

**Notice of Completion & Environmental Document Transmittal**

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

SCH # \_\_\_\_\_

**Project Title: Northern Queen Inn Expansion Project**

Lead Agency: City of Nevada City Contact Person: Amy Wolfson, City Planner  
Street Address: 317 Broad Street Phone: (530) 265-2496  
City: Nevada City Zip: 95959 County: Nevada County

**Project Location:** County: Nevada County City/Nearest Community: Nevada City  
Cross Streets: Railroad Avenue Zip code: 95959  
Lat/Long: 39 ° 15 ' 17.07 " N 121 ° 1 ' 6.86 " W Total Acres: 15.11  
Assessor's Parcel No. 05-490-19, 37-050-02 & -03 Section: 18 Twp: 16N Range: 9E Base: MDBM  
Within 2 miles: State Hwy#: 20 Waterways: Gold Run Creek, Deer Creek, Little Deer Creek  
Airports: Nevada County Airport Railways: N/A Schools: Forest Charter School, Deer Creek Elementary, Seven Hills Middle, John Muir Charter Schools, Sierra Academy of Expeditionary Learning, Earle Jamieson Educational Options, Twin Ridges Home Study Charter, and Bitney Prep High School.

**Document Type:**

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

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Variance, Architectural Review, and Tree Removal Permit.

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 21,000 Acres 15.11 Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

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

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

**Present Land Use/Zoning/General Plan Designation:** The project site is a portion of the 15.11-acre site that is currently developed with the 89-room Northern Queen Inn and associated facilities. The City's General Plan land use designation for the site is Employment Center (EC) and the site is zoned Employment Center (EC) and Service Lodge with a Scenic Corridor Overlay (SL-SC).

**Project Description:** See attached.

## Reviewing Agencies Checklist

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

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

### Local Public Review Period

Starting Date November 22, 2021 Ending Date December 22, 2021

Lead Agency: City of Nevada City Applicant: Heritage Hotel Group  
Consulting Firm: Raney Planning & Management, Inc. Address: 400 Railroad Avenue  
Address: 1501 Sports Drive, Suite A City/State/Zip: Nevada City, CA 95959  
City/State/Zip: Sacramento, CA 95834 Phone: ( 530 ) 265-5824  
Contact: Cindy Gnos  
Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative:  Date: 11-18-21

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

**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 the following entitlements:

- Variance for disturbance within the Gold Run Creek setback. A portion of the proposed hotel building, parking area, 10 of the 12 cabins, and a portion of the driveway are located within the 100-foot setback of Gold Run Creek;
- Architectural Review; and
- Tree Removal Permit.

In addition, a Zoning Consistency finding is required by the Planning Commission regarding the extension of the SL zoning to APN 37-050-02. The Planning Commission must approve the proposed off-site parking.