



## NOTICE OF EXEMPTION

**TO:** X Office of Planning & Research  
1400 Tenth Street, Rm.121  
Sacramento, CA 95814

**From:** Nevada County Planning Department  
950 Maidu Ave., Nevada City, CA

X County Recorder  
County of Nevada

**Applicant:** Nevada County Behavioral Health  
500 Crown Point Circle, Suite 120  
Grass Valley, CA 95945  
Phebe Bell  
(530) 470-2784

**Project Title:**

Inpatient Behavioral Health Treatment Facility

**Project Location – Specific:**

925 Maidu Ave., Nevada City, CA 95959 APN 005-020-024

**Description of Nature, Purpose, and Beneficiaries of Project:**

Nevada County Behavioral Health Department is proposing to build a 16-bed locked inpatient behavioral health treatment facility. The facility would be approximately 12,000 square feet in size and single story. This facility would be licensed by the Department of Health Care Services to provide two levels of care: acute care for people in an immediate crisis, and sub-acute care for people who are disabled by their mental illness to the point of being unable to safely care for themselves. This facility would provide treatment services including medication management, stabilization services and therapeutic interventions.

**Project need:** The proposed facility would significantly improve the system of care for behavioral health in the region, addressing existing gaps in mental health services and enhancing the overall quality of care available to residents. Currently Nevada County has zero inpatient behavioral health treatment beds and people are sent long distances to receive this level of care. The establishment of such a facility in the County will have wide-reaching benefits, including increased access to services, reduced strain on emergency departments, improved outcomes for individuals with severe mental health conditions, and greater coordination of care within the community for the people we serve. Without this facility, Nevada County residents currently experience long wait times for care, difficulty accessing specialized treatment, and a reliance on emergency rooms for individuals experiencing psychiatric crises. This facility will improve access for people with severe mental health conditions who may otherwise go untreated or receive inadequate care.

**Operations of the facility:** At the facility, eight beds would be designated as a Psychiatric Health Facility (acute care,) and eight beds would be designated as a Mental Health Rehabilitation Center (sub-acute care.) Patients of the facility would arrive primarily via ambulance or locked vehicle after being transferred from the Emergency Department. People cannot self-admit to the facility or drop by for care; they must first receive medical clearance from a hospital and have received a crisis assessment from a designated crisis worker. Patients would not have vehicles at the site and would not be able to come and go from the facility (it is a locked facility). For the 8 beds of acute care, the average length of

stay is likely to be 5-7 days, so at most 1 to 2 new patients arriving each day. For the sub-acute 8 beds, the average length of stay is more like 6-9 months so new patients will be coming in very rarely. Patients may have visitors during specific set visiting hours (usually a two-hour window) but the number of visitors is expected to be small.

The facility will operate 24 hours per day, 7 days per week. The facility will employ approximately 40 full time staff who will work shifts covering the full operations time period; there will likely be a maximum of 20 people working at any given time.

**Name of Public Agency Approving Project:**

County of Nevada

**Name of Person or Agency Carrying Out Project:**

Nevada County Health and Human Services – Behavioral Health

**Exempt Status: (Check One)**

Ministerial (Sec. 21080(b)(1); 15268

Declared Emergency

Emergency Project [Sec. 15071 (b) and (c)]

Categorical Exemption. State type and Section number: 15304

*Section 15304, Minor Alterations to Land: Class 4 consists of minor public or private alterations in the condition of land water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. Exempt activities include fuel management activities.*

*Section 15332, (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.*

Welfare and Institutions Code – WIC Section 5960.3

*(a) Notwithstanding any other law, a facility project funded by a grant pursuant to this chapter shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals.*

*(b) Notwithstanding any other law, the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) shall not apply to a project, including a phased project, funded by a grant pursuant to this chapter if, where applicable, all of the following applicable requirements are satisfied:*

*(1) The project is not acquired by eminent domain. (2) The project applicant demonstrates that the project is, and will continue to be, licensed by and in good standing with the department or other state licensing entity at the time of, and for the duration of, occupancy. The project shall be in decent, safe, and sanitary condition at the time of occupancy. (3) The project applicant requires all contractors and subcontractors performing work on the facility project to pay prevailing wages for any proposed rehabilitation, construction, or major alterations in accordance with Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code. (4) The project applicant obtains an enforceable commitment that all contractors and subcontractors performing work on the project will use a skilled and trained workforce for any proposed rehabilitation, construction, or major*

alterations in accordance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. (5) The project applicant submits to the lead agency a letter of support, or other durable documentary proof for the project, from a county, city, or other local public entity for any new proposed construction, major alteration work, or rehabilitation. (6) The project applicant demonstrates that not less than ninety-five percent of the total cost of any new construction, facility acquisition, or rehabilitation project is paid for with public funds, private non-profit funds, or philanthropic funds. (7) The project applicant demonstrates that the project expands the availability of behavioral health treatment services in the subject jurisdiction. (8) The project applicant demonstrates that there are long-term covenants and restrictions that require the project to be used to provide behavioral health treatment for no less than 30 years, and those covenants and restrictions may not be amended or extinguished by a subsequent title holder, owner, or operator. (9) The project does not result in any increase in the existing onsite development footprint of structures or improvements.

**Reasons why project is exempt:**

The project proposes to construct an approximately 12,000 square foot structure on a pre-graded lot within the County's campus development located at 925 and 950 Maidu Avenue within the city limits of Nevada City. The proposed project meets the requirements of two CEQA categorical exemptions and a statutory exemption identified in the Welfare and Institutions Code as identified above. The project site has been graded for a number of years in anticipation of future County facility development. The site is located immediately adjacent to the County's correctional facility and contains no significant vegetation, or watercourses, slopes or any other type of environmental resource. The project would not result in the taking of any endangered, rare or protected species. The traffic associated with the site would be minimal given the limited staff and patients proposed as par to the facility operation and the existing parking lots and roadways are adequately designed to accommodate the minimal increase in traffic anticipated. Noise from the facility would be minimal as all activities associated with the operation of the facility would be indoors and no outside uses are proposed. Lighting would be designed to be hooded and directed downward and would not spill offsite. There would be no odors, dust or other emissions associated with the project due to the nature of the project. The project would not create any significant environmental impacts and meets the requirements of Sections 15304, 15332 of the California Environmental Quality Act and the requirements of Section 5960.3 of the Welfare and Institutions Code for a behavioral health facility to be exempted from further environmental review.

**Contact Person:** – Phebe Bell

**Telephone:** (530) 470-2784

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If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the Public Agency approving the project?

Yes X No \_\_\_

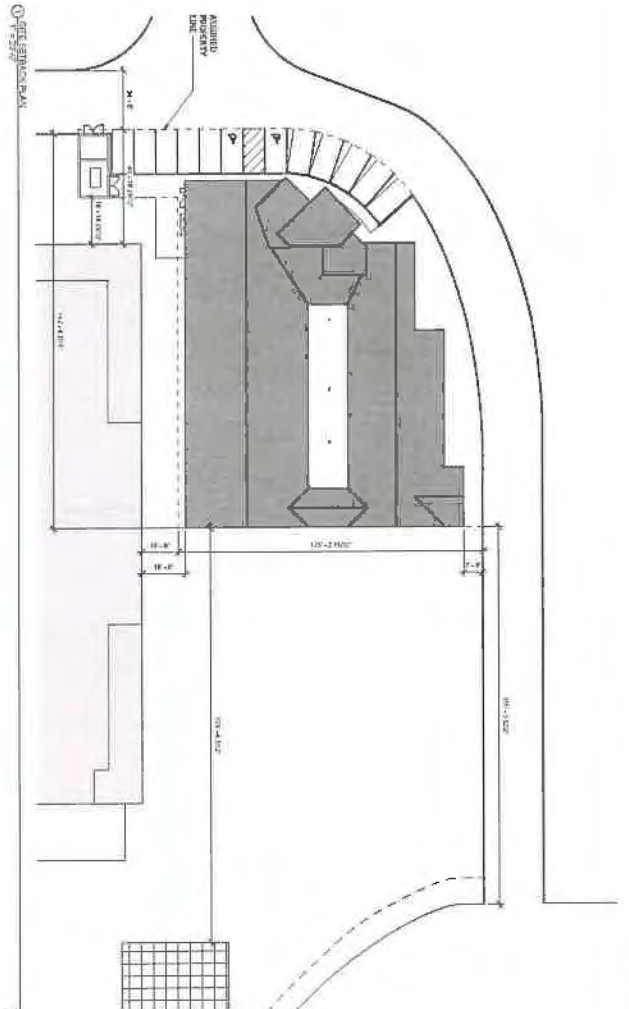
Date Received for Filing: \_\_\_\_\_

  
Date 12/2/24  
Brian Foss, Planning Director  
Nevada County Planning Department









**T-1.1.2**

SHEET INFORMATION

PROJECT:

APPROVAL STAMP

CRESTWOOD  
**NEVADA COUNTY  
 PSYCHIATRIC HEALTH FACILITY**  
 9XX MAIDU AVENUE, NEVADA CITY, CA 95959  
 PROJECT NO:  
 APN:  
 M2L PROJECT NO: 24-0570

PROJECT INFORMATION

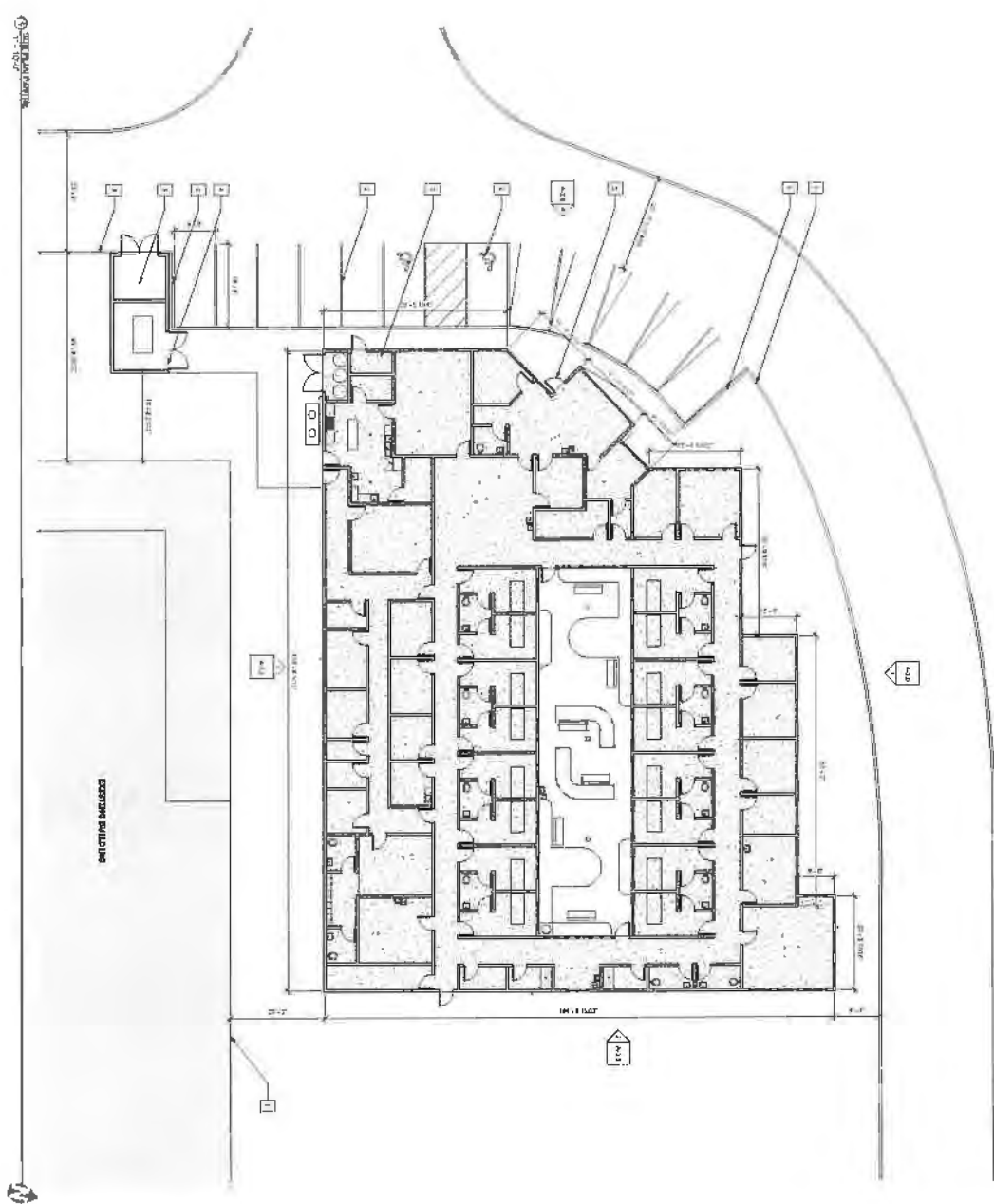


CONSULTANT

**M2L**  
 MEMBERS

JANEL GORDON LAMSON, SITE MGR  
 956-257-2846  
 JGORDON@M2L.COM

OWNER/PM



**CONSTRUCTION NOTES**

1. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONTRACT DOCUMENTS.
2. PROTECT EXISTING UTILITIES AND STRUCTURES FROM AREA OF WORK.
3. MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
4. PROTECT EXISTING TREES AND LANDSCAPE. PRESERVE TREES AND LANDSCAPE TO REMAIN UNLESS OTHERWISE INDICATED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS, NEVADA, AND STATE OF NEVADA, REGULATIONS AND ORDINANCES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS, NEVADA, AND STATE OF NEVADA, REGULATIONS AND ORDINANCES.
7. THERE ARE NO EXISTING UTILITIES OR STRUCTURES TO BE REMOVED OR MODIFIED.

**EXHIBIT CALCULATIONS:**

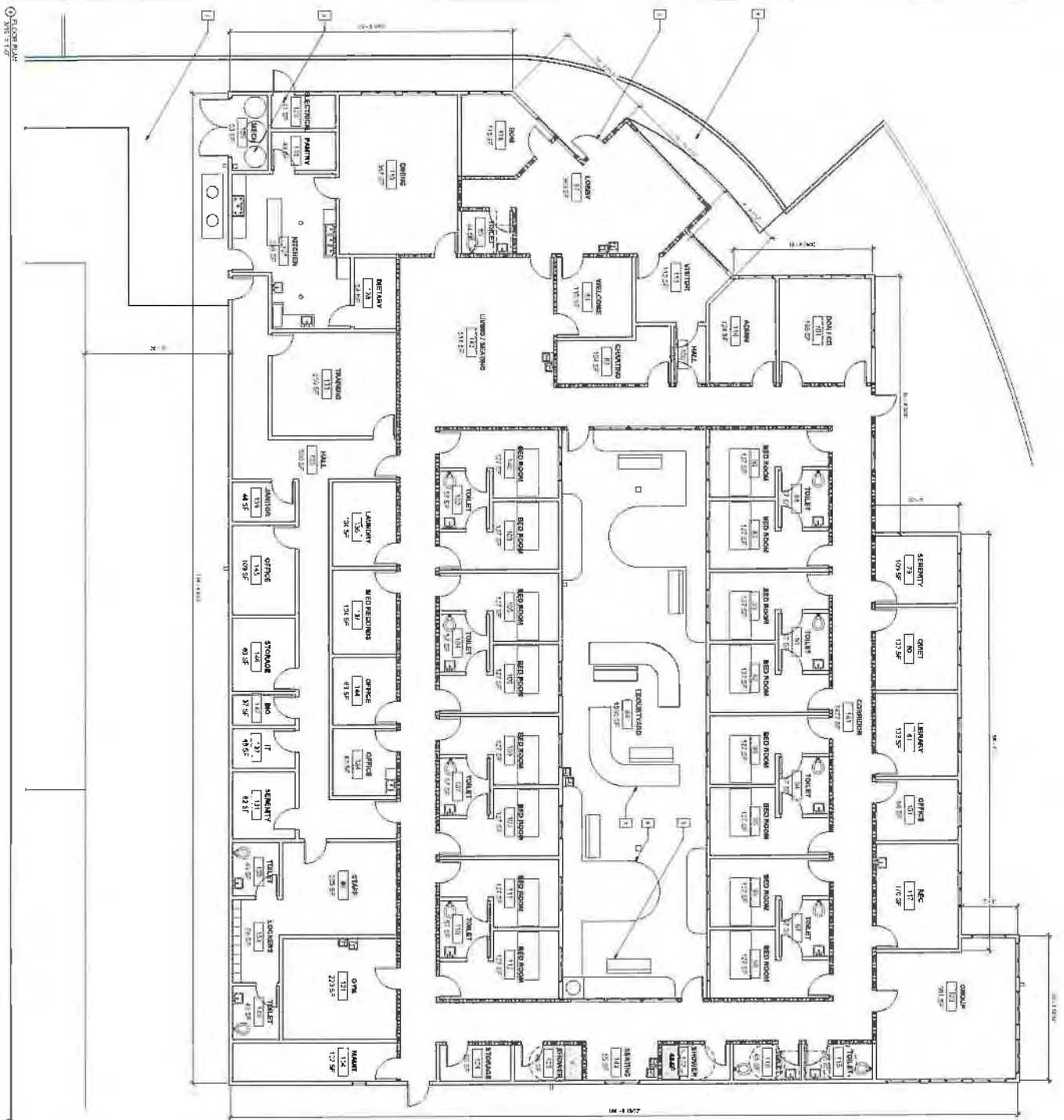
IRRAWING AREA	1. 1,000 SQ. FT.
TOTAL AREA	1,000 SQ. FT.
TOTAL REQUIRED PARKING SPACES	12 PARKING SPACES
EXISTING PARKING SPACES	0 PARKING SPACES
NEW REQUIRED PARKING SPACES	12 PARKING SPACES

**KEYNOTES**

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF THE KEYNOTES.
2. THE KEYNOTES ARE TO BE USED TO IDENTIFY THE LOCATION OF THE KEYNOTES.
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<p><b>M2L</b> ARCHITECTS</p> <p>3401 CALSA LANTANA, SUITE 200 LAS VEGAS, NV 89121 PH: 702.735.1234 WWW.M2LARCHITECTS.COM</p>	<p>STATE OF NEVADA DEPARTMENT OF CONSTRUCTION</p>	<p><b>CRESTWOOD</b></p> <p><b>NEVADA COUNTY PSYCHIATRIC HEALTH FACILITY</b></p> <p>510X MAIDU AVENUE, NEVADA CITY, CA 95959</p> <p>PROJECT NO: <b>AP1</b></p> <p>M2L PROJECT NO: 24-0570</p>	<p>DATE: 12/20/2014</p> <p>REVISION: NONE</p> <p>DESIGNER: JAC</p> <p>DRAWN BY: JAC</p>	<p><b>A-1.0</b></p>
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**CONSTRUCTION NOTES**

1. ALL WORK IS TO BE INSTALLED PER CONTRACT REQUIREMENTS.
2. REFER TO THE GENERAL NOTES FOR FURTHER CONSTRUCTION NOTES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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**KEYNOTES**

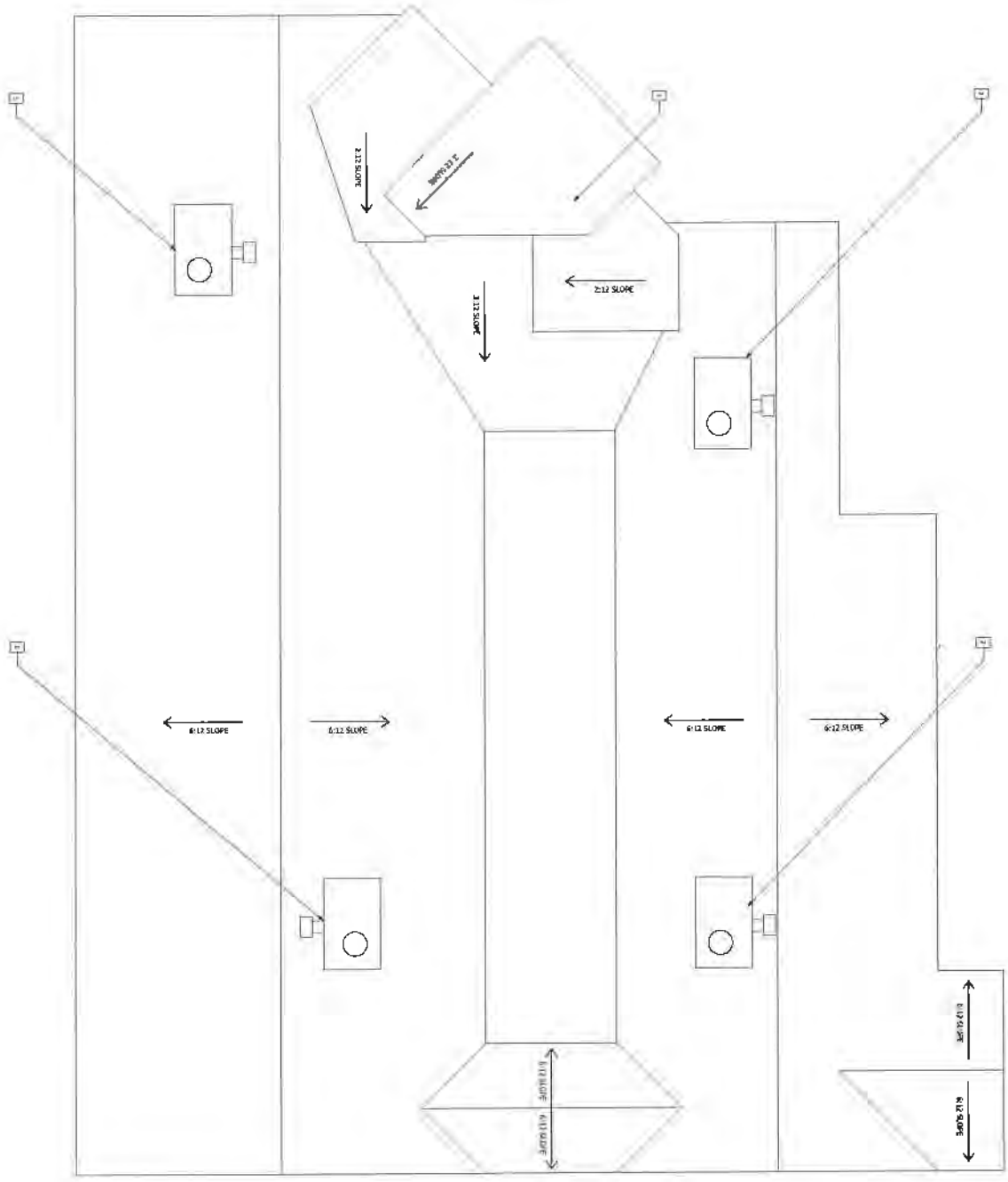
1. INTERIOR FINISHES
2. INTERIOR WALLS
3. INTERIOR CEILING
4. INTERIOR FLOORING
5. INTERIOR DOORS
6. INTERIOR WINDOWS
7. INTERIOR PARTITIONS
8. INTERIOR TRIM
9. INTERIOR ELEVATORS
10. INTERIOR STAIRS

**LEGEND**

KEYNOTE SYMBOL	DESCRIPTION
(Symbol)	INTERIOR WALL
(Symbol)	INTERIOR CEILING
(Symbol)	INTERIOR FLOORING
(Symbol)	INTERIOR DOORS
(Symbol)	INTERIOR WINDOWS
(Symbol)	INTERIOR PARTITIONS
(Symbol)	INTERIOR TRIM
(Symbol)	INTERIOR ELEVATORS
(Symbol)	INTERIOR STAIRS

<p>PROJECT:</p>	<p>CRESTWOOD  <b>NEVADA COUNTY PSYCHIATRIC HEALTH FACILITY</b>          9XX HAUDE AVENUE, NEVADA CITY, CA 95959          PROJECT NO:          APN:          M2L PROJECT NO: 24-0570</p>		
<p>FLOOR PLAN          DATE: 10/20/2011          REVISION: (None)          DESIGNER: JAC          DRAWN BY: JAC</p> <p><b>A-2.0</b></p>	<p>PROJECT INFORMATION</p>	<p>CONTRACTOR</p>	<p>DATE: 10/20/2011          DRAWN BY: JAC          CHECKED BY: JAC          PROJECT NO: 24-0570</p>





**CONSTRUCTION NOTES**

1. ALL WORK IS TO BE INSTALLED THROUGH BRICK/CONCRETE ROOFING.
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**KEYNOTES**

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ROOF PLAN  
 DATE: 11/20/2021  
 REVISION: NONE  
 DRAWN BY: BML  
 CHECKED BY: BML  
**A-2.1.1**

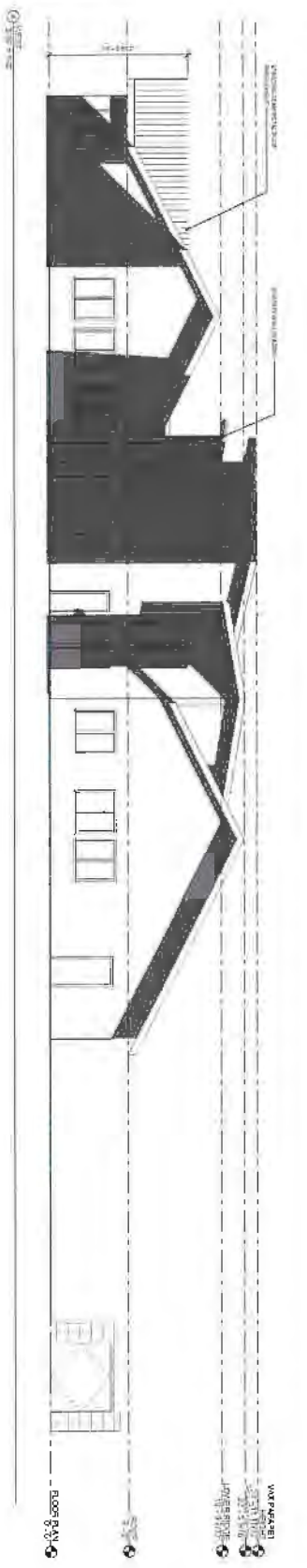
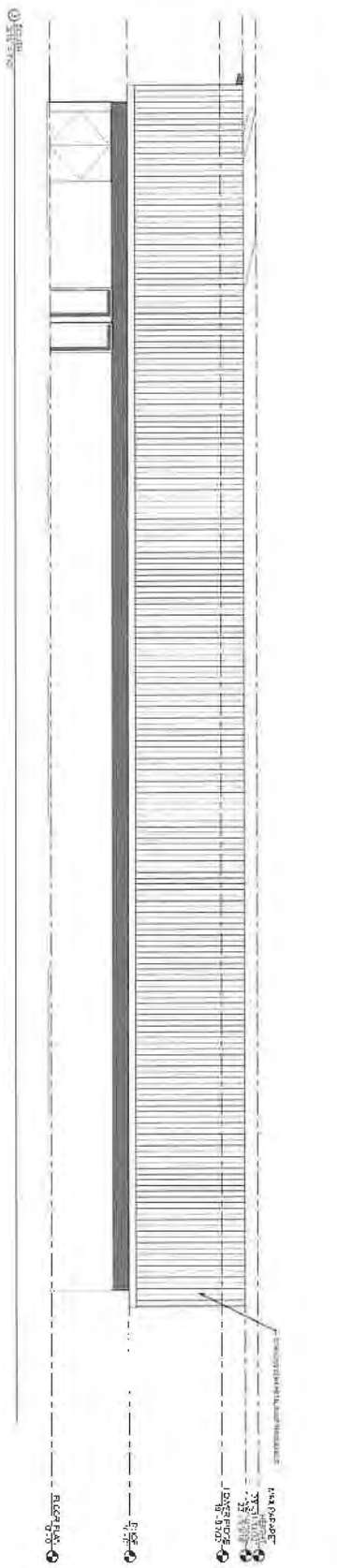
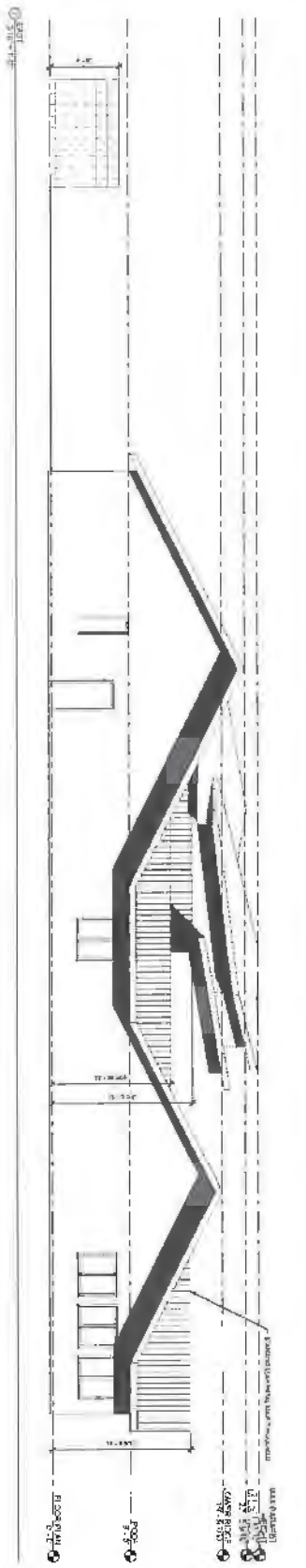
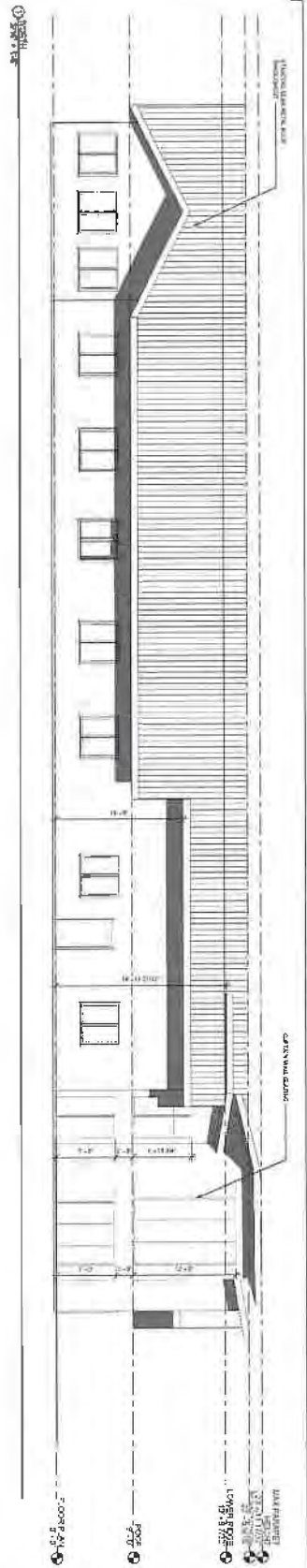
PROJECT: \_\_\_\_\_  
 APPROVAL STAMP: \_\_\_\_\_

CRESTWOOD  
**NEVADA COUNTY PSYCHIATRIC HEALTH FACILITY**  
 90X MAIDU AVENUE, NEVADA CITY, CA 95959  
 PROJECT NO: \_\_\_\_\_  
 APN: \_\_\_\_\_  
 M2L PROJECT NO: 24-0570



STAIR: \_\_\_\_\_  
 CONSULTANT: \_\_\_\_\_

**M2L**  
 MECHANICAL  
 2124 CORNELL BLVD., SUITE 200  
 SUITE 200  
 956-573-9449  
 REMEDIATION@M2L.COM



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DUBLIN, CA 94568  
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WWW.M2LARCHITECTS.COM



**CRESTWOOD**  
**NEVADA COUNTY PSYCHIATRIC HEALTH FACILITY**  
9XX MAIDU AVENUE, NEVADA CITY, CA 95959  
PROJECT NO:  
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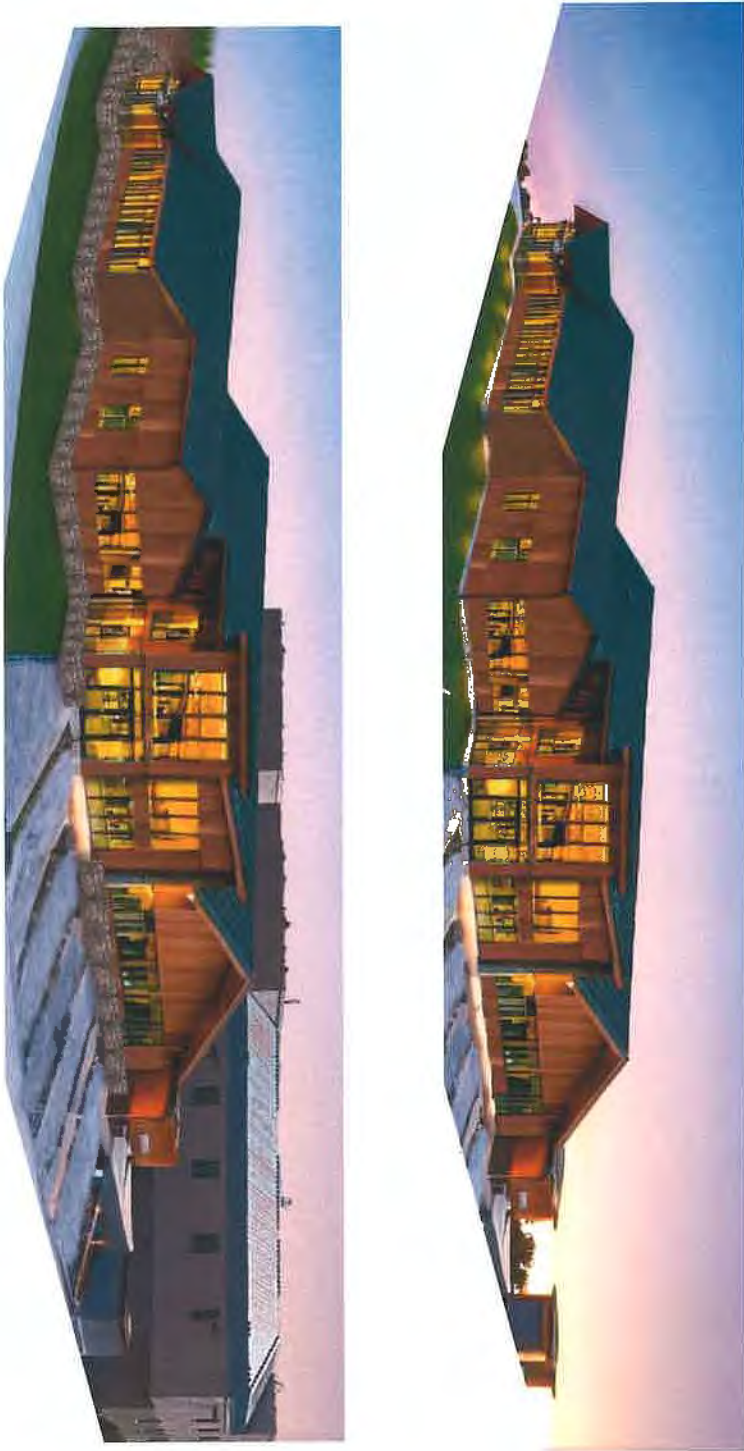
**PROJECT:**

**ELEVATIONS**  
DATE: 11/23/24  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

**A-3.0**







**A-6.0**

RENDER  
DATE: 3/27/2011  
REVISION DATE:  
REVISION:  
DRAWN BY: DAC

PROJECT:

CRESTWOOD  
**NEVADA COUNTY  
 PSYCHIATRIC HEALTH FACILITY**  
 9100 MAIDU AVENUE, NEVADA CITY, CA 95959  
 PROJECT NO:  
 APN:  
 M2L PROJECT NO: 24-0570



**M2L**  
 ARCHITECTS  
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 SAN JOSE, CA 95131  
 949-257-2449  
 INFO@M2LARCHITECTURE.COM

SHEET INFORMATION

APPROVAL STAMP

PROJECT INFORMATION

STAMP

CONSULTANT

DPON FIRM