



**DATE:** November 22, 2021

**TO:** Responsible Agencies, Interested Parties, and Organizations

**SUBJECT: NOTICE OF INTENT TO ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE NORTHERN QUEEN INN EXPANSION PROJECT**

The City of Nevada City Planning Department is the Lead Agency for the proposed Northern Queen Inn Expansion Project (proposed project). In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project. The purpose of an IS/MND is to provide decision makers, public agencies, and the general public with an objective and informative document that facilitates a basic understanding of the proposed project and fully discloses the potential environmental effects associated with the proposed project, including direct, indirect, and cumulative environmental effects. The Applicant will use the IS/MND to obtain permits, agreements, and approvals from necessary agencies to implement the proposed project.

**Project Applicant:** **Hamid Kazemi**  
**Heritage Hotel Group**  
**400 Railroad Avenue**  
**Nevada City, CA 95959**

**Project Location:** 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 a portion of the 15.11-acre site that is currently developed with the 89-unit Northern Queen Inn and associated facilities. Inactive train tracks are located throughout the site, and Gold Run Creek, a perennial stream, flows north to south throughout the project site. Surrounding existing land uses include a tree care business and video manufacturing business to the east, an auto parts store to the northeast, a church to the south, and rural residences to the north, east, and south. State Route (SR) 20/49 extends along the western border of the project site.

**Project Description:** 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.

The proposed project would require City approval of a Variance for disturbance within the Gold Run Creek setback; Architectural Review; and a Tree Removal Permit. In addition, a Zoning Consistency finding is required by the Planning Commission regarding the extension of the Service Lodge (SL) zoning to APN 37-050-02. The Planning Commission must also approve the proposed off-site parking.

**Potentially Significant Environmental Impacts:** Potentially significant impacts related to air quality, biological resources, cultural resources, geology and soils, and tribal cultural resources were identified in the IS/MND. All impacts would be reduced to a less-than-significant level with implementation of the mitigation measures set forth in the IS/MND.

**Hazardous Materials and Hazardous Waste Sites:** The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

**Public Review Period:** In compliance with CEQA, the City of Nevada City Planning Department has established a 30-day public review period from **November 22 to December 22, 2021** to solicit comments and input on the IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the IS/MND should be submitted no later than **5:00 p.m. on December 22, 2021** to:

City of Nevada City, Planning Department  
317 Broad Street  
Nevada City, CA 95959

Correspondence and comments regarding the scope and content of information in the IS/MND may also be submitted to:

Amy Wolfson, City Planner  
(530) 265-2496  
Amy.Wolfson@nevadacityca.gov

**Document Availability:** The IS/MND is available online at the web address listed below:

<https://www.nevadacityca.gov/pview.aspx?id=20766&catid=0>

**Public Hearing Notice:** Notice is given that the City of Nevada City will hold public hearings to discuss the proposed project and provide an opportunity for public comment on the IS/MND and project approvals. Subsequent notices will be published, which will identify the date, time, and location of public hearings in accordance with CEQA Guidelines.