

Idaho-Maryland Mine Project  
Grass Valley, California

Section 2.0 - 2011 Revised Formal Development Review  
Application

Volume RIA – Application Documents

Prepared by:

**Idaho-Maryland Mining Corporation**  
431 Crown Point Circle, Suite No. 150  
Grass Valley, CA 95945

May 2011  
February 2, 2005 (Original Application)  
April 25, 2005 (Revised Original Application)  
May 29, 2007 (Revision of 2005 Application)



**IDAHO-MARYLAND MINING CORPORATION**

P.O. Box 1836  
431 Crown Point Circle  
Grass Valley, California 95945  
Tel: (530) 271-0679 Fax: (530) 271-0693  
Email: [info@idaho-maryland.com](mailto:info@idaho-maryland.com)  
Website: [www.idaho-maryland.com](http://www.idaho-maryland.com)



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This document was prepared by Idaho-Maryland Mining Corporation (“IMMC”), for its sole use and the intended beneficiaries of this work. A detailed Revised Project Description is contained in Section 1.0, 2011 Volume RIA. This report and the interpretations, conclusions, and recommendations contained within are based, in part, on information presented in documents cited in the text and listed in technical report references that are contained in the 2005 Volume III – Technical Appendices; individual appendices contained in the 2007 Volume IA; and individual appendices contained 2011 Volume RIA in Section 1.0, Revised Project Description. Therefore, this report is subject to the limitations and qualifications presented in the referenced documents.



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## 2.1 PERMIT APPLICATION REQUIREMENTS

The Idaho-Maryland Mining Corporation (“IMMC”) has prepared the 2011 Revised Formal Development Review Application for the Idaho-Maryland Mine Project (“project”) in accordance with the City of Grass Valley (“City”) requirements that are outlined below. This is one of seven applications the City is considering for the project, the six other being: Planned Development (contained herein), Mineral Project, Use Permit Application (contained in the Mineral Project Application), General Plan Amendment, Prezone, and Annexation.

This document contains required information to address the Formal Development Review Application (“application”) requirements of the City for the Idaho-Maryland Mine Project. The application requirements include four items: a completed Planning Application Form with fee, one Site Plan, and fifteen copies of the Plan Sets. The Plan Sets have the following ten submittal requirements:

- a. Neighborhood Site Plan: that shows surrounding development, improvements and natural features within 200 feet (ft) of site.
- b. Project Site Plan: that is drawn to scale, indicating property lines, north arrow, building setbacks, access, circulation, parking areas, walkways, mailbox locations, trash enclosures, drainage, cut and fill slopes, open space and buffer areas, the location, a tree survey complete with type and trunk diameter, and status (e.g., to be saved, removed, relocated) of all affected trees over 8 inch (in) trunk diameter, structures to be removed, the location of existing and proposed buildings, including the location and use of the nearest structures on adjacent property and any easements on the site, and a vicinity map showing the location of the project in relation to major city streets.
- c. Preliminary Grading Plan: that shows the existing and proposed contours using City datum, creek flow-line and flow direction, existing trees, rock outcroppings, and other major features, temporary and permanent erosion control measures.
- d. Statistics and Descriptive Information: that summarize the zoning and current uses of the site and adjacent properties, square footage of the site, allowable and proposed density for residential projects, total number of new dwelling units and existing units, a calculation of the number of parking spaces required and provided, area of the site to be covered by building and paved surfaces, and square footage of planted areas (excluding designated open space, natural areas such as riparian habitats), and slopes greater than 2:1.
- e. Architectural Plans: that include elevations views of all sides of the building indicating the form and general exterior treatment of the building and overall height at points adjacent to property lines roof plan, proposed exterior mechanical equipment, building lighting, building materials and colors.
- f. Conceptual Landscape Plans: that indicate general locations of landscape improvements, including locating retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any landscape areas.
- g. Cross Sections: for a project site that has an average cross slope of greater than ten percent: two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features on adjacent properties at the most severe grades at two foot intervals.

- h. Exterior Lighting Plan: that includes locations of all lighting standards and placement of building lighting. Power rating details, heights, shielding design, and cut sheets of all lighting designs shall also be included.
- i. Schematic Floor Plan: that shows interior building layouts, rooms or use areas, entrances and relationship to exterior use areas.
- j. Signs: that show the general locations of signage on the buildings or grounds. If available, details such as the signage construction materials will be provided.

In addition, the following items are required:

- k. Color Architectural Drawings/Perspective Drawings: three copies of reduced (8½ in x 11 in) colored architectural renderings (contained in Exhibit R1 in City File Copy).
- l. Reduced Site Plans and Architectural Elevations: a reduced copy of each drawing (8 ½ in x 11 in, contained in Exhibit R2 in the City File Copy).
- m. Material Sample Board: that depicts the colors and textures of exterior architectural materials securely mounted on an 8 ½ in x 14 in illustration or poster board.
- n. Current Preliminary Title Report: for project properties that indicate all easements as noted in the site plan.

Of the four optional items identified in the City's application requirements (e.g., site photographs, perspective renderings, photo articulations, or scaled model), photo articulations are provided herein.

The City requires the following permits and informational needs for the project in addition to the Formal Development Review Application:

1. Minerals Project/Minerals Exploration and/or Extraction. Addresses the requirements of the Surface Mining and Reclamation Act ("SMARA") that is administered by the California Department of Conservation, Office of Mine Reclamation. The information developed for this permit application is particularly relevant to the subsurface development required for the project.
2. General Plan Amendment. Describes changes (if any) required to the General Plan, how the changes carry out existing policies of the General Plan, or how new conditions or community desires warrant changes to the General Plan and how these changes relate to other elements of the General Plan. This information is relevant to the surface development required for the project.
3. Prezone. Describes changes required to applicable zoning regulations and how they conform to the requirements of the General Plan. If General Plan amendments are required, a description of how General Plan policies are being amended to the proposed changes to zoning designations. This information is relevant to the surface development required for the project.
4. Annexation. Describes the current and proposed zoning and land use of the project site and adjacent properties and a statement stating how the property is consistent with the City's Sphere of Influence and General Plan. This application must also describe the proposed changes to service organizations (e.g., fire and police departments).

## 2.2 REVISED FORMAL DEVELOPMENT REVIEW APPLICATION

### A. Neighborhood Site Plan

The planned site developments, improvements, and natural features, which are located within 200 ft of project sites depicted in Plate R1-Rev2, are illustrated in Plates R2A-Rev2 through R4-Rev2, as described below.

### B. Project Site Plan

Project site plan elements are illustrated within this permit application for the Idaho-Maryland Site, Round Hole Site, and the New Brunswick Site on Plates R2A-Rev2, R2B-Rev2, R3-Rev2, and R4-Rev2, respectively. A map showing the parcel site boundaries is contained in Plate 6.

The respective site plans are drawn to scale and illustrated where applicable:

- property lines;
- building setbacks (where applicable);
- property access;
- circulation (where applicable);
- parking areas (where applicable);
- walkways;
- mailbox locations;
- open space and buffer areas;
- cut and fill slopes;
- trash enclosures;
- topographic and drainage features;
- the location of existing and proposed buildings; and
- easements and setbacks on the site (where applicable).

The floodplain setbacks for Wolf Creek and South Fork Wolf Creek in relation to the Idaho-Maryland and New Brunswick site plans are illustrated on Plates R2A-Rev2 and R4-Rev2. The Round Hole site is neither located proximate to Wolf Creek nor South Fork Wolf Creek.

The paved areas for the Idaho-Maryland site are summarized in Table R1-Rev2 and are estimated to be a total of 671,795 square feet (sq ft) including the access roads in the northeast and southeast corners of the site (141,900 sq ft), interior roads (180,870 sq ft) truck operating yard (81,400 sq ft), and the parking lots (267,625 sq ft) on the north, south and east sides of the site. The graveled outside ceramic storage area is estimated to be 287,850 sq ft. The area for the mine water detention pond is 28,900 sq ft, and the area for the storm water detention pond is estimated to be 16,900 sq ft. The two designated outside storage areas with graveled surfaces are each estimated to be 204,185 sq ft, and may be used as temporary laydown areas for non-hazardous materials.

The number of trees located on each site is 5,731 on the Idaho-Maryland site, of which 1,602 are located in the areas to be developed; 139 for the Round Hole site of which 36 are in the areas to be developed; and 143 for the New Brunswick site of which none are in the area to be developed. A total of 1,884 trees are situated on the three project properties in the development areas of which a total of 1,216 will need to be removed, 1,180 from the Idaho-Maryland site and 36 from the Round Hole site.

Of the 5,731 trees on the Idaho-Maryland site, 4,129 in the area outside of the area proposed for development. The total number of trees that are expected to be removed is 1,180, or 20 percent of the total number of trees on that site. Of those that will need to be removed, a total of 316, or 26 percent, are in poor or very poor health. Subsection 1.7.1.2 of the 2011 Revised Project Description summarizes the tree survey information developed for the project. The tree surveys for each site are illustrated in Plates 7A through 7C, and contained in Appendices R-B and B to this application in the 2005 Volume III.

### C. Preliminary Grading Plan

The grading plans and detailed surface features are contained in Plates R2B-Rev2 and R2C-Rev2, respectively, for the Idaho-Maryland site. The cut and fill volumes for the Idaho-Maryland site are, respectively, 268,472 cubic yards (“yd<sup>3</sup>”) and 258,761 yd<sup>3</sup>, as shown in Plate R2B-Rev2. Site cross-sections are referenced on Plates R2B-Rev2 and R2C-Rev2 and are illustrated in Plate R16-Rev2.

### D. Statistics and Descriptive Information

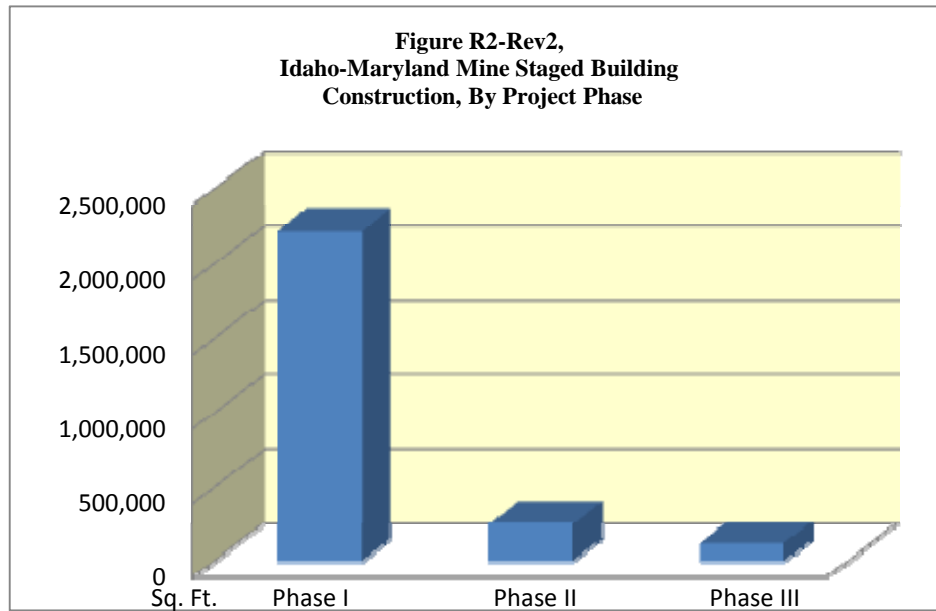
The statistics and descriptive information for each of the property sites included in the project are found in the text below.

1. The zoning and current land uses of the project sites and adjacent properties are described in Subsection 2.2,O., 1. and 2.
2. Individual square footage of the sites is as follows:
  - Idaho-Maryland Site comprises approximately 4,430,052 sq ft, or 101.72 acres, (hereafter “approximately 102 acres”);
  - Round Hole Site comprises approximately 309,276 sq ft, or 7.13 acres (hereafter “approximately 7 acres”); and
  - New Brunswick Site is approximately 1,607,364 sq ft, or 36.91 acres. (hereafter “approximately 37 acres”), in size.
3. Parking spaces required for the project sites were calculated as described below. The designated parking spaces for disabled persons were established in compliance with the Universal Federal Accessibility Standards.
  - Idaho-Maryland Site Employee West Parking – During shift changes, a maximum number of 230 parking spaces are estimated to be required when the employees on nightshift (exiting the mine property) overlap with the employees on dayshift (entering the property). To accommodate the overlap, A 316 paved parking spaces (within a secured area) have been included in the site plans and includes eight designated spaces for disabled. In addition, 14 truck parking spaces are provided.
  - Idaho-Maryland Site Mine East Parking - 24 parking spaces have been included in the site plans and includes one that is designated for the disabled. These parking spaces are for internal use by mine vehicles only.
  - Idaho-Maryland Site Mining Education Center (South) Parking - will have 52 parking spaces inclusive of four for disabled persons. In addition, six bus parking spaces are provided.
  - Round Hole Site - parking spaces are not designated. Parking, when required, will occur in the staging area.
  - New Brunswick Site - ten spaces are planned for this site inclusive of one space for the disabled, for internal use by mine vehicles.
4. Area of the sites to be covered by building and paved surfaces is summarized in Table R1-Rev2 and summarized below:

- **Idaho-Maryland Site** - a total of fifteen buildings; two unpaved ore stockpile areas; one mine water detention pond; one storm water detention pond; three parking lots; a paved truck waiting area; a paved truck staging area; two roads will be built on the property, one paved interior road, one graveled perimeter road for security; with a total width of 28 ft (24 ft wide with two ft shoulders on each side). An extension of Centennial Drive is planned that involves realignment of Spring Hill and Centennial Drives and widens to 60 ft the portion of Centennial Drive to the Whispering Pines Lane intersection. As the Centennial Drive Extension from the Whispering Pines Lane to Bennett Road will be a private road during operations, its width is planned to be 38 ft wide (two 12 ft lanes, two 4 ft bike lanes and two 3 ft curb and gutter). Internal circulation patterns are depicted in Plate R5-Rev2. The fifteen buildings are estimated to be approximately 331,500 sq ft in size. The paved road to the Mining Education Center is planned to be 28 ft wide (two 12 ft lanes and a single 4 ft bike lane). The paved interior road to the site is planned to be 24 ft wide (two 12 ft lanes) and used for internal operations. The graveled perimeter road is planned to be 20 ft wide and used for security patrol vehicles.
- **Round Hole Site** - one fenced hoist house building, gravel access road, and a gravel staging and parking area will be built on the property. The hoist house building is estimated to be approximately 200 sq ft in size. The estimated area to be graveled for the access road and staging area is approximately 16,300 sq ft. The estimated area for the parking and staging area that will also be graveled is 11,400 sq ft. The graveled access road is planned to be 20 ft wide.
- **New Brunswick Site** - a hoist house and headframe; a compressor and electrical house; power substation; emergency generator; and a gravel road and parking area will be built on the property. The new buildings are estimated to be approximately 9,600 sq ft. The gravel area required for the access road, parking and operational areas is estimated to be 57,000 sq ft. The total area of the site to be developed is 77,890 sq ft.

The Idaho-Maryland Mine will be developed sequentially to meet the development and mining rates as exploration and development expands, and resources and reserves are identified. Table R1-Rev2 also presents the anticipated phases of surface construction during the development of the mine.

Figure R2-Rev2 illustrates the cumulative building development (in sq ft) at the IMMC site during the construction of the Idaho-Maryland Mine. Plates R8A-Rev2, R8B-Rev2 and R8C-Rev2 illustrate the three construction phase site developments for the project that are summarized on Table R1-Rev2.



5. The square footage of planted areas, excluding designated open space, natural areas such as riparian habitats and slopes greater than 2:1.

Landscaped areas are illustrated in Plates R7E, R7F, N7G, and N7H and include the area immediately south of the office and dry building, the Mining Education Center and the park south of the employee parking lot. The total landscaped area on the Idaho-Maryland site is 244,573 sq ft, 6 percent of the total land area. In addition, 1,829,459 sq ft (42 acres, or 41 percent of the total land area) of the Idaho-Maryland site will be undeveloped “buffer” areas, of which 189,170 sq ft (4.3 acres or 4 percent) of the total land area, is along Wolf Creek. Of the three sites, the Idaho-Maryland and Round Hole sites have slopes gentler than 2:1. The New Brunswick site has a steep sloped area approximately 155,450 sq ft (3.6 acres) in size in the southwest corner of the site.

#### E. Architectural Plans

The architectural renderings of the Idaho-Maryland site, including views of all sides of the building, roof plans, proposed exterior mechanical equipment, building lighting, and building materials and colors, are contained in Plates R9A, N9B, R10, N11A, and N11B. Architectural elevations of the Idaho-Maryland site are contained in Plates R12A, N12B, N12C, R12D through R12G, N12H, R12I, and N12J through N12M. These designs are modern recreations of Idaho-Maryland Mine plans that originated in the 1940s.

The architectural renderings of the Round Hole and New Brunswick sites are contained in Plates 13 and R14, respectively. Elevations of the New Brunswick and Round Hole site buildings are contained on Plates R15 and N15A and R3-Rev2, respectively.

#### F. Conceptual Landscape Plans

Plates R2A-Rev2 through R4-Rev2 identify locations for which detailed conceptual landscape plans are planned. The project Conceptual Landscape Plan incorporates the results of the detailed Tree Survey conducted for each site wherein retained trees constitute a buffer area as depicted in Plates 7A through 7D. The detail of the proposed office and visitors’ parking area on the Idaho-Maryland site is illustrated in Plate R7E. The Conceptual Landscape Plan for the Idaho-Maryland site is contained in Plate R7E,

R7F, N7G, and N7H. Such plans for the Round Hole and New Brunswick sites will be submitted, if required, during Phase Two of the permit process.

#### G. Cross Sections

The Idaho-Maryland site cross sections are illustrated on Plates R16-Rev2 and referenced on Plates R2B-Rev2 and R2C-Rev2.

#### H. Exterior Lighting Plans

The exterior lighting plans for the Idaho-Maryland, Round Hole, and New Brunswick sites are illustrated on Plates R17, 18, and R19, respectively. All lighting standards will be downcast the heights of which are contained in these illustrations and vary from being mounted at surface grade level, wall-mounted on buildings, to being atop lighting poles between 15 ft and 30 ft in height, except as required to conform to facility operations and equipment clearance requirements. The City height guideline for pole-mounted lights is 20 ft although a variance is not required to exceed such height a project so requires. As the facilities will be operational 24 hrs a day, 7 days a week (24/7), the lighting plans will be based on the need for seasonal variations, security and safety needs, in accordance with federal Mine Safety and Health Administration (“MSHA”) and California Occupational Safety and Health Administration (“Cal/OSHA”) requirements.

#### I. Schematic Floor Plans

Interior building floor plans will be submitted separately following completion of the detail design of the building during Phase Two of the permit process.

#### J. Signage

The locations of signage are noted on Plates R2A-Rev2, R2B-Rev2, R2C-Rev2 and R4-Rev2. Six main monument signs will be needed to identify entrances to the property from public roadways. This external signage includes the following locations, the first four being access points for the Idaho-Maryland site, and the fifth and sixth being the entrances to the Round Hole and New Brunswick Shaft sites:

1. Idaho-Maryland Mining Corp., Employee Parking Lot, Truck, and Vendor Entrance (from north, on Centennial Drive);
2. Idaho-Maryland Mining Corp., Facilities Entrance (from north and south, on Centennial Drive extension);
3. Idaho-Maryland Mining Corp., Mining Education Center Entrance (from north and south, on the Centennial Drive extension)
4. Idaho-Maryland Mining Corp., Idaho-Maryland Shaft Entrance (from north and south on Centennial Drive extension);
5. Round Hole Shaft Entrance (from Idaho-Maryland Road and Whispering Pines Lane); and
6. New Brunswick Shaft Entrance (off of East Bennett Road).

All Idaho-Maryland and the New Brunswick site monument signs will be illuminated and have “Idaho-Maryland Mining Corp.” on the first line and the name of the gate, entrance or site on the second line. At the Centennial Drive Entrance (from north) gate, the signage will indicate that this is a truck entrance only. At Centennial Drive Entrance (from south) the signage will indicate that is the employee and vendor entrance. The Centennial Drive Entrance (to the west parcel) gate signage will indicate this is an employee entrance only. A sign opposite the west parcel at the intersection with the Mining Education Center Road will have signage that directs visitors to that facility and may indicate visiting hours. A

wooden non-illuminated sign will be placed at the entrance to the Round Hole Site, "Idaho-Maryland Mining Corp., Round Hole Shaft Entrance".

On the Idaho-Maryland and the New Brunswick sites there will be interior signage to address traffic circulation, building identification, security issues, and safety hazards for the benefit of employees, visitors, and delivery drivers, in accordance with MSHA and Cal/OSHA. These signs will not be visible from the either the Idaho-Maryland or East Bennett Roads. Signs will be posted around the perimeter of the property to warn against trespassing.

#### K. Color Architectural Drawings/Perspective Drawings

Full-sized (11 in x 17 in) architectural renderings of the Idaho-Maryland site are contained in Plates R9A, N9B, R10, N11A, and N11B and the architectural elevations of the Idaho-Maryland site are contained in Plates R12A, N12B, N12C, R12D through R12G, N12H, R12I, and N12J through N12M.

A full-sized architectural rendering of the Round Hole site is contained in Plate 13 with the elevation of the Round Hole building is contained on Plate 3.

A full-sized (11 in x 17 in) architectural rendering of the New Brunswick site is contained in Plate R14 with the elevation of the New Brunswick site buildings illustrated in Plates R15 and N15A.

Three copies of reduced architectural renderings are contained in Exhibit 1 in the City file copy.

#### L. Reduced Site Plans and Architectural Elevations

One set of reduced size copies of site plans and elevations are provided in Exhibit 2 in the City file copy.

#### M. Materials Sample Board

One material sample board illustrating the materials to be used and a copy of building colors will be provided separately.

#### N. Current Preliminary Title Report

Preliminary title reports for each site are contained in 2005 Volume III, Appendix F.

#### O. Land Use and Zoning Characteristics

##### 1. Current Land Use and Zoning

The Idaho-Maryland and New Brunswick sites are located within the jurisdiction of Nevada County (Plate 6), and within the City Planning Area. Existing land uses recorded by the County and the City for the Idaho-Maryland and New Brunswick site properties, respectively, are vacant/industrial and vacant. The Idaho-Maryland or the New Brunswick sites are within the City's Sphere of Influence and are forecast to be annexed in 2000-2005 and 2011-2015, respectively, shown in Plate 20.

As shown in Plate 20, the Nevada County 2004 zoning designations for the Idaho-Maryland and New Brunswick sites, respectively, are Business Park (BP) and Light Industrial/Site Performing Combining District (M1-SP). The neighboring properties to the Idaho-Maryland site are designated Light Industrial (M-1) and Specific Plan (SP1-B) and the properties adjacent to the New Brunswick site are Residential Agriculture (RA) and M1-SP.

The Round Hole site is located within the jurisdiction of the City and its land use and zoning designations, respectively, are BP and Specific Plan (SP1-A) in the City's Whispering Pines Specific Plan (Plate 21), as those properties that surround it. The Round Hole site is currently vacant.

The City has designated the land use of the Idaho-Maryland site in its 2020 General Plan, to be BP (46 acres) and Residential Urban Medium Density (UMD, 56 acres), Plate R22. The year 2020 land use designation for the New Brunswick site is manufacturing-industrial (M-I).

As depicted in the City's Mineral Management Element in the General Plan, although not exhibited on the City's zoning map, approximately 56 acres of the 101 acres of Idaho-Maryland site (10 of which have been designated UMD) and all of the New Brunswick site (37 acres) are within the City's Mining and Reclamation Combining Zone ("MRCZ") that allows for the mineral development for those properties comprising the sites (City of Grass Valley) (Plate R22). The MRCZ zone was established by the state of California in accordance with the Surface Mining and Reclamation Act that requires the State Geologist to evaluate land-based on the presence, absence, and potential for significant deposits, without considering other land uses. Lead agencies are "required to incorporate the information in their general plans and to use it in their land-use planning process" (*Loyd and Clinkenboard, 1990*). This classification is thus geological in nature and results in land use zoning on a state level.

The City Development Code states that, "the MRCZ may be combined with other zones, excluding residential zones, to translate the provisions of the zoning regulations into the development/mining of the property. The City may indicate approval on the zoning map by placing the zoning designation on the property with the symbol MR." The MR zoning designation, therefore, can be placed on the properties within the MRCZ.

## 2. Proposed Project Land Use and Zoning

The MRCZ defined in the City General Plan generally outlines the surface limits of the historical Idaho-Maryland Mine. Expansion of the MRCZ to include the southern portion of the Idaho-Maryland site that comprises approximately 46 acres designated by the City to be in UMD land use (to East Bennett Road) is the subject of the 2007 Revised General Plan Amendment and Revised Rezone/Prezone Applications (hereafter "2007 Revised General Plan Amendment Application" contained in Section 4 and "2007 Revised Prezone Application" contained in Section 5). The purpose of those applications, herewith updated by reference with new information contained in the 2011 Revised Project Description in Section 1, are to acknowledge the mineral resources there under that have been defined by the state as Hydrothermal (gold) Resources (MRZ-2b) and Industrial Mineral Resources (MRZ-3b) and make them available for development if exploratory work determines the resources to be viable by the IMMC.

The City of Grass Valley 2020 land use designations will need to be changed to allow for the Idaho-Maryland site to be developed as proposed (Plate 23) and summarized in Table R3-Rev2. The impacts from the proposed project to the City's land use would include:

- Transferring 46 acres whose land use is currently designated by the City to be BP and in the MRCZ to an MI land use;
- Expanding the MRCZ to encompass the 46 acres whose land use is currently designated by the City to be UMD; and
- Transferring 56 acres whose land use is currently designated by the City to be UMD to an MI land use, 10 acres of which are currently within a MRCZ designation.

The land use designations for project parcels to allow for the proposed project development will also require the City to prezone the Idaho-Maryland site areas as summarized below:

- Designating the 46 acres whose land use is currently designated by the City to be BP and in the MRCZ to be zoned for M-2/MR, General Industrial/Mineral Resources; and
- Designating the 56 acres whose land use is currently designated by the City to be UMD to be zoned for M-2/MR, General Industrial/Mineral Resources.

The Round Hole site land use and zoning designations are, respectively, BP and SP1-A and allow for and would continue to allow for the proposed use as a ventilation shaft, an employee access route and parking. The City has designated the future (year 2020) land use and zoning for the New Brunswick site to be Manufacturing-Industrial (MI) and M-2, General Industrial, respectively, and would allow for the development of the site for a ventilation shaft, employee access, parking and mine dewatering and treatment facility use, therefore no change in the City's General Plan is necessary for that site.

As addressed in the 2011 Revised Minerals Exploration and/or Extraction Application, upon conclusion of the mining and mineral processing activities, the developed portions of each site are expected to remain in industrial use. The site features upon reclamation are illustrated on Plates R24, R25 and 26 where the mineshafts will be secured. The Centennial Drive extension and Mining Education Center Road that will be private roads during the mine operations, is expected to be made available to the City for public use (in accordance with a Development Agreement to be developed between the IMMC and the City) as a road and/or trail development, has been identified in the City's Traffic Management Plan and Parks and Recreation Master Plan. The buffer area along Wolf Creek is also expected to be made available to the City upon site reclamation for inclusion in the City's plans to develop the Wolf Creek Parkway. As an area that is available for public use during the project life, the Mining Education Center is considered consistent with the intent of the City's Parks and Recreation Master Plan, as it is a pocket park that has been identified as part of the future land uses in the City's Parks and Recreation Master Plan in its approximate location. It is expected that the Mining Education Center would be operated by the applicant or made available (through sale or other means) to the City, California State Parks, other qualified agency, or other qualified Non-Governmental Organization upon conclusion of the mining and mineral processing facilities reclamation.

#### P. Photo Articulations

Photo articulations of the proposed physical improvements overlaid onto photos of the site are provided in Plate Nos. R27A, N27B, N27C, N27D, N27E, 28 and 29.

#### Q. Planned Development Permit Application

A Planned Development Permit Application form is contained in Appendix N-Q, in accordance with the City's Municipal Code Section 17.72.050 that states:

“the Planned Development Permit process is intended to provide for flexibility in the application of Development Code standards to proposed development under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Development Code standards would produce without adjustment.”

## 1. Purpose

The purpose of this Planned Development (PD) Permit Application is to have the Idaho-Maryland site designated PD to allow for flexibility in Development Code standards to address site features and the unique buildings and facilities required for the proposed mining and ceramics manufacturing development. Examples of such buildings and facilities are the Ceramics Plant and headframe that are proposed manufacturing and industrial uses that are not otherwise addressed in the City's Development Code. The Idaho-Maryland site plan illustrates these development features and is contained in Plate R2A-Rev2.

## 2. Idaho-Maryland Site Features

The Idaho-Maryland site features have been developed to address the needed locations to access precious and industrial mineral ore resources and reserves that conform to surface and mineral property rights. In addition, the conceptual designs for buildings and facilities (Table R5-Rev2) have been developed to conform to engineering requirements and the City's Design Guidelines to create an industrial campus complex (Plates R9A and 27A). Exhibit N5 illustrates the proposed PD designation for the Idaho-Maryland site.

The proposed 72 ft tall Idaho-Maryland shaft headframe and the 75 ft tall western portion of the recycled stone and ceramics plant (Plate R12G) exceed the 50 ft height limitation specified in the City's Development Code by 22 ft and 25 ft., respectively. Both height limit exceedances are required for the equipment and loads that are required for the proposed industrial uses, mining and recycled stone and ceramics manufacturing. The recycled stone and ceramics plant requires a building height of up to 75 feet to house six units of specialized equipment that necessary for the manufacturing process. The specialized equipment is required to make the recycled stone and ceramics feed material free flowing for the tile forming process. These structures are approximately 30 ft in diameter and are approximately 60 ft tall and will occupy 46,800 ft<sup>2</sup> (about 25 percent) of the recycled stone and ceramics plant.

In addition, the majority of lighting standards proposed for the Idaho-Maryland site as illustrated on the Lighting Plan (Plate R17) are in excess of the City's 14 ft and 20 ft height limits. The height of the lighting standards are governed by the height of the facilities and equipment used on-site that are unique to mining operations

## R. Annexation Application

The Idaho-Maryland site and adjacent parcels are subject of the Revised Annexation Application that is contained as Section 6 of the 2011 Revised Permit Application Volume RIA and is herewith updated by reference with new information contained in the 2011 Revised Project Description in Section 1. That application calls for a reorganization involving annexation to the City and the Nevada Irrigation District, as well as detachment from Nevada County Consolidated Fire District.

## S. Conformance with General Plan

A 2007 Revised General Plan Amendment Application has been prepared for the project that addresses the conformance of the proposed project with City policies and is contained in 2011 Volume RIA, Section 4.

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## APPENDICES



## Appendix N-Q



# PLANNING APPLICATION FORM

Please print clearly in ink or type

Application Number:

APPLICANT Idaho-Maryland Mining Corporation DAY PHONE 530-271-0679

APPLICANT'S ADDRESS 179 Clydesdale Court, Grass Valley, CA 95945

(Please include city and zip code)

REPRESENTATIVE (If any) Ian Chang, VP Project Development DAY PHONE 530-271-0679

REPRESENTATIVE'S ADDRESS 179 Clydesdale Court, Grass Valley, CA 95945

PROPERTY OWNER (If other than applicant) Idaho-Maryland Mining Corporation

OWNER'S ADDRESS 179 Clydesdale Court, Grass Valley, CA 95945

REASON FOR APPLICATION: Planned Development Designation for the Idaho-Maryland site

PROJECT ADDRESS: 179 Clydesdale Court, Grass Valley, CA 95945

NAME OF BUSINESS OR SUBDIVISION Idaho-Maryland Mining Corporation

LEGAL DESCRIPTION: LOT # \_\_\_\_\_ BLOCK # \_\_\_\_\_ PRESENT ZONING BP, M1-SP, SP1-A

ASSESSOR'S PARCEL NO.(S) See Attachment A.

APPLICANT/REPRESENTATIVE

PROPERTY OWNER/AUTHORIZED AGENT

I have reviewed this completed application form and the attached material. The information provided is accurate. I understand the City might not approve what I am applying for or might set conditions of approval.

I have read this completed application form and I consent to its filing.

Signed



Date  
MAY 29, 2007

Signed

Date

**Attachment A**

**Assessor Parcel Nos. for the  
Idaho-Maryland Site**

<b>Project Properties</b>	<b>Assessor's Parcel Number</b>	<b>Acreage</b>	<b>Ownership Status</b>
<b>Idaho-Maryland Site</b>			
<i>Northern area (WestBET)</i>			
	09-550-32-000	0.48	Lease Option
	09-550-37-000	4.47	Lease Option
	09-550-38-000	40.10	Lease Option
	09-550-40-000	0.13	Lease Option
	09-550-39-000	0.98	Lease Option
	09-560-36-000	10.25	Lease Option
	<i>Subtotal</i>	<i>56.41</i>	
<i>Southern Area (former Lausman Mill)</i>			
	09-560-14-000	6.01	Fee
	09-560-16-000	1.20	Fee
	09-560-18-000	1.83	Fee
	09-560-19-000	3.02	Fee
	09-560-25-000	8.67	Fee
	09-560-29-000	1.65	Fee
	09-560-30-000	3.93	Fee
	09-560-45-000	9.64	Fee
	09-560-46-000	9.36	Fee
	<i>Subtotal</i>	<i>45.31</i>	
<b>Total Idaho-Maryland Site</b>		<b>101.72</b>	as noted above

## EXHIBITS



EXHIBITS R1 and R2  
are contained in the City File Copy



EXHIBIT N5

Proposed Planned Development Designation for Parcels to be Annexed

