion.</p>
<p><b>Objective 12.3</b> Minimize vegetation removal.</p>	<p><b>Consistent</b> Vegetation would be removed no sooner than necessary and within a planned disturbance area.</p>

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<b>CHAPTER 13, WILDLIFE AND VEGETATION</b>	
<p><b>Goal 13.1</b> Identify and manage significant areas to achieve sustainable habitat.</p>	<p><b>Consistent</b> Areas to be avoided on the project site will include South Fork Wolf Creek (except for facilities associated with outfall pipeline and embankment repair to water treatment pond), a 100-foot setback for riparian area on Wolf Creek, and a conservation area for special-status plant species. The outfall pipeline would be removed after mine dewatering activities are no longer needed. As detailed in the biological resources assessment for each project area (Matuzak 2019a, 2019b), all impacts to biological resources would be mitigated to less than significant.</p>
<p><b>Objective 13.1</b> Discourage intrusion and encroachment by incompatible land uses in significant and sensitive habitats.</p>	<p><b>Consistent</b> Areas to be avoided on the project site will include South Fork Wolf Creek (except for facilities associated with outfall pipeline and embankment repair to water treatment pond), a 100-foot setback for riparian area on Wolf Creek, and a conservation area for special-status plant species. The outfall pipeline would be removed after mine dewatering activities are no longer needed. As detailed in the biological resources assessment for each project area (Matuzak 2019a, 2019b), all impacts to biological resources would be mitigated to less than significant.</p>
<p><b>Policy 13.1</b> Where significant environmental features, as defined in Policy 1.17, are identified during review of projects, the County shall require all portions of the project site that contain or influence said areas to be retained as non-disturbance open space through clustered development on suitable portions of the project site, or other means where mandatory clustering cannot be achieved. The intent and emphasis of such open space designation and nondisturbance is to promote continued viability of contiguous or inter-dependent habitats by avoiding fragmentation of existing habitat areas and preserving movement corridors between related habitats. Vegetation management for the benefit of habitat preservation or restoration shall be considered consistent with the intent of this policy.</p>	<p><b>Consistent</b> As detailed in the biological resources assessment and impact assessment for each project area (Matuzak 2019a, 2019b), impacts to habitat areas would be mitigated to less than significant.</p>
<p><b>Policy 13.2</b> As part of the Comprehensive Site Development Standards, include standards to minimize removal of existing vegetation and require installation and long-term maintenance of landscaping in Chapter 13: Wildlife and Vegetation Element Nevada County General Plan Volume I - Page 13-5 setbacks and buffer areas. These standards shall be applicable to all discretionary projects and to all ministerial projects other than a single-family residence located on an individual lot. Tree removal may be allowed where necessary to comply with public right-of-way development or dedication, or development of required site access and public utilities. Individual trees or groups of trees shall be protected during construction to prevent damage to the trees and their root systems. Vegetation in proximity to</p>	<p><b>Consistent</b> The project is only disturbing the minimum area needed to construct and operate the aboveground facilities. A landscaping plan has been prepared for those areas surrounding the aboveground structures. Significant buffer areas of existing vegetation is retained around the perimeter of the Brunswick Industrial Site. All applicable design and fire protection standards will be adhered to as applicable.</p>

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<p>structures shall conform to applicable fire protection standards.</p>	
<p><b>Policy 13.2A</b>                      Project review standards shall include a requirement to conduct a site-specific biological inventory to determine the presence of special status species or habitat for such species that may be affected by a proposed project. The results of the biological inventory shall be used as the basis for establishing land use siting and design tools required to achieve the objective of no net loss of habitat function or value for special status species. Where a Habitat Management Plan is deemed appropriate, the Plan shall be prepared to comply with the requirements of the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). The plan shall provide the background data, impact analysis, and mitigation programs necessary to obtain a FESA Section 10(a) and CESA Section 2081 permit authorizing incidental take of federal and state listed threatened and endangered species that occur in areas proposed for future development. Prior to implementation of an adopted Habitat Management Plan, project applicants proposing the development of a project that would impact a federal or state listed species, or a species that is proposed for listing, shall be individually responsible for obtaining federal and state incidental take permits on a project-by-project basis.</p>	<p><b>Consistent</b>                      A comprehensive biological review of the Brunswick Industrial and Centennial Industrial Sites was conducted, including a biological resources assessment, wetland delineation, and botanical survey. These surveys were conducted by biologists approved by Nevada County and their report documents existing site conditions and potential impacts to state and federally listed species and includes proposed mitigation measures to reduce those impacts. As detailed in the biological resources assessment for each project area (Matuzak 2019a, 2019b), all impacts to biological resources would be mitigated to less than significant.</p>
<p><b>Policy 13.2B</b>                      Development projects which have the potential to remove natural riparian or wetland habitat of 1 acre or more shall not be permitted unless: a. No suitable alternative site or design exists for the land use; b. There is no degradation of the habitat or reduction in the numbers of any rare, threatened, or endangered plant or animal species as a result of the project; c. Habitat of superior quantity and superior or comparable quality will be created or restored to compensate for the loss; and d. The project conforms with regulations and guidelines of the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Game, and other relevant agencies.</p>	<p><b>Consistent</b>                      The project would <u>not</u> remove 1 acre or more of natural riparian or wetland habitat as detailed in the biological resource assessment for each project area (Matuzak 2019a, 2019b).</p>
<p><b>Policy 13.3</b>                      As part of the Comprehensive Site Development Standards, require the maximum feasible use of drought tolerant native plant species for landscaping of all new multi-family residential, commercial, industrial, and public projects. Invasive, non-native plants, as determined by a landscape architect or other similar expert, that may displace native vegetation on adjoining undeveloped lands shall not be used. Landscaping with native trees and shrubs shall be encouraged to provide suitable habitat for native wildlife, particularly in proposed open space uses of future development.</p>	<p><b>Consistent</b>                      A preliminary landscape design prepared by a licensed landscape architect and compliant with the Comprehensive Site Development Standards has been submitted with the application.</p>

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy 13.4</b> Encourage long-term sustainability and maintenance of landscaped areas.</p>	<p><b>Consistent</b> A preliminary landscape design prepared by a licensed landscape architect and compliant with the Comprehensive Site Development Standards has been submitted with the application.</p>
<p><b>Policy 13.4A</b> No net loss of habitat functions or values shall be caused by development where rare and endangered species and wetlands of over 1 acre, in aggregate, are identified during the review of proposed projects. No net loss shall be achieved through avoidance of the resource, or through creation or restoration of habitat of superior or comparable quality, in accordance with guidelines of the U.S. Fish and Wildlife Service and the California Department of Fish and Game.</p>	<p><b>Consistent</b> The project would <u>not</u> remove 1 acre or more of natural riparian or wetland habitat as detailed in the biological resource assessment for each project area (Matuzak 2019a, 2019b). A botanical survey identified a federally listed plant species, Pine Hill flannelbush. The project design preserves the majority of the Pine Hill flannelbush and includes mitigation and compensation measures where removal of plants is required.</p>
<p><b>Policy 13.4B</b> Habitat that is required to be protected, restored, or created as mitigation for a project's impacts shall be monitored and maintained in accord with a County-approved Habitat Management Plan.</p>	<p><b>Consistent</b> Any required mitigation will be monitored and maintained consistent with a County approved habitat management plan and state and federal requirements.</p>
<p><b>Policy 13.4G</b> To minimize the loss or disturbance of deer habitat, clustering shall be required on parcels of 40 acres in size or larger in critical migratory deer winter ranges in <i>Rural Regions</i> within the western portion of the County, when such parcels are located in areas where the existing parcelization in the immediate vicinity is currently 40 acres or more.</p>	<p><b>Consistent</b> The southern part of the Brunswick Industrial Site is in a Rural Region. This area is not located in critical migratory deer winter range as shown on the Migratory Deer Ranges <i>Nevada County General Plan</i> map (Figure 5-4).</p>
<p><b>Policy 13.4H</b> Non-development buffers shall be maintained adjacent to perennial stream corridors through the use of clustering, the designation of a Planned Development, or the implementation of other siting and design tools. Buffers shall be sufficient in size to protect the stream corridor for movement, as well as provide some adjacent upland habitat for foraging.</p>	<p><b>Consistent</b> Non-development buffers are maintained adjacent to perennial streams, Wolf and South Fork Wolf Creek. Management plans have been submitted where encroachment into buffer zones is necessary.</p>
<p><b>Objective 13.2</b> Minimize impacts to corridors to ensure movement of wildlife.</p>	<p><b>Consistent</b> Known migratory deer ranges outlined in the <i>Nevada County General Plan</i> were reviewed for deer migration corridors. The Project is not located in any known major deer corridors, as shown on the Migratory Deer Ranges <i>Nevada County General Plan</i> map (Figure 5-4).</p>
<p><b>Objective 13.3</b> Provide for the integrity and continuity of wildlife environments.</p>	<p><b>Consistent</b> Areas to be avoided on the project site will include South Fork Wolf Creek (except for facilities associated with outfall pipeline and embankment repair to water treatment pond), a 100-foot setback for riparian area on Wolf Creek, and a conservation area for special-status plant species. The outfall pipeline would be removed after mine dewatering activities are no longer needed. As detailed in the biological resources assessment for each project area (Matuzak 2019a, 2019b), all impacts to biological resources would be mitigated to less than significant.</p>

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<p><b>Objective 13.5</b> Support, where feasible, the continued diversity and sustainability of the habitat resource through restoration and protection.</p>	<p><b>Consistent</b> Areas to be avoided on the project site will include South Fork Wolf Creek (except for facilities associated with outfall pipeline and embankment repair to water treatment pond), a 100-foot setback for riparian area on Wolf Creek, and a conservation area for special-status plant species. The outfall pipeline would be removed after mine dewatering activities are no longer needed. As detailed in the biological resources assessment for each project area (Matuzak 2019a, 2019b), all impacts to biological resources would be mitigated to less than significant.</p>
<p><b>Objective 13.6</b> Discourage significant adverse environmental impacts of land development, agricultural, forest and mining activities on important and sensitive habitats.</p>	<p><b>Consistent</b> As detailed in the biological resource and impact assessments for each project area (Matuzak 2019a, 2019b), all impacts to biological resources would be mitigated to less than significant.</p>
<p><b>Objective 13.7</b> Identify and preserve heritage and landmark trees and groves where appropriate.</p>	<p><b>Consistent</b> No heritage or landmark trees would be affected by the project, as detailed in the biological resource and impact assessments for each project area (Matuzak 2019a, 2019b).</p>
<p><b>Objective 13.8</b> Minimize removal or disturbance of low elevation oak habitat</p>	<p><b>Consistent</b> No removal or disturbance of low-elevation oak habitat is proposed, as detailed in the biological resource and impact assessments for each project area (Matuzak 2019a, 2019b).</p>
<b>CHAPTER 14, AIR QUALITY</b>	
<p><b>Goal 14.1</b> Attain, maintain and ensure high air quality.</p>	<p><b>Consistent</b> A comprehensive air quality analysis was prepared and submitted with the application that addresses air quality impacts (Dudek 2020). Air quality impacts would be less than significant after mitigation.</p>
<p><b>Objective 14.1</b> Establish land use patterns that minimize impacts on air quality</p>	<p><b>Consistent</b> A comprehensive air quality analysis was prepared and submitted with the application that addresses air quality impacts (Dudek 2020). Air quality impacts would be less than significant after mitigation.</p>
<p><b>Policy 14.1</b> Cooperate with the Air Quality Management District (currently the NSAQMD), during review of development proposals. As part of the site plan review process, require applicants of all subdivisions, multi-family, commercial and industrial development projects to address cumulative and long-term air quality impacts, and request the District enforce appropriate land use regulations to reduce air pollution.</p>	<p><b>Consistent</b> A comprehensive air quality analysis was prepared and submitted with the application that addresses cumulative and long-term air quality impacts (Dudek 2020).</p>
<p><b>Policy 14.6</b> For new construction, the County shall prohibit the installation of non-EPA certified and non-EPA exempt solid fuel burning devices.</p>	<p><b>Consistent</b> No solid fuel burning is proposed for the project.</p>

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy 14.7</b> The County shall cooperate with all appropriate agencies and other regional transportation agencies that include surrounding counties to develop programs designed to maximize the participation of employers in employer-operated van pool and/or ride sharing for employees, and mass transit service for both employees and customers.</p>	<p><b>Consistent</b> The project proponent would develop and implement a ride-sharing incentive program for employees.</p>
<p><b>Policy 14.7A</b> The County shall, as part of its development review process, ensure that proposed discretionary developments address the requirements of NSAQMD Rule 226.</p>	<p><b>Consistent</b> A dust control plan will be submitted to the Northern Sierra Air Quality Management District (NSAQMD) before any surface disturbance and applicable conditions applied as part of implementation of the proposed project.</p>
<b>CHAPTER 15, FOREST</b>	
<p><b>Goal 15.1</b> Identify and maintain sustainable timber lands and resources.</p>	<p><b>Consistent</b> The project is not in a Forest (FR) District or Timberland Production Zone (TPZ).</p>
<p><b>Objective 15.1</b> Identify and protect significant timber lands from conversion to unrelated residential and other non-timber-related uses.</p>	<p><b>Consistent</b> The project is not in a Forest (FR) District or Timberland Production Zone (TPZ).</p>
<p><b>Objective 15.2</b> Promote and provide for the continued diversity and sustainability of the forest resources including timber, watersheds, wildlife habitat, aesthetics and recreation.</p>	<p><b>Consistent</b> Surface disturbance would be limited to those areas determined necessary to operate the proposed project. The remaining areas on the project site will be preserved as open space.</p>
<p><b>Policy 15.4</b> The Forest and Open Space land use designations are the major timber producing land use designations; however, other land uses also provide opportunities for timber management and production.</p>	<p><b>Consistent</b> Where trees must be removed to create the fill pads, the trees will be sold as timber if feasible.</p>
<b>CHAPTER 16, AGRICULTURE</b>	
Not applicable	Not applicable
<b>CHAPTER 17, MINERAL MANAGEMENT</b>	
<p><b>Goal 17.1</b> Recognize and protect valuable mineral resources for current and future generations in a manner that does not create land use conflicts.</p>	<p><b>Consistent</b> This an identified valuable mineral resource that has been historically mined. This project is a gold mining operation on sites zoned for industrial use.</p>
<p><b>Objective 17.1</b> Protect valuable mineral deposits from intrusion by incompatible land uses that will impede or preclude mineral extraction or processing. Promote the proper management of all mineral resource activities in the County and minimize the impact of extraction and processing on neighboring activities and the environment in general.</p>	<p><b>Consistent</b> The project is a gold mining operation on a site previously used for gold mining, and on sites zoned for industrial use. The project has been designed to minimize potential impacts to both the environmental and surrounding land uses.</p>
<p><b>Policy 17.2</b> Exploration is conditionally permitted in compatible General Plan designations. A conditional use permit shall be required if:</p> <ol style="list-style-type: none"> <li>Overburden or mineral deposits in excess of 1,000 cubic yards are disturbed, or</li> <li>The operation in any one location exceeds one acre in size, or</li> <li>De-watering will occur or water will be discharged</li> </ol>	<p><b>Consistent</b> This proposed project includes underground exploration activities under a conditional use permit, as requested in the application.</p>

Goals/Objectives/Policies	Consistency Analysis
<p>from the site as a result of the operation.</p> <p>Exploration is conditionally permitted in incompatible General Plan designations providing:</p> <ul style="list-style-type: none"> <li>a. Methods of geological survey, geophysical, or geochemical prospecting are used, or</li> <li>b. Bore holes and trial pits not exceeding 100 cubic yards of overburden or other mineral disturbance per acre may be done.</li> <li>c. No explosives may be used other than geophysical; there may be no drifting or tunneling and de-watering or water discharge is not allowed.</li> </ul>	
<p><b>Policy 17.3</b> All exploratory operations shall require a reclamation plan unless:</p> <ul style="list-style-type: none"> <li>a. Less than 1,000 cubic yards of overburden are disturbed, and</li> <li>b. The size of the operation in any one location is one acre or less.</li> </ul> <p>In those instances where a reclamation plan is not required, an erosion control plan, approved by the Nevada County Planning Department, and a grading permit shall be required for those operations in which 50 cubic yards or more of overburden are disturbed.</p>	<p><b>Consistent</b> This project includes a reclamation plan.</p>
<p><b>Policy 17.4</b> All operations shall comply with the Nevada County General Plan Noise Chapter standards.</p>	<p><b>Consistent</b> This project complies with the <i>Nevada County General Plan</i> noise standards. See the policies under Chapter 9, Noise, of this table</p>
<p><b>Policy 17.5</b> Nevada County hereby recognizes, accepts, and adopts by reference those State Classification Reports as found in Appendix A of this Chapter providing information on the location of significant mineral deposits within the County.</p>	<p><b>Consistent</b> This project is mapped in an area classified as MRZ-2b for hydrothermal deposits, where significant inferred resources are present (Lloyd and Clinkenbeard 1990, Plate 3A)</p>
<p><b>Policy 17.6</b> Encourage extraction of mineral resources in compatible areas prior to intensified urbanization or conversion to other incompatible land use development.</p>	<p><b>Consistent</b> The project is a gold mining operation on a site previously used for gold mining, and on sites zoned for industrial use.</p>
<p><b>Policy 17.7</b> Use permit time limits for each project shall be established on a case-by-case basis. Time limits shall be based on the reasonably expected life of the mining operation and potential conflicts with future neighboring land uses. Each project shall have a periodic review for compliance with the use permit by the Planning Agency. In no case shall such review time period exceed five years. Said review shall be funded by the applicant.</p>	<p><b>Consistent</b> The project is a gold mining operation on a site previously used for gold mining and zoned for industrial use. The project has been designed to minimize impacts and conflicts with neighboring land uses. The project application proposes a life of 80 years.</p>
<p><b>Policy 17.8</b> A reclamation plan, consistent with the State Surface Mining and Reclamation Act standards, is required for all mining operations. Reclamation shall:</p> <ul style="list-style-type: none"> <li>1. Prevent, mitigate, or minimize adverse effects on the</li> </ul>	<p><b>Consistent</b> This project includes a reclamation plan that is consistent with SMARA.</p>

Goals/Objectives/Policies	Consistency Analysis
<p>environment.</p> <ol style="list-style-type: none"> <li>2. Encourage the production and conservation of minerals.</li> <li>3. Provide for the protection and subsequent beneficial use of mined and reclaimed land.</li> <li>4. Eliminate residual hazards to the public health and safety.</li> <li>5. Ensure that mined lands are reclaimed on a timely basis to a usable condition that is readily adaptable for alternative land uses.</li> <li>6. Avoid the environmental and legal problems created by improperly abandoned mines.</li> </ol>	
<p><b>Policy 17.9</b> Encourage the mining of previously mined land, if such land still contains economically mineable minerals, so the land can be reclaimed for alternative uses.</p>	<p><b>Consistent</b> This project would mine previously mined land that contains economically mineable minerals. Reclamation of the site would result in land for alternative industrial uses consistent with its land use designation.</p>
<p><b>Policy 17.10</b> Consider the socio-economic impacts associated with proposed mining operations.</p>	<p><b>Consistent</b> The project would provide approximately 300 jobs.</p>
<p><b>Policy 17.11</b> Recognize the importance of water conservation and quality for the present and future needs of the County by:</p> <ol style="list-style-type: none"> <li>1. Requiring the conservation of on-site water during mining operations.</li> <li>2. Requiring that off-site water discharge complies with State water quality standards.</li> <li>3. Requiring that any increase or decrease of off-site discharge is not detrimental to the downstream environment or downstream water users.</li> </ol>	<p><b>Consistent</b> The project has been designed to conserve and recycle water where possible including the recycling of water for ore processing and use of groundwater dewatered from underground workings for aboveground dust control and facilities. Groundwater dewatered from the underground working would be treated before discharge into South Wolf Creek and would comply with state water quality standards. The treated mine water discharge would not be detrimental to the downstream environment or downstream water users as discussed in the submitted hydrology and water quality report (EMKO 2020).</p>
<p><b>Policy 17.12</b> In approving mining projects which according to expert opinion may threaten the existing quality or quantity of surface or subsurface water which supply adjacent homes and businesses, the County shall require the operator to guarantee a comparable supply of water to such homes or businesses through accessible forms of security or alternate sources of water.</p> <p>Where water quantity and quality problems occur, an immediate water supply shall be provided by the operator until the source of the problem is determined. The burden of proof shall be on the operator to show that the mining operation did not create the water problem. If it is determined that the operator is at fault, impacted owners shall be compensated by the operator.</p>	<p><b>Consistent</b> The impact to water quality and quantity is identified and discussed in the submitted hydrology and water quality report (EMKO 2020). The technical analysis identifies an area of potential concern for residential potable water wells on East Bennett Road and the project proposes the extension of the NID potable water system, funded by the proponent, to guarantee a supply of water in this area. Residences on the streets of Cordell Court, Miskin Court, Amethyst Court, Emerald Court, Diamond Court, and Old Mine Road and several private driveways would be offered the opportunity to connect to a new potable water line provided by the project. Residential connection to this new potable water line would be voluntary and at the property owner’s discretion. The pipeline would be installed within the County right-of-way in the streets named and stubbed at the property owner’s property boundary in a location designated by the County. If the property owner decides to connect to the potable water line, the applicant would fund the permitting and construction costs.</p>

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy 17.13</b> The County shall require satisfactory forms of accessible security, including irrevocable letters of credit, cash deposits, escrowed negotiable securities, or performance bonds, from all mining projects to cover all such damages which may stem from the projects.</p>	<p><b>Consistent</b> The project would include provision of a financial assurance mechanism consistent with the requirements of the California SMARA.</p>
<p><b>Policy 17.14</b> Already existing development - commercial, residential, and community - as well as undeveloped private lands, shall be protected from adverse environmental effects caused by mining through enforced use permit conditions and mitigations measures, or denial of the projects. The County shall be the enforcement agency.</p>	<p><b>Consistent</b> The project would comply with all applicable regulations, including implementation of mitigation measures to reduce impacts to less-than-significant levels and completion of site inspections under SMARA.</p>
<p><b>Policy 17.15</b> Surface mining is conditionally permitted only in compatible General Plan designations as defined herein and on parcels zoned "ME". Said mining shall be allowed only after impacts on the environment and nearby land uses have been adequately reviewed and found to be in compliance with CEQA. Of particular importance shall be the impact of the operation on nearby land uses, water quantity and quality, noise and vibration impacts, and traffic associated with the operation. All other related impacts shall also be addressed.</p>	<p><b>Consistent</b> The project proposes to rezone the Brunswick Industrial Site from M1-SP to M1-ME and is subject to environmental review consistent with the California Environmental Quality Act (CEQA). The project would comply with all applicable federal, state, and local regulations in addition to implementation of mitigation measures to reduce impacts to less-than-significant levels as required by the CEQA document and associated conditions of approval..</p>
<p><b>Policy 17.16</b> Upon acceptance of the State Classification Reports by the County, all existing and subsequent property owners of MRZ-2 lands shall be notified by the County of the existence of significant mineral deposits and the potential for mining in that area.</p>	<p><b>Consistent</b> This project is mapped in an area classified as MRZ-2b for hydrothermal deposits, where significant inferred resources are present (Lloyd and Clinkenbeard 1990, Plate 3A).</p>
<p><b>Policy 17.17</b> The County shall use the "ME" Mineral Extraction Combining District as a means to provide for the public awareness of the potential for surface mining to occur where it has been established that important minerals are present. The "ME" District shall be used only on those lands which are within any of the compatible General Plan designations and which are not residentially zoned.</p>	<p><b>Consistent</b> The Brunswick Industrial Site would be rezoned from M1-SP to M1-ME. The existing industrial zoning is compatible with County General Plan designations. This project is mapped in an area classified as MRZ-2b for hydrothermal deposits, where significant inferred resources are present (Lloyd and Clinkenbeard 1990, Plate 3A).</p>
<p><b>Policy 17.24</b> Regardless of the General Plan designation, subsurface mining shall be conditionally permitted throughout the County. Said mining shall be allowed only after impacts on the environment and affected surface land uses have been adequately reviewed and found to be in compliance with CEQA. Of particular importance shall be the impact of the operation on surface land uses, water quantity and quality, noise and vibration, land subsidence, and traffic associated with surface access. All other related impacts shall also be addressed.</p>	<p><b>Consistent</b> The County has initiated the environmental review process and determined an Environmental Impact Report is required. The environmental review process will be undertaken by the County consistent with the requirements of CEQA.</p>

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy 17.25</b> Surface access to subsurface mining is conditionally permitted only in compatible General Plan designations as defined herein. However, vent and escape shafts are conditionally permitted in incompatible General Plan designations where surface disturbance is minimal.</p>	<p><b>Consistent</b> All surface access to subsurface mining is located on the Brunswick Industrial Site, which is zoned M-1. Surface access to subsurface mining is allowed in the M1 base district (Section L-II 3.21) subject to the approval of a use permit. See Section 5.1 of this document for details on consistency with the County Zoning Code.</p>
<p><b>Policy 17.26</b> Surface plants for underground mines differ greatly in complexity and areal extent so evaluation on an individual project basis is required to assess impact on the environment. The simplest case is a mine portal or shaft collar from which ore and waste are removed from the site for treatment and disposal elsewhere. As a result, the impact on the environment could be minimal. The most complex cases involve stockpiles, crushing and grinding facilities, concentrators and other processing units, shops, warehouses and offices, waste disposal areas, tailings ponds and extended infrastructure. Such operations shall receive the same evaluation as large surface mines.</p>	<p><b>Consistent</b> The surface plants for the underground mine are proposed to be located on the Brunswick Industrial Site, which is zoned M-1-SP. The project includes changing the zoning on the Brunswick Industrial Site from M1 and M1-SP to M1-ME. A comprehensive application was submitted that included a detailed project description, reclamation plan, and resource specific technical studies describing and evaluating the potential impacts of the project. The project was designed to minimize or avoid environmental impacts were feasible.</p>
<b>CHAPTER 18, AESTHETICS</b>	
<p><b>Goal 18.1</b> Promote and provide for aesthetic design in new development which reflects existing character.</p>	<p><b>Consistent</b> Site visibility would be limited by the surrounding trees and topography and would be consistent with the industrial nature of the surrounding area.</p>
<p><b>Objective 18.1</b> Develop appropriate community design guidelines to ensure aesthetic design in new development.</p>	<p><b>Consistent</b> The project would comply with the Comprehensive Site Development Standards and the Western Nevada County Design Guidelines. The site would be minimally visible from off-site and would not be accessible to the public.</p>
<p><b>Policy 18.1</b> The County shall prepare Community Design Guidelines applicable to the various General Plan Designations and zoning classifications, and adopt such guidelines as part of Comprehensive Site Development Standards, to be used in the project site review of all discretionary and ministerial project permits. The guidelines may include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>a. Community identity</li> <li>b. Preservation of natural landforms</li> <li>c. Protection and management of viewsheds</li> <li>d. Protection and management of river corridors and other significant streams</li> </ul> <p>These Guidelines shall be the base design standards applicable to all projects. Area-specific Design Guidelines, where adopted by the County pursuant to Policy 18.2, shall be applicable in addition to the base guidelines within the specified area.</p>	<p><b>Consistent</b> The project would comply with the Comprehensive Site Development Standards and the Western Nevada County Design Guidelines. The site would be minimally visible from off-site and would not be accessible to the public.</p>

Goals/Objectives/Policies	Consistency Analysis
<p><b>Policy 18.2</b> The County may adopt Specific Design Guidelines for areas within <i>Community Regions</i>, <i>Rural Places</i>, and <i>Rural Centers</i> to provide for the maintenance of community identity, scenic resources and historic sites and areas.</p>	<p><b>Consistent</b> The project is not in an area with area-specific guidelines (Nevada County Code Section L-II- 4.2.3).</p>
<p><b>Goal 18.2</b> Protect and preserve important scenic resources.</p>	<p><b>Consistent</b> As described in the aesthetic study (Benchmark Resources 2019), SR 20-49 is an eligible state scenic highway with a view of the Centennial Industrial Site. The removal of trees and placement of the engineered fill would be briefly visible from SR 20-49, mainly for passengers in vehicles heading northeast, and less visible from views closer to level with the highway. The project features would be similar in character to the industrial features in the existing foreground and middleground views; however, the bare building pad would provide a noticeable difference from the existing and background areas of dense treetops. Because views would be brief and broken up by foreground trees within an area already surrounded by industrial uses, the site is zoned for industrial use, the purpose of the building pad would be to accommodate future industrial use, and potential future uses are likely to require visibility from the surrounding area (making planting tall trees on this new surface incompatible with the future use), any impact on scenic resources related to the project would be less than significant.</p>
<p><b>Objective 18.2</b> Develop standards to protect scenic resources and viewsheds.</p>	<p>The project would comply with the Comprehensive Site Development Standards and the Western Nevada County Design Guidelines. The site would be minimally visible from off-site and would not affect scenic resources and viewsheds, as described in the aesthetic study (Benchmark Resources 2019).</p>
<p><b>Policy 18.3</b> The County shall establish standards for the protection of large-scale views and viewsheds and shall incorporate such standards in the Comprehensive Site Development Standards. The standards shall provide an inventory of sensitive views and viewsheds within Nevada County, and specify protective measures and impact controls applicable through the project site review process.</p>	<p><b>Consistent</b> The project is not located on a visually important ridgeline, no rooflines or any portion of a structure extends above a visually important ridgeline, and site grading does not alter the existing silhouette of visually important ridgelines. (Nevada County Code Section L-II 4.3.16 ). An aesthetic study (Benchmark Resources 2019) concludes the project would have less-than-significant impacts on views.</p>
<p><b>Policy 18.6</b> Discretionary development in Rural Regions and in Community Regions near the Community Boundary shall, wherever possible, preserve natural landmarks and avoid ridge-line placement of structures.</p>	<p><b>Consistent</b> The project would not affect natural landmarks or ridgelines.</p>
<p><b>Policy 18.7A</b> The County shall promote a compact development pattern to protect open space buffers between communities and to maintain a geographic distinction between communities.</p>	<p><b>Consistent</b> The project design preserves the portions of South Fork Wolf Creek and Wolf Creek on-site through setbacks. In addition, buildings are clustered on the Brunswick Industrial Site as much as feasible. Approximately 71 acres out of 175 total acres would remain as open space  Brunswick Industrial Site is mostly located in the Grass Valley Community Region and the southern part of the property is in the Rural Region. The property was historically used for mining</p>

Goals/Objectives/Policies	Consistency Analysis
	and saw milling and disturbed and paved areas extend across the region boundary on the property.
<p><b>Objective 18.3</b> Promote the conservation of scenic roads and highways.</p>	<p><b>Consistent</b> As described in the aesthetic study (Benchmark Resources 2019), the project would have less-than-significant impacts on views of the project site from State Route 20-49.</p>
<p><b>Policy 18.11</b> New Commercial, Industrial and Multiple Family development shall utilize fixtures and light sources that minimize night time light pollution.</p>	<p><b>Consistent</b> Lighting would include downward-facing fully shielded fixtures to minimize light pollution and nighttime glare and would comply with applicable zoning standards and County building codes. A photometric lighting plan has been submitted with the application.</p>
<b>CHAPTER 19, CULTURAL RESOURCES</b>	
<p><b>Goal 19.1</b> Identify and protect and where economically feasible restore significant archaeological and historic resources.</p>	<p><b>Consistent</b> A cultural resources survey (InContext 2020) was conducted for the project. The records search, literature review, and pedestrian survey indicated no presence of prehistoric resources within the project area but confirmed the presence of four historic-period resources, two of which may be eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The cultural resources survey recommended measures to identify and document these resources.</p>
<p><b>Objective 19.1</b> Encourage the inventory, protection and interpretation of the cultural heritage of Nevada County, including historical and archaeological landscapes, sites, buildings, features, artifacts.</p>	<p><b>Consistent</b> A cultural resources survey (InContext 2020) was conducted for the project. The report identified potential historic resources. The CEQA process will be employed as part of the permitting process.</p>
<p><b>Objective 19.2</b> Implement development standards, including the preservation of open space, to protect identified significant cultural sites.</p>	<p><b>Consistent</b> The project design would comply with the applicable Comprehensive Site Development Standards. Buildings are clustered on the Brunswick Industrial Site as much as feasible. Approximately 71 acres out of 175 total acres would remain as open space. No prehistoric resources are within the project area, but four historic-period resources exist on-site, two of which may be eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The cultural resources survey recommended measures to identify and document these resources.</p>
<p><b>Policy 19.4</b> Incorporate cultural and historic resource management standards in the Comprehensive Site Development Standards, for use in project review of all discretionary project permits. These standards shall provide for the use of clustering and restricted building sites as techniques for the preservation of significant cultural resources.</p>	<p><b>Consistent</b> The project design would comply with the applicable Comprehensive Site Development Standards. Buildings are clustered on the Brunswick Industrial Site as much as feasible. Approximately 71 acres out of 175 total acres would remain as open space.</p>
<p><b>Policy 19.5</b> In order to maintain a definition of community character and enhance local economies and tourism through adaptive reuse, include guidelines for preservation, maintenance and enhancement of the exterior design elements of structures and districts of local historic or architectural interest, as part</p>	<p><b>Consistent</b> Project site visibility would be limited by the surrounding trees and topography and would be consistent with the industrial nature of the surrounding area. The public would not have access to the site. The project design would comply with the applicable Comprehensive Site Development Standards.</p>

Goals/Objectives/Policies	Consistency Analysis
<p>of the Nevada County Community Design Guidelines.</p> <p>These guidelines shall encourage and provide for the adaptive reuse of historic buildings in order to preserve such buildings and to enhance local economies. The guidelines shall be advisory in nature and integrated with the Comprehensive Site Development Standards in the project review process.</p>	
<p><b>Policy 19.6</b> Require all applications for discretionary project permits, and all applications for ministerial project permits except single family residences on individual lots shall be accompanied by a Site Sensitivity Literature Review, prepared by a qualified archaeologist or entity such as the North Central Information Center, Department of Anthropology, California State University at Sacramento.</p> <p>Where review indicates significant archaeological or historical sites or artifacts are, or are likely, present, on-site field review shall be required. If a site or artifacts are discovered, the find shall be evaluated and potential significance determined. If significant cultural resources may be directly or indirectly impacted by proposed development, appropriate mitigation shall be developed and implemented in accordance with California Environmental Quality Act standards, including Appendix K, prior to onset of ground disturbance. Avoidance of significant cultural resources shall be considered the mitigation priority. Excavation of such resources shall be considered only as a last resort when sufficient planning flexibility does not permit avoidance. On-site field review, evaluation of site significance, and development of mitigation measures, as identified above, shall be performed by a qualified professional archaeologist.</p>	<p><b>Consistent</b> A cultural resources survey report (InContext 2020) was conducted for the project. The study was completed in compliance with CEQA and Section 106 of the National Historic Preservation Act (NHPA) and consisted of prefield research, outreach to potentially interested parties, and a pedestrian survey. All work was conducted or directed by a California Registered Historian and a Registered Professional Archaeologist who meets the Secretary of Interior’s standards for professional qualifications in archaeology, history, and architectural history.</p> <p>The assessment of the project finds that the project would have no adverse effect as defined by Section 106 of the NHPA and would not result in a significant adverse impact as defined by CEQA. This finding assumes that the qualifying characteristics that have been documented by Rise Grass Valley, Inc., would be shared with interested parties for the purpose of historic preservation and public benefit.</p>
<p><b>Objective 19.3</b> Include in the development review process consideration of historic, cultural, and Native American concerns and values.</p>	<p><b>Consistent</b> A cultural resources survey (InContext 2020) was conducted for the project. The County will conduct Native American consultation consistent with Section 106 as part of the CEQA process.</p>
<p><b>Policy 19.7</b> Cooperate with local historical societies and the Native American Indian community to protect significant historical, cultural and archaeological artifacts, improve access to and interpretation of unrestricted resources and archaeological history by involving them in the development review process.</p>	<p><b>Consistent</b> The County will conduct Native American consultation consistent with Section 106 as part of the CEQA process.</p>

Source: Nevada County 2014.

## 5. CONSISTENCY WITH THE COUNTY ZONING CODE

The County Zoning Code establishes the basic regulations under which land is developed. This includes allowable uses, building setback requirements, and development standards. Pursuant to state law, the zoning code must be consistent with the County General Plan.

As detailed in Section 2.4, “General Plan Land Use Designations and Zoning Classifications,” all parcels on-site are designated Industrial in the County General Plan. The County Zoning Code designates the Centennial Industrial Site as Light Industrial (M1) and the Brunswick Industrial Site as Light Industrial (M1) with Site Performance Combining District (SP). Section L-II 2.5 (B)(2) of the County Zoning Ordinance states that:

The M1 District provides areas for the production, repairing, distribution, and warehousing of goods and equipment, along with supporting businesses and services. Uses should provide for buffering from adjacent land uses to minimize incompatibility and should have convenient, controlled access to arterial or major collector roads without passing through residential areas.

The project would be consistent with the allowable uses described in Section L-II 2.5, except as described in the following subsections. In addition, as described in Section 3.1 previously, a use permit would be acquired before construction and operations begin.

## 5.1 Rezone

Section L-II 3.22 (D)(2)(a) of the County Zoning Ordinance states that mineral exploration is allowed in the M1 district. However, Section L-II 3.22 (D)(3) of the County Zoning Ordinance states that surface mining (e.g., surface work incident to an underground mine, such as processing, stockpiling of mined materials, waste disposal, and the reclamation thereof) is allowed in the M1 district where the property is zoned ME; therefore, the site is proposed to be rezoned Light Industrial (M1) with Mineral Extraction Combining District (M1-ME).

As provided in the Mineral Management Element of the County General Plan, “Surface mining is conditionally permitted in compatible designations that are zoned within the ‘ME’ Mineral Extraction Combining District. Such areas are those known to contain potentially significant mineral resources and lie in compatible areas for surface mining. Areas not currently zoned ‘ME’ and that lie in a compatible designation may be rezoned if a significant resource can be shown to be present.” The regulations state that this district shall be used only on those lands that are within any of the compatible County General Plan designations and that are not in a residential zone. The current site is for industrial uses and is not within a residential zone.

In establishing the ME District, one or more of the following standards must be met:

1. Said lands have been designated as Mineral Resource Zone-2 (MRZ-2) based on State of California Classification Reports.
2. It has been clearly demonstrated that significant mineral deposits are likely present on said lands based on data similar in nature to the State Classification Reports.

The site is located on land designated MRZ-2 (Nevada County 2014, Vol. 2, Fig. 8). In addition, historic gold mining of the project site and recent drilling clearly demonstrates that significant mineral deposits are present on the project site. Therefore, both standards are met. With the rezone, the proposed use (gold mining and processing and the reclamation thereof) would be an authorized use.

## 5.2 Variance

To be able to execute the activities allowed on-site with the zone change, certain structures must be taller than 45 feet. Thus, a variance would be required to make it feasible to implement the proposed use

determined to be allowed within the Light Industrial (M1) with Mineral Extraction Combining District (M1-ME).

The increased building heights would be designed, constructed, and operated in compliance with the Occupational Safety and Health Administration (OSHA) requirements, zoning standards, the County building code, the health and safety code, Nevada County Consolidated Fire District rules, and other applicable County and state regulations. In addition, the project building heights would comply with the *Nevada County Airport Land Use Compatibility Plan* (NCALUCP) and would not create aesthetic impacts. The project site is partially within Zones D and E of the NCALUCP. For Zone D, airspace review is required for objects greater than 3,207 feet msl (see Table 2A of the NCALUCP). The tallest point of the project site (the 165-foot-tall headframe building) would be at 2,912 feet msl. In addition, the project is not a noise-sensitive use, would not pose a hazard to flight, and would not exceed the density requirements; therefore, the project would comply with the requirements of the NCALUCP for Zones D and E. The proposed project would be required to be reviewed by the Airport Land Use Commission because, among other reasons, it would include new development of buildings more than 100 feet tall in Zones D and E (See Policy 1.4.3 of the NCALUCP).

Regarding aesthetics, site visibility would be limited by the surrounding trees and topography and would be consistent with the industrial nature of the surrounding area. The buildings would not be visible from an eligible or designated state scenic highway. Lighting would include shielded fixtures to minimize light pollution and nighttime glare and would comply with applicable zoning standards and County building codes.

### **5.3 Overall Project Consistency**

As described in Table 4, previously, the proposed project would be consistent with the requirements outlined in the County Zoning Code, Article 4, Comprehensive Site Development Standards.

## **6. PHYSICAL DIVISION OF AN ESTABLISHED COMMUNITY**

The proposed project would operate on land designated for industrial use and currently used to store industrial materials on both the Brunswick and Centennial Industrial Sites. The project would not affect access to the nearby roadways and would not change access to a nearby community from these roadways. Therefore, the project would not physically divide an established community.

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## REFERENCES AND RESOURCES

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## REFERENCES AND RESOURCES

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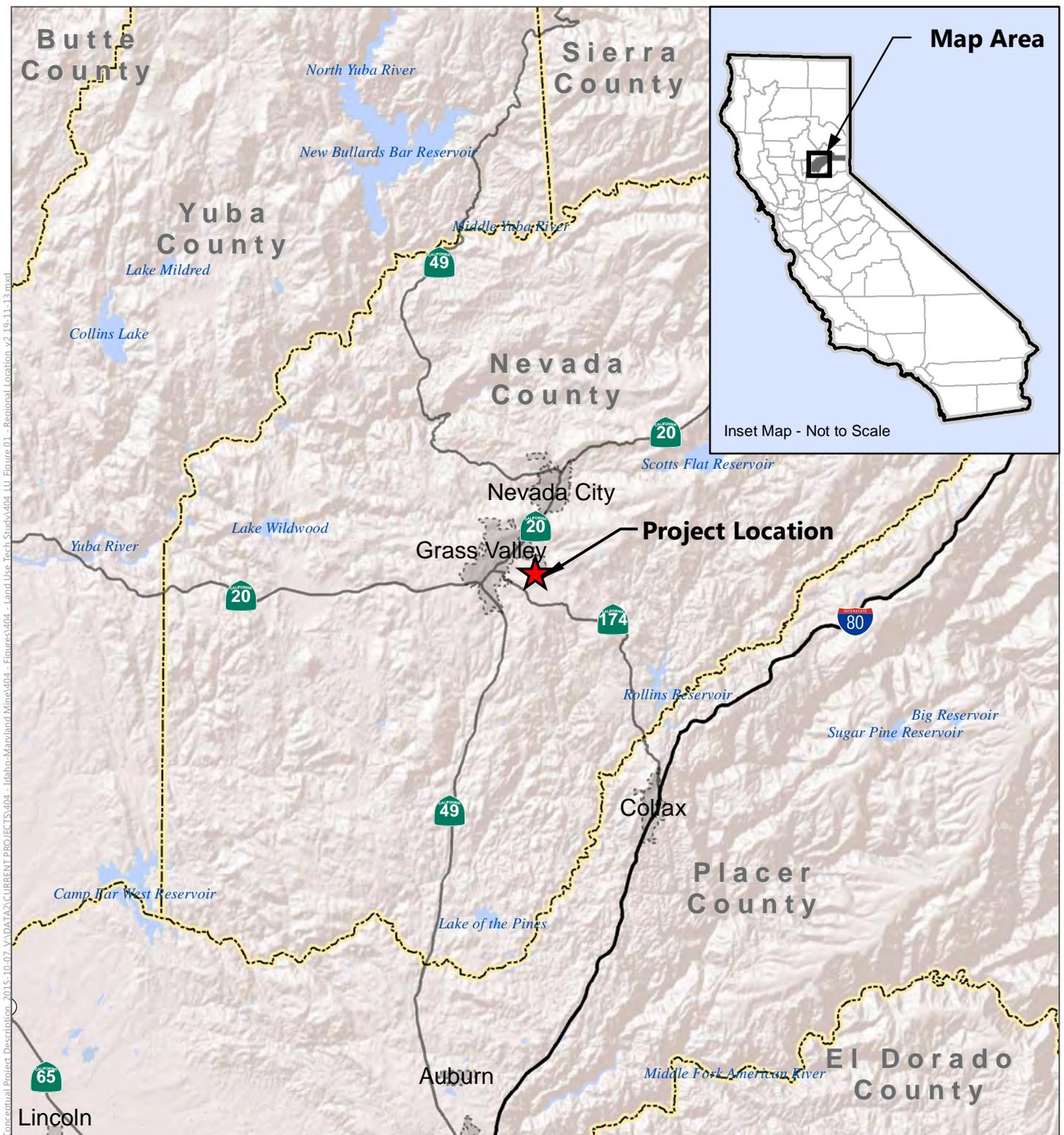
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## FIGURES

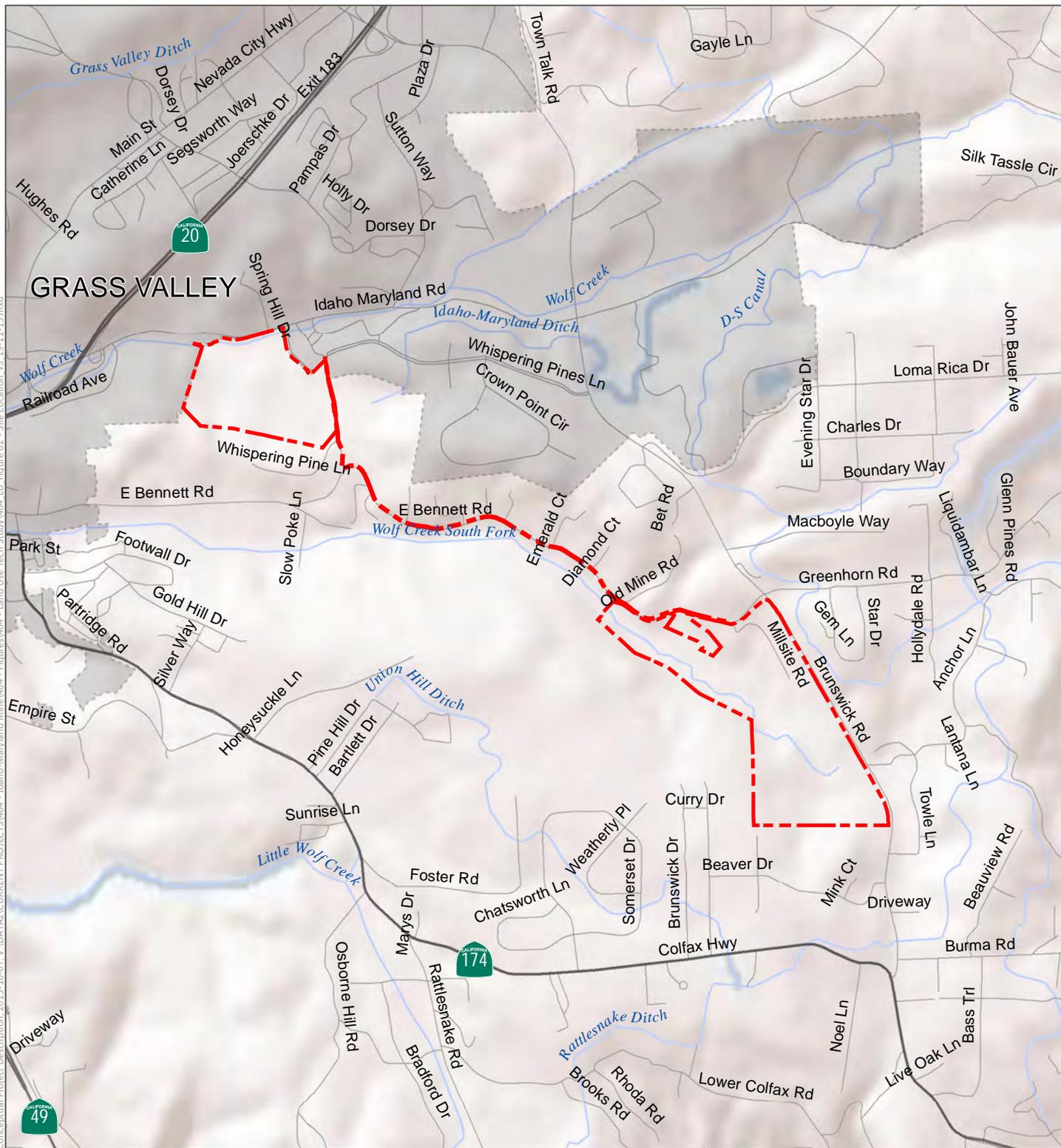




SOURCES: ESRI World Shaded Relief accessed Jan. 2020, ESRI World Topographic Map accessed Jan. 2020; ESRI World Streetmap, 2009; compiled by Benchmark Resources in 2020

- Project Location
- City Boundary
- County Boundary
- Interstate Highway
- State Route

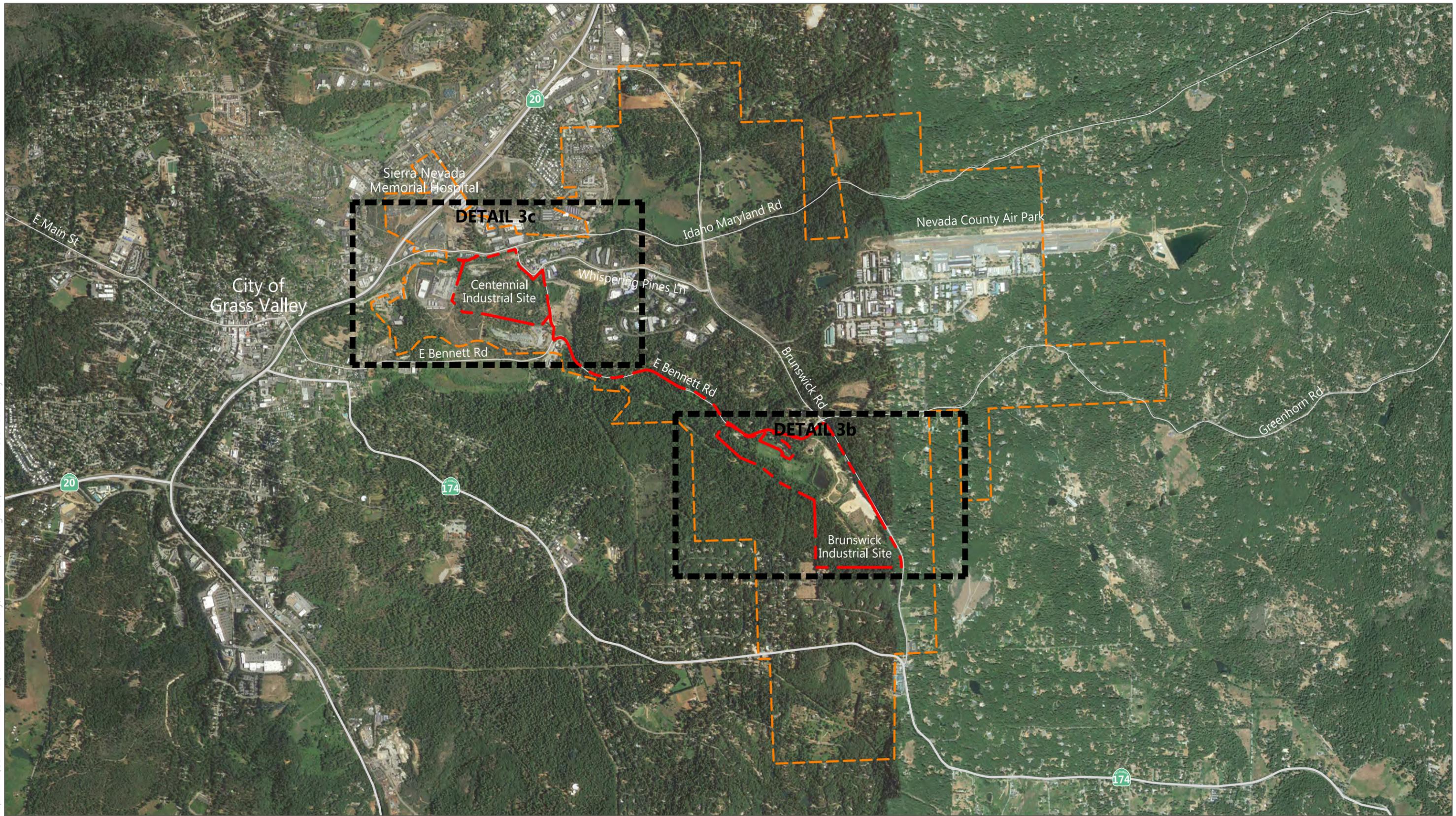
Conceptual Project Description, 2015-10-07, V:\DATA\2\CURRENT PROJECTS\404 - Idaho-Maryland Mine\404 - Figures\404 - Land Use Tech Study\404 - Figure 02 - Site Location, v3, 19-11-15.mxd



SOURCES: ESRI World Shaded Relief accessed Jan. 2020; ESRI World Topographic Map accessed Jan. 2020; ESRI World Streetmap, 2009; City Boundary–Nevada County Open Data - GIS Division, accessed November 2019; adapted by Benchmark Resources in 2020

- Project Boundary
- City Boundary
- State Route
- Street
- Waterway

V:\DATA\CURRENT PROJECTS\404 - Idaho-Maryland Mine\404 - Figures\404 - Land Use Tech Study



SOURCE: Google Earth (flown 5-17-2018); compiled by Benchmark Resources in 2020

NOTES:

1. New underground workings will not extend within 500 feet of the surface, except at access points on-site.
2. See Figure 3b and Figure 3c for detail maps shown.

- - - - - Project Boundary
- - - - - Underground Mineral Rights Boundary
- State Route
- Street

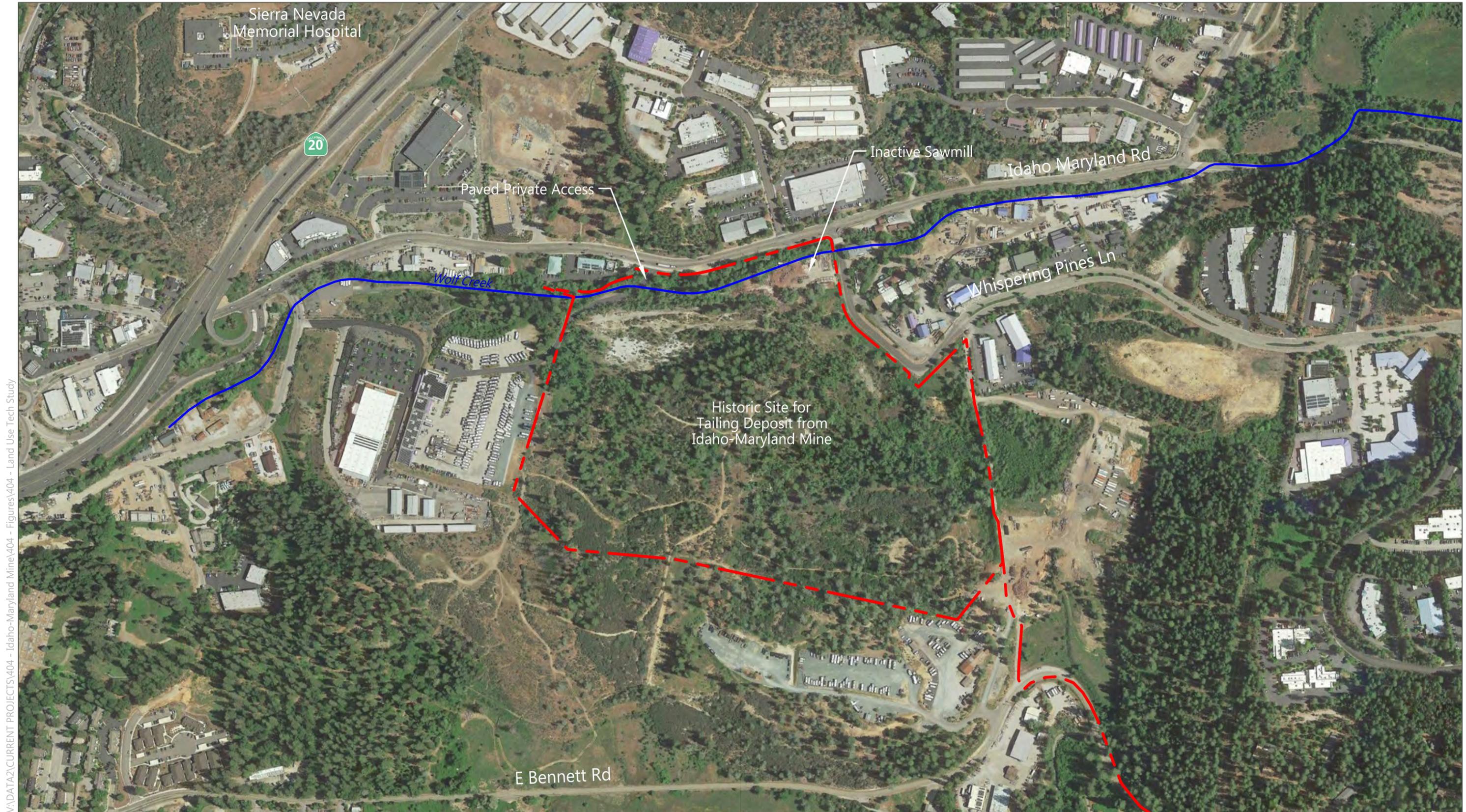
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SOURCE: AERIAL-Google Earth Pro (flown 5-17-2018); compiled by Benchmark Resources in 2020

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

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



V:\DATA\CURRENT PROJECTS\404 - Idaho-Maryland Mine\404 - Figures\404 - Land Use Tech Study

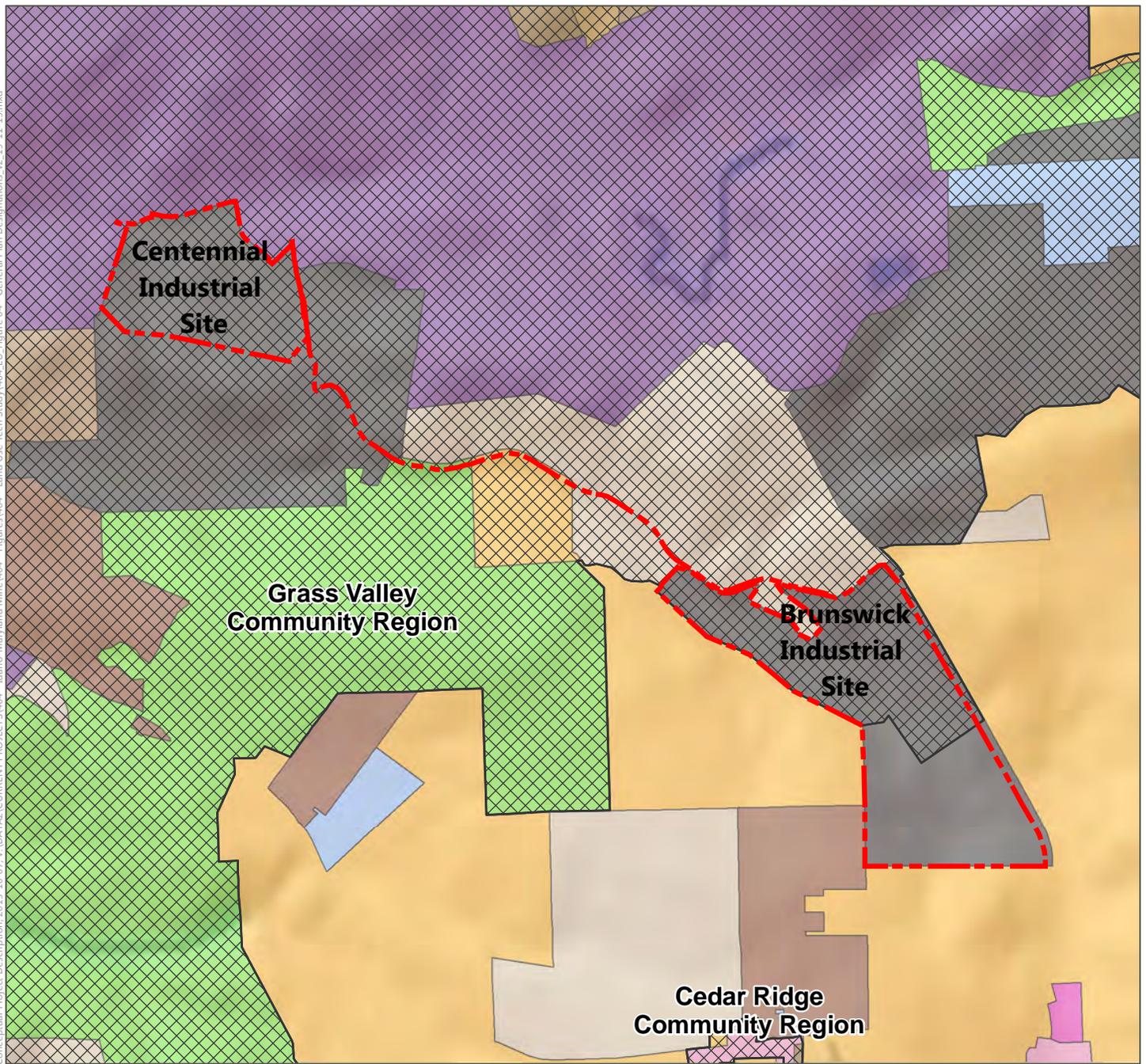
SOURCE: Google Earth Pro (flown 5-17-2018); compiled by Benchmark Resources in 2020

NOTES:

1. See Figure 3a for detail location.

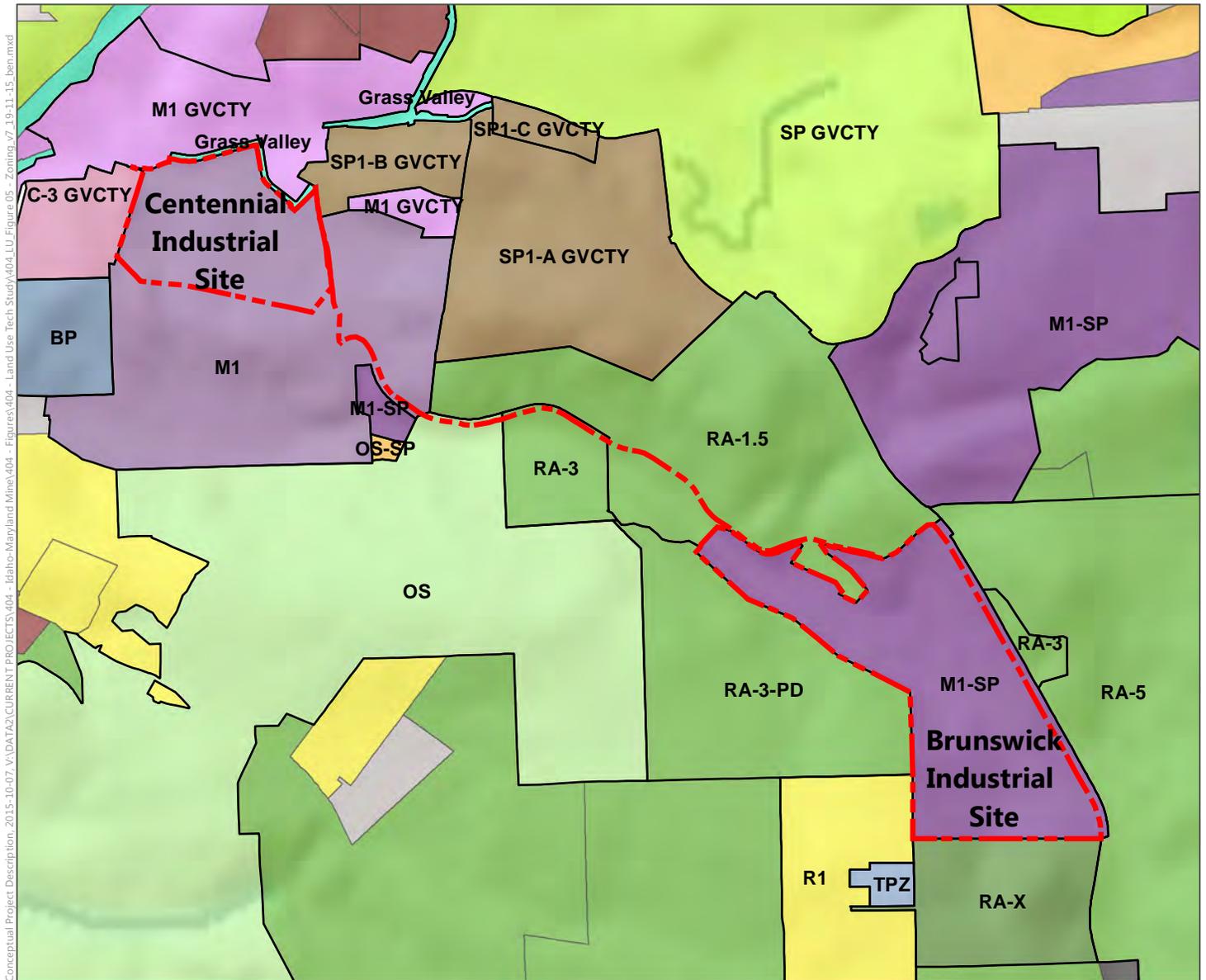
- - - Project Boundary
- Waterway

Conceptual Project Description, 2015-10-07, V:\DATA\CURRENT PROJECTS\404 - Idaho-Maryland Mine\404 - Figures\404 - Land Use Tech Study\404\_LU\_Figure 04 - General Plan Designations v2\_19-11-15.mxd



SOURCES: ESRI World Shaded Relief accessed Jan. 2020, ESRI World Topographic Map accessed Jan. 2020; ESRI World Streetmap, 2009; General Plan Designations—County of Nevada - Open Data - GIS Division "General Plan - Landuse"; adapted by Benchmark Resources in 2020

- |   |                         |   |                                  |
|---|-------------------------|---|----------------------------------|
|  | Project Boundary        |  | Office & Professional            |
|  | Community Regions       |  | Open Space                       |
|  | Business Park           |  | Public                           |
|  | Estate                  |  | Residential                      |
|  | Incorporated Area       |  | Urban High Density Residential   |
|  | Industrial              |  | Urban Medium Density Residential |
|  | Neighborhood Commercial |  | Urban Single-Family Residential  |

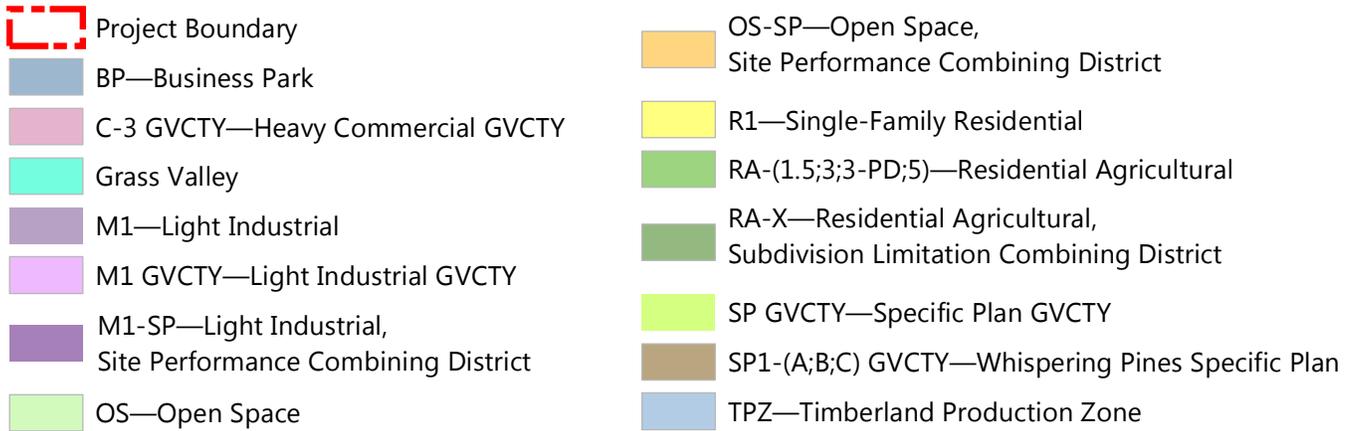


Conceptual Project Description, 2015-10-07, V:\DATA\CURRENT PROJECTS\404 - Idaho-Maryland Mine\404 - Figures\404 - Zoning\7\_19\_11\_15\_ben.mxd

SOURCES: ESRI World Shaded Relief accessed Jan. 2020, Zoning—County of Nevada - Open Data - GIS Division "Zoning Districts" (10-17-2018); Nevada County Zoning Ordinance (Article 2; Section L-II 2.1 Establishment of Zoning Districts); adapted by Benchmark Resources in 2020

NOTES:

1. "GVCTY" refers to City of Grass Valley Zoning Ordinance descriptions.
2. Zoning descriptions pulled from "ZONEDETAIL" field attributes for areas under Nevada County Zoning Ordinance; descriptions pulled from "ZONETYPE" field attributes for areas under City of Grass Valley Zoning Ordinance.
3. Labels pulled from "ZONECODE" filed with some labels combined in legend for simplicity.



V:\DATA\CURRENT PROJECTS\404 - Idaho-Maryland Mine\404 - Figures\404 - Land Use Tech Study



SOURCE: Aerial-Google Earth Pro (flown 5-17-2018); Pipeline-Rise Gold Corp, 2019; compiled by Benchmark Resources in 2020

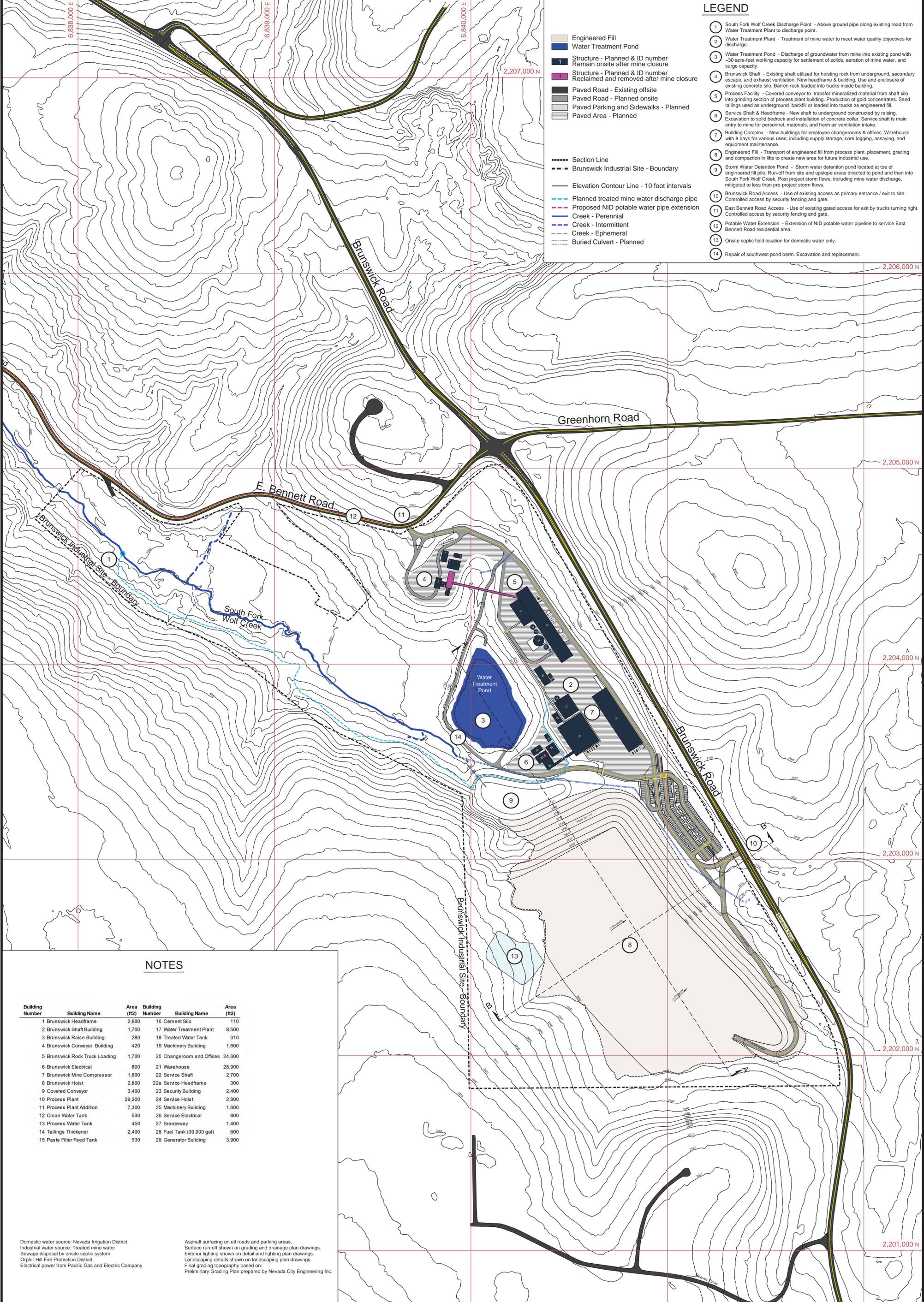
-  Project Boundary
-  Potable Water Pipeline
-  State Route
-  Street

SHEETS



**LEGEND**

- 1 South Fork Wolf Creek Discharge Point - Above ground pipe along existing road from Water Treatment Plant to discharge point.
  - 2 Water Treatment Plant - Treatment of mine water to meet water quality objectives for discharge.
  - 3 Water Treatment Pond - Discharge of groundwater from mine into existing pond with ~30 acre-feet working capacity for settlement of solids, aeration of mine water, and surge capacity.
  - 4 Brunswick Shaft - Existing shaft utilized for hoisting rock from underground, secondary escape, and exhaust ventilation. New headframe & building. Use and enclosure of existing concrete silo. Barren rock loaded into trucks inside building.
  - 5 Process Facility - Covered conveyor to transfer mineralized material from shaft silo into grinding section of process plant building. Production of gold concentrates. Sand tailings used as underground backfill or loaded into trucks as engineered fill.
  - 6 Service Shaft & Headframe - New shaft to underground constructed by raising. Excavation to solid bedrock and installation of concrete collar. Service shaft is main entry to mine for personnel, materials, and fresh air ventilation intake.
  - 7 Building Complex - New buildings for employee changerooms & offices. Warehouse with 8 bays for various uses, including supply storage, core logging, assaying, and equipment maintenance.
  - 8 Engineered Fill - Transport of engineered fill from process plant, placement, grading, and compaction in lifts to create new area for future industrial use.
  - 9 Storm Water Detention Pond - Storm water detention pond located at toe of engineered fill pile. Run-off from site and upslope areas directed to pond and then into South Fork Wolf Creek. Post project storm flows, including mine water discharge, mitigated to less than pre-project storm flows.
  - 10 Brunswick Road Access - Use of existing access as primary entrance / exit to site. Controlled access by security fencing and gate.
  - 11 East Bennett Road Access - Use of existing gated access for exit by trucks turning right. Controlled access by security fencing and gate.
  - 12 Potable Water Extension - Extension of NID potable water pipeline to service East Bennett Road residential area.
  - 13 Onsite septic field location for domestic water only.
  - 14 Repair of southwest pond berm. Excavation and replacement.
- Section Line
  - - - - Brunswick Industrial Site - Boundary
  - Elevation Contour Line - 10 foot intervals
  - Planned treated mine water discharge pipe
  - Proposed NID potable water pipe extension
  - Creek - Perennial
  - Creek - Intermittent
  - Creek - Ephemeral
  - Buried Culvert - Planned



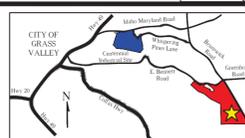
**NOTES**

Building Number	Building Name	Area (ft <sup>2</sup> )	Building Number	Building Name	Area (ft <sup>2</sup> )
1	Brunswick Headframe	2,600	16	Cement Silo	110
2	Brunswick Shaft Building	1,700	17	Water Treatment Plant	8,500
3	Brunswick Raise Building	280	18	Treated Water Tank	310
4	Brunswick Conveyor Building	420	19	Machinery Building	1,600
5	Brunswick Rock Truck Loading	1,700	20	Changeroom and Offices	24,600
6	Brunswick Electrical	800	21	Warehouse	28,900
7	Brunswick Mine Compressor	1,600	22	Service Shaft	2,700
8	Brunswick Hoist	2,800	22a	Service Headframe	300
9	Covered Conveyor	3,400	23	Security Building	2,400
10	Process Plant	29,200	24	Service Hoist	2,800
11	Process Plant Addition	7,300	25	Machinery Building	1,600
12	Clean Water Tank	530	26	Service Electrical	800
13	Process Water Tank	450	27	Breezeway	1,400
14	Tailings Thickener	2,400	28	Fuel Tank (30,000 gal)	600
15	Paste Filter Feed Tank	530	29	Generator Building	3,900

Domestic water source: Nevada Irrigation District  
 Industrial water source: Treated mine water  
 Sewage disposal by onsite septic system  
 Orphir Hill Fire Protection District  
 Electrical power from Pacific Gas and Electric Company

Asphalt surfacing on all roads and parking areas.  
 Surface run-off shown on grading and drainage plan drawings.  
 Exterior lighting shown on detail and lighting plan drawings.  
 Landscaping details shown on landscaping plan drawings.  
 Final grading topography based on:  
 Preliminary Grading Plan prepared by Nevada City Engineering Inc.

**Idaho-Maryland Mine Project**  
 Rise Grass Valley Inc.  
 PO Box 271  
 Grass Valley, California, USA 95945



**Brunswick Industrial Site**  
 Nevada County, SEC. 31, T.16N, R.9E., M.D.M  
 Total Area = 118.93 Acres  
 Assessor Parcel Numbers:  
 09-630-37, 09-630-39, 09-441-03, 09-441-04,  
 09-441-05, 09-441-34  
 Current Zoning M1-SP / Proposed Zoning M1-ME

SCALE 1"=200'

500 ft

**Land Use Technical Study**  
**Sheet 1**  
 Brunswick Industrial Site Plan - Final Grading and Topography

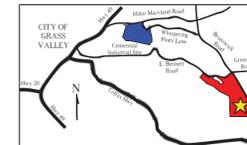
Drawnby : Rise Grass Valley - Nov 10 / 19      Scale : 1" = 200 feet

Lidar & Airphotos by Aero Geometrics with survey control by Nevada City Engineering May 7th 2018. Grass Valley, CA. Horizontal Datum: NAD83 (2011), Vertical Datum: GEOID 12B, NAVD 88 Projection: California State Plane Zone 2, Combined Scale Factor: 0.9979691

Building Number	Building Name	Area (ft <sup>2</sup> )	Building Number	Building Name	Area (ft <sup>2</sup> )
1	Brunswick Headframe	2,600	16	Cement Silo	110
2	Brunswick Shaft Building	1,700	17	Water Treatment Plant	8,500
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Idaho-Maryland Mine Project  
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Brunswick Industrial Site  
 Nevada County  
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 Total Area = 118.93 Acres  
 Assessor Parcel Numbers:  
 09-630-37, 09-630-39, 09-441-03, 09-441-04,  
 09-441-05, 09-441-34  
 Current Zoning M1-SP  
 Proposed Zoning M1-ME

**LEGEND**

- Water Treatment Pond
- Structure - Planned
- Structure - Planned - removed at mine closure
- Paved Road - Existing offsite
- Paved Road - Planned onsite
- Paved Parking and Sidewalks - Planned
- Paved Area - Planned

- Section Line
- Brunswick Industrial Site - Boundary
- Elevation Contour Line - 2 foot intervals
- Elevation Contour Line - 10 foot intervals
- Proposed treated mine water discharge pipe
- Creek - Perennial

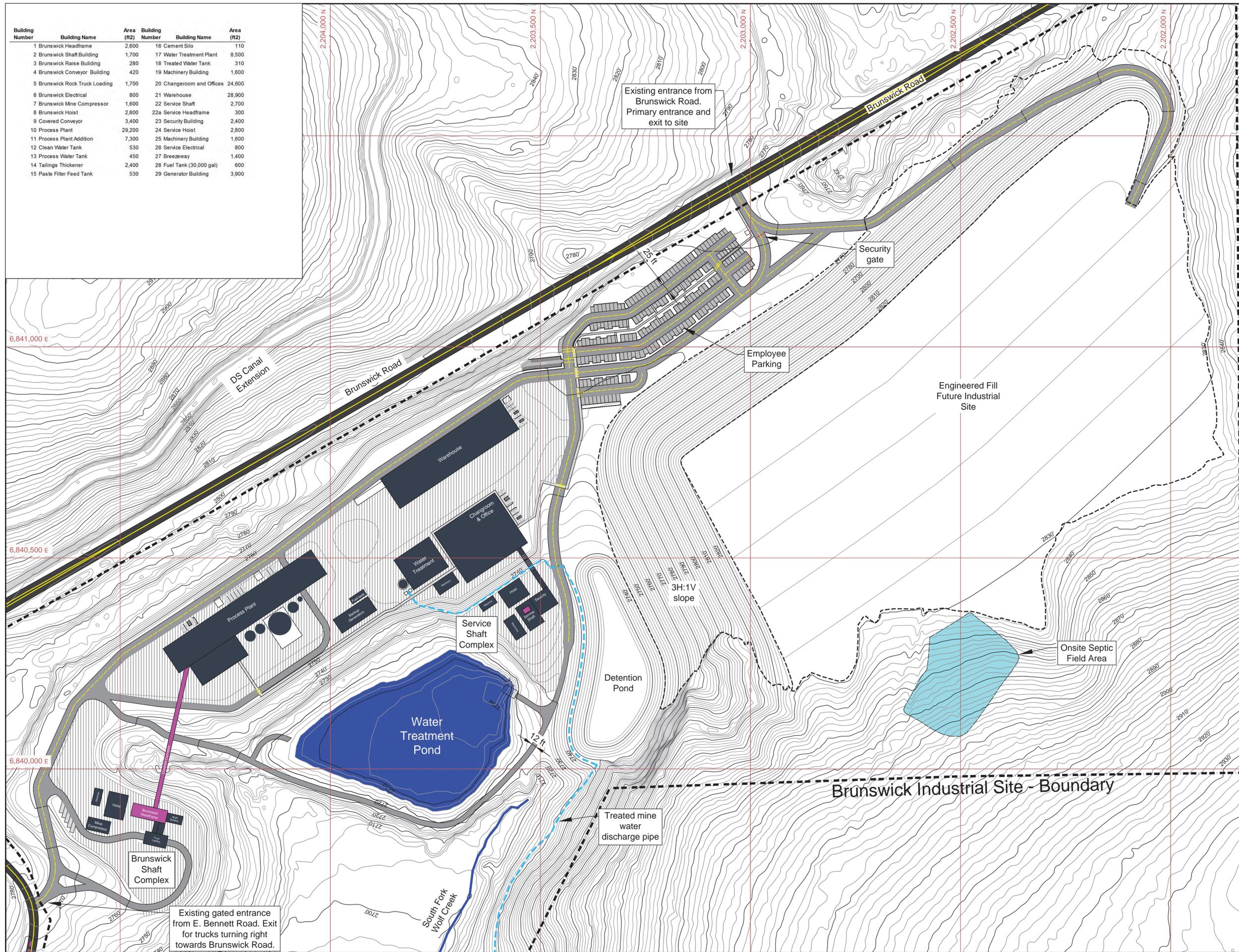
Domestic water source: Nevada Irrigation District  
 Industrial water source: Treated mine water (groundwater)  
 Sewage disposal by onsite septic system  
 Orphir Hill Fire Protection District  
 Electrical power from Pacific Gas and Electric Company  
 Asphalt surfacing on all roads and parking areas.  
 Surface run-off shown on grading and drainage plan drawings  
 Exterior lighting details shown on lighting plan drawings  
 Landscaping details shown on landscaping plan drawings  
 Final grading topography based on:  
 Preliminary Grading Plan prepared by Nevada City  
 Engineering Inc.

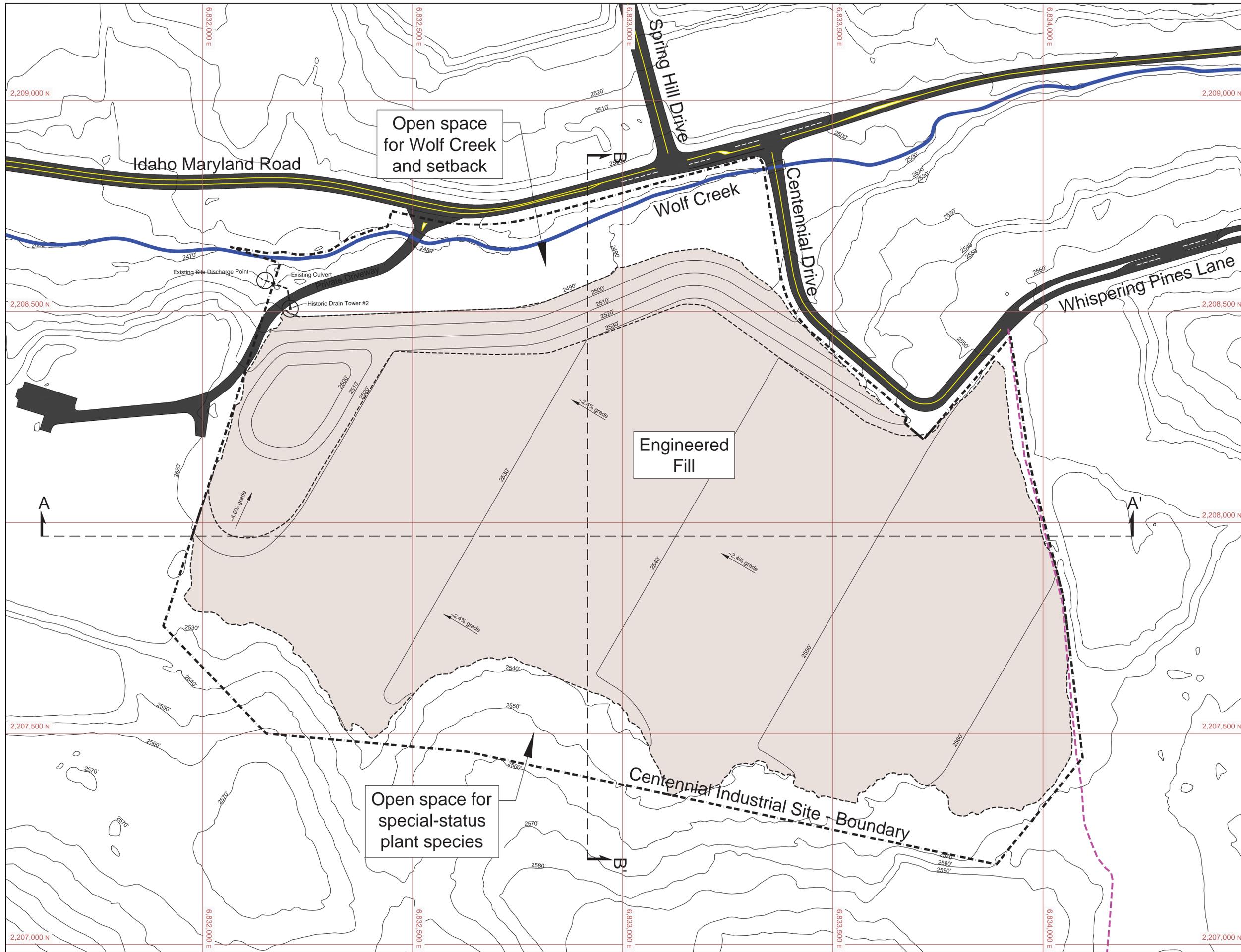


SCALE 1"=100'  
 250 ft

**Land Use Technical Study**  
**Sheet 2**  
 Brunswick Industrial Site Plan Details

Drawnby : Rise Grass Valley  
 Nov 11 / 19





Idaho-Maryland Mine Project  
 Rise Grass Valley Inc.  
 PO Box 271  
 Grass Valley, California, USA 95945



Centennial Industrial Site  
 Nevada County, SEC. 26, T.16N, R.8E.,  
 M.D.M  
 Total Area = 56.41 Acres  
 Assessor Parcel Numbers:  
 09-550-32, 09-550-37, 09-550-38, 09-550-39,  
 09-550-40, 09-560-36  
 Current Zoning M1 / Proposed Zoning M1

**LEGEND**

- Engineered Fill
- Paved Road - Existing
- Section Line
- Centennial Industrial Site - Boundary
- Elevation Contour Line - 10 foot intervals
- Proposed NID potable water pipe extension
- Creek - Perennial

Final grading topography based on:  
 Preliminary Grading Plan prepared by Nevada City  
 Engineering Inc.



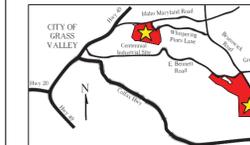
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Lidar & Airphotos by Astro Geometrics with survey control by Nevada City Engineering May 7th 2018; Grass Valley, CA; Horizontal Datum: NAD83 (2011), Vertical Datum: GEOID 12B, NAVD 88 Projection: California State Plane Zone 2, Combined Scale Factor: 0.9979891

Land Use Technical Study  
 Sheet 3  
 Centennial Industrial Site Plan

Drawnby : Rise Grass Valley  
 Nov 11 / 19  
 Scale : 1" = 100 feet



Idaho-Maryland Mine Project  
 Rise Grass Valley Inc.  
 PO Box 271  
 Grass Valley, California, USA 95945



**Brunswick Industrial Site**  
 Nevada County  
 SEC. 31, T.16N, R.9E., M.D.M  
 Total Area = 118.93 Acres  
 Assessor Parcel Numbers:  
 09-630-37, 09-630-39, 09-441-03, 09-441-04,  
 09-441-05, 09-441-34  
 Current Zoning M1-SP  
 Proposed Zoning M1-ME

**Centennial Industrial Site**  
 Nevada County, SEC. 26, T.16N, R.8E.,  
 M.D.M  
 Total Area = 56.41 Acres  
 Assessor Parcel Numbers:  
 09-550-32, 09-550-37, 09-550-38, 09-550-39,  
 09-550-40, 09-560-36  
 Current Zoning M1 / Proposed Zoning M1

**LEGEND**

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

Final grading topography based on:  
 Preliminary Grading Plan prepared by Nevada City  
 Engineering Inc.



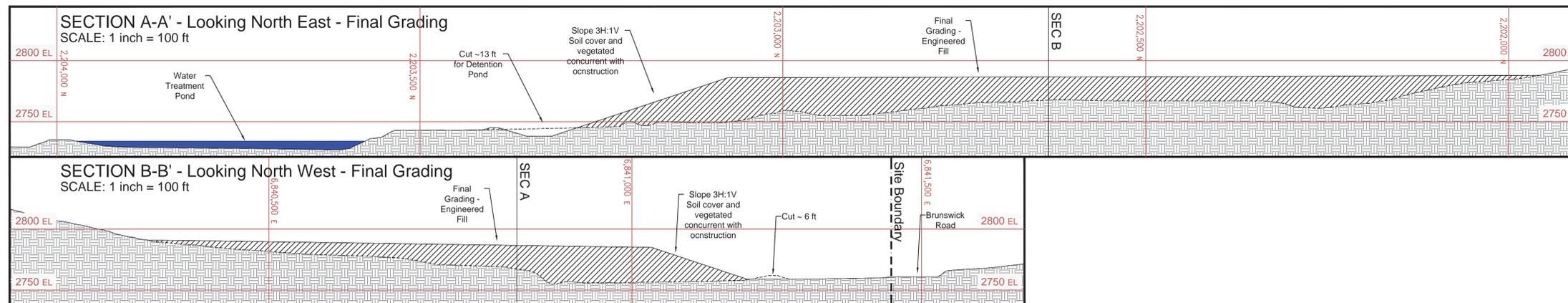
SCALE 1"=100'  
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Lidar & Airphotos by Astro Geometrics with survey control by Nevada City Engineering May 7th 2018; Grass Valley, CA; Horizontal Datum: NAD83 (2011), Vertical Datum: GEOID 12B, NAVD 88 Projection: California State Plane Zone 2, Combined Scale Factor: 0.9979891

Land Use Technical Study  
 Sheet 4  
 Section Views

Drawnby : Rise Grass Valley  
 Nov 11 / 19

**BRUNSWICK INDUSTRIAL SITE - SECTIONS**



**CENTENNIAL INDUSTRIAL SITE - SECTIONS**

