Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Northern Queen Inn Expansion Project

Lead Agency: City of Nevada City

Contact Name: Amy Wolfson, City Planner

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Project Location: City of Nevada City (*City*) Nevada (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project site consists of three parcels, identified by Assessor's Parcel Numbers 05-490-19, 37-050-02, and -03, located at 400 and 402 Railroad Avenue in Nevada City. The project site is located on the 15.11-acre site that is currently developed with the 89-unit Northern Queen Inn and associated facilities. The Nevada City General Plan designates the project site as Employment Center (EC) and the site is zoned EC and Service Lodge with a Scenic Corridor Overlay (SL-SC)

The proposed project would include expansion of the Northern Queen Inn to add a new two-story, 8,400-square foot (sf) building to accommodate 20 motel units, as well as 12 new 1,050-sf cabins. The proposed additions would displace 38 existing parking spaces; however, a new gravel parking area is proposed to replace 25 of the 38 displaced spaces, and a new 20-foot driveway would lead east from the new motel building and parking area to two of the proposed cabins along Gold Run Creek. The other ten proposed cabins would be accessed from an extension of the existing driveway that currently provides access to eight existing cabins. In addition, a hammerhead turn-around and overflow parking spaces are proposed on APN 37-050-03. The project would include the removal of 15 trees and the inactive train tracks.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, compliance with NSAQMD Guidelines, pre-construction surveys and avoidance measures if protected species are found during the surveys, preparation of a project-specific design-level geotechnical report and compliance with the geotechnical recommendations included therein, and implementation of avoidance/protection measures should any cultural or tribal cultural resources be identified on-site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the City include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increase in noise; and
- increase in traffic.

Provide a list of the responsible or trustee agencies for the project.

Northern Sierra Air Quality Management District;
California Department of Fish and Wildlife;
Central Valley Regional Water Quality Control Board; and
United States Fish and Wildlife Service.