

CITY OF NEVADA CITY


STAFF MEMORANDUM

TO: Honorable City Council

FROM: Cindy Siegfried, City Planner
William J. Falconi, City Engineer

DATE: July 20, 2011

SUBJECT: Nevada County Request for Comments on General Plan Amendment and Rezoning of HEW Building, Willow Valley Road and within the City's Sphere of Influence



RECOMMENDATION: Review and provide any comments and direction to staff.

Discussion: The City staff received an "Early Consultation/Project Description" from the Nevada County Planning Department, wherein the County is requesting comments on a proposed General Plan Amendment and Rezoning of the HEW Building on Willow Valley Road. Specifically, the project proposes a General Plan and zone change from P/PUB to R3/UHD, and from RA-3/EST to R3/UHD for the two parcels that encompass the HEW Building.

The City received this request on July 20th and the County is requesting that comments be provided, in writing, by August 12, 2011. Also, the County staff will be meeting on August 3, 2011 and would appreciate any advance notice of any concerns the City may have.

Attachment: Attached is a copy of the "Early Consultation/Project Description" and request, dated July 18, 2011.

RECOMMENDED CITY COUNCIL ACTION:

Staff is requesting the Council provide staff with any advance comments regarding the HEW Building project and potential annexation to the City.

**COMMUNITY DEVELOPMENT AGENCY
NEVADA COUNTY PLANNING DEPARTMENT**
950 Maidu Avenue, Suite 170
Nevada City CA 95959-8617
Fax No. (530) 265-9851

RECEIVED

JUL 20 2011

City of Nevada City

EARLY CONSULTATION/PROJECT DESCRIPTION

DATE: July 18, 2011

TO: Building, DPW-Roads, DPW-Sanitation, Transit Services, EH, NCTC, County Counsel, Dept. of Housing and Community Services, LAFCo, County CEO, County Dept. of Facilities Management, Nevada County Consolidated Fire Protection District, Nevada City School District, Nevada Union School District, NID, Northern Sierra Air Quality Management District, County Fire Protection Planner, DFG, Central Valley Water Quality Control Board, Native American Heritage Commission, Office of Historic Preservation, City of Nevada City, Army Corps. of Engineers, Federal Emergency Management Agency, AT&T, SBC, FREED, Historical Society, Friends of Nevada City, Sup. Nate Beason, Federation of Neighborhood Associations, Rural Quality Coalition, Principal Planner, Planning Director.

This project is being distributed to you for your review and comment. Your comments, recommended mitigation measures, and/or conditions, must be received, *in writing*, no later than **August 12, 2011**, including an indication as to whether an Environmental Impact Report is needed. In addition to sending a hard copy, please e-mail in MS Word 6.0, to the Project Planner listed below. If you need additional information to complete your review, please contact the Project Planner before the comment deadline. *County staff will meet to discuss project issues on August 3, 2011, and would appreciate advance notice of any concerns you may have prior to receiving your written comments.*

PROJECT: Z11-001, GP11-004 and EIS11-005: A County initiated Zoning Map and General Plan (GP) Land Use Map Amendment for the H.E.W. Building properties located on Willow Valley Road in the City of Nevada City's Sphere of Influence from P/PUB to R3/UHD (APN: 36-310-60) and RA-3/EST to R3/UHD (APN: 36-310-39).

LOCATION: APN: 36-310-60: 10399, 10433 and 10523 Willow Valley Road, Nevada City, CA
APN: 36-310-39: 10599 Willow Valley Road, Nevada City, CA

APPLICANT(S)': Tom Colburn, Nevada County Facilities Program Manager
OWNER(S)': County of Nevada

ASSESSOR'S PARCEL No's.: 36-310-60 and 36-310-39

FILE No's.: Z11-001, GP11-004 and EIS11-005

General Plan: APN: 36-310-60: PUB (Public)
APN: 36-310-39: EST

Parcel Size: APN: 36-310-60: 7.52 ac.
APN: 36-310-39: 4.45 ac.

Water: NID
Sewage: Nevada County
Fire: Nev. Co. Consolidated

Zoning: APN: 36-310-60: P (Public)
APN: 36-310-39: RA-3
ZDM #: 52a
GP Region/Center: Nevada City
Sup. District: I

Schools: Nevada City/NUHS
Recreation: Nev. City Benefit Zone

FEMA Panel # 0369
APN: 36-310-60: Zone X
APN: 36-310-39: Zone X, Zone A and 0.2% chance of flooding

Farmland Map Designation: Urban Built Up Land

Date Filed: July 18, 2011

Receipt No.: n/a (County Project)

Prev. File No.s: NC99-002

PROJECT PLANNER: Tyler Barrington, Senior Planner; (530) 470-2723
Email: tyler.barrington@co.nevada.ca.us

NEVADA COUNTY PLANNING DEPARTMENT LAND USE APPLICATION

Please print or type in black ink

Type of application(s) for which you are applying:

| | | |
|---|--|--|
| <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Ordinance Amendment | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Use Permit | <input checked="" type="checkbox"/> Zone Change | <input type="checkbox"/> Voluntary Merger |
| <input type="checkbox"/> Development Permit | <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Home Business |
| <input type="checkbox"/> Administrative Dev. Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Temporary Commercial Permit |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Setback Easement | <input type="checkbox"/> Management Plan |
| <input type="checkbox"/> Other (specify): _____ | | |

PROJECT DESCRIPTION: Proposed zoning map and General Plan
Land Use Map amendment to change the H.E.W. BUILDING
SITE TO R3/UHD.

Assessor's Parcel No(s): 36-310-60 36-310-39

Applicant Name(s): ~~County of Nizua~~ Tom Coburn

Applicant Mailing Address: 10014 N. Bloomfield

Telephone #: () 730 470-2637 E-Mail: Tom.Coburn@Co.Nevada.Ca.us FAX#: _____

Property Owners Full Names: County of Nizua

Property Owner Mailing Address: _____

Telephone #: () _____ E-Mail: _____ FAX#: _____

Name of Representative (if applicable): Tom Coburn

Address of Representative: _____

Telephone #: () _____ E-Mail: _____ FAX#: _____

Site address(es): 10433 Willow Valley Road NE Acreage(s): 11.98

Water Source: MWD Method of Sewage Disposal: CIT

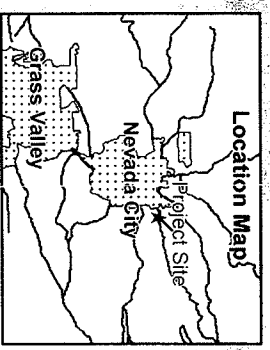
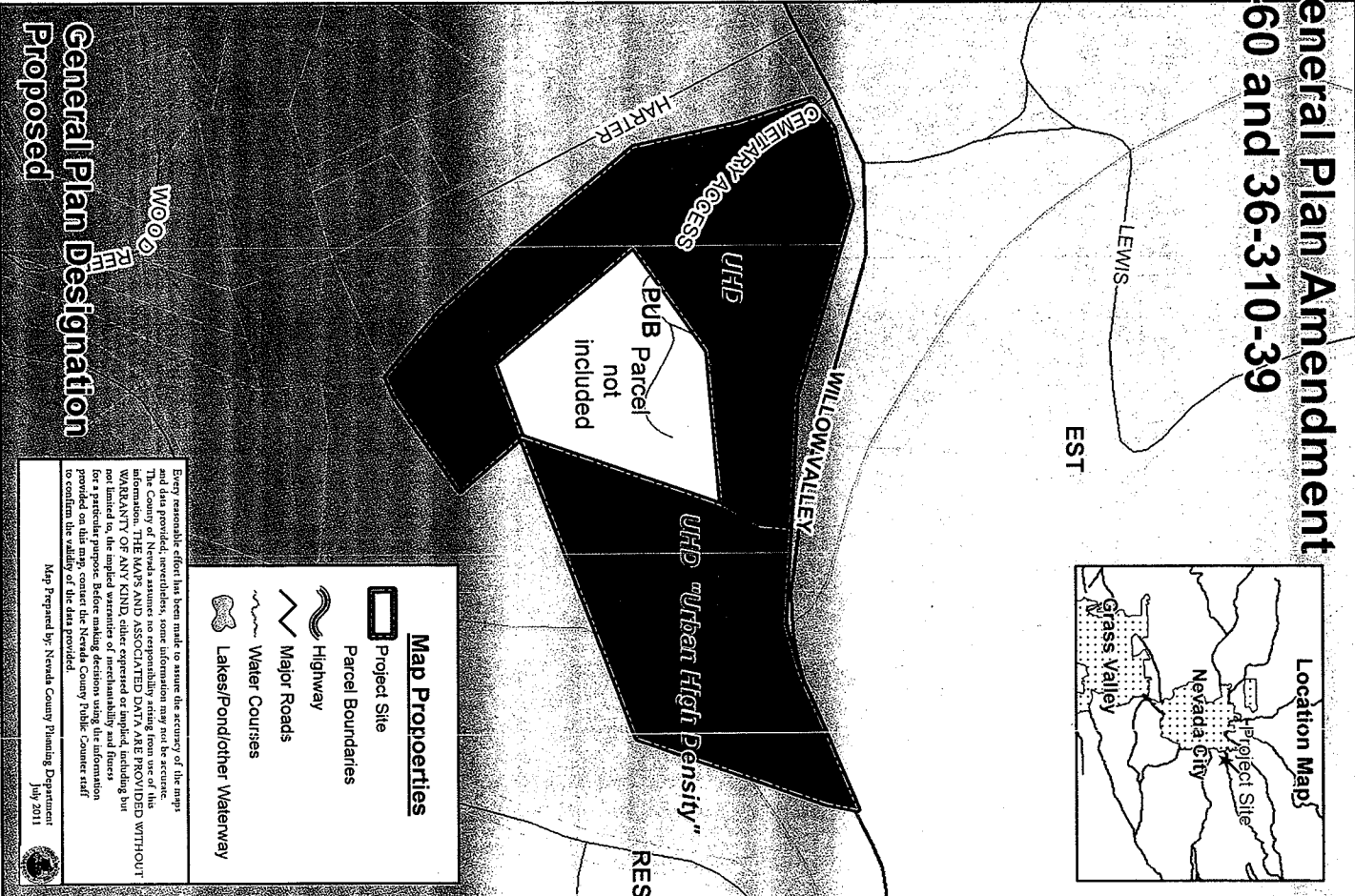
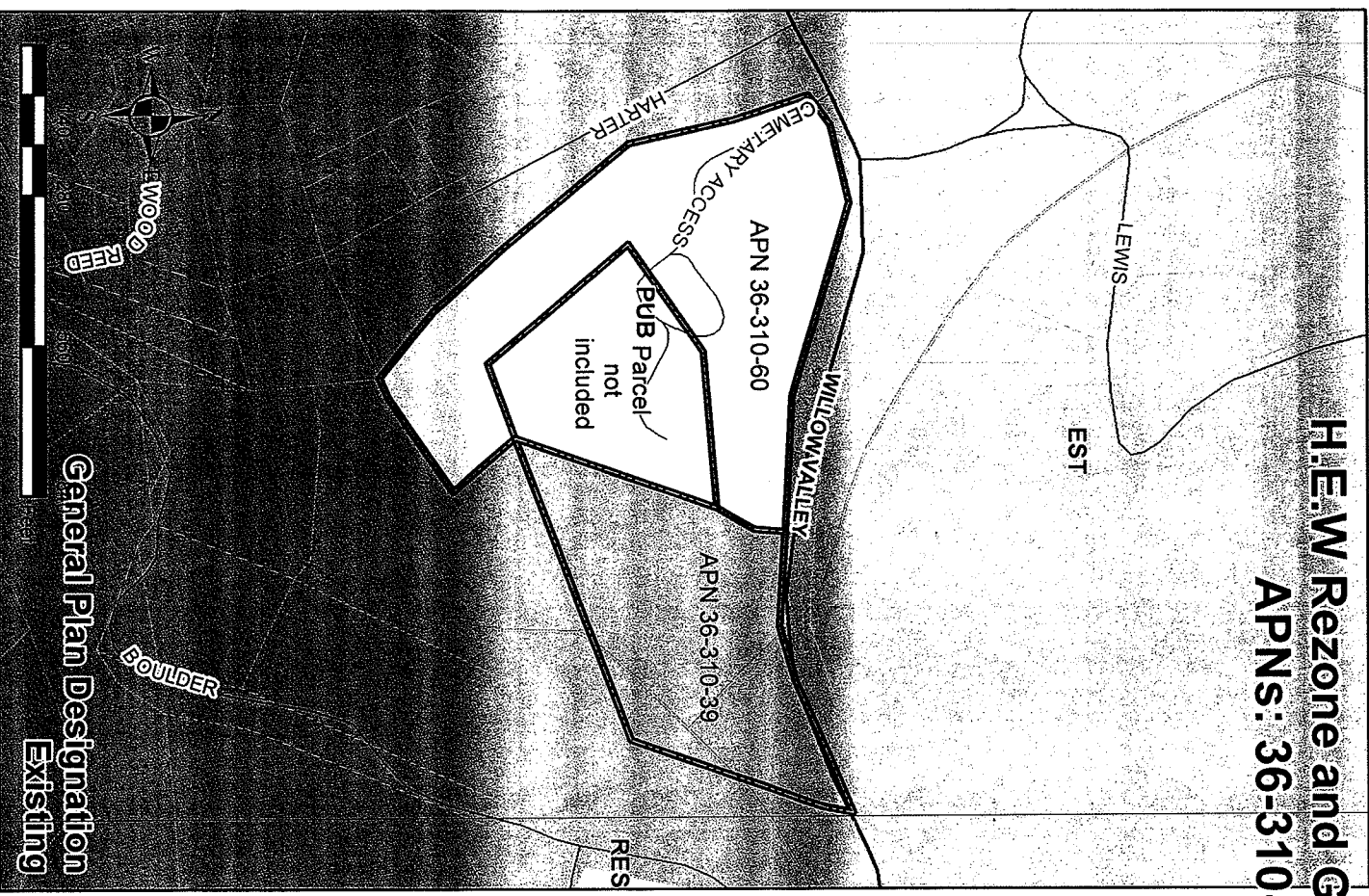
I hereby acknowledge that I have read the instructions for filing this application and state under penalty of perjury that the information provided on all attached documents is correct.

Signature of () Property Owner(s) or (X) Authorized Representative*
Tom Coburn Date: 5/23/11
 _____ Date: _____

***Representative may sign application if a Letter of Authorization from the owner(s) is provide**

H.E.W. Rezone and General Plan Amendment

APNs: 36-310-60 and 36-310-39



- Map Properties**
- Project Site
 - Parcel Boundaries
 - Highway
 - Major Roads
 - Water Courses
 - Lakes/Pond/other Waterway

Every reasonable effort has been made to assure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The County of Nevada assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Before making decisions using the information provided on the maps, users should consult the County's Office Scanner staff to evaluate the reliability of the data provided.

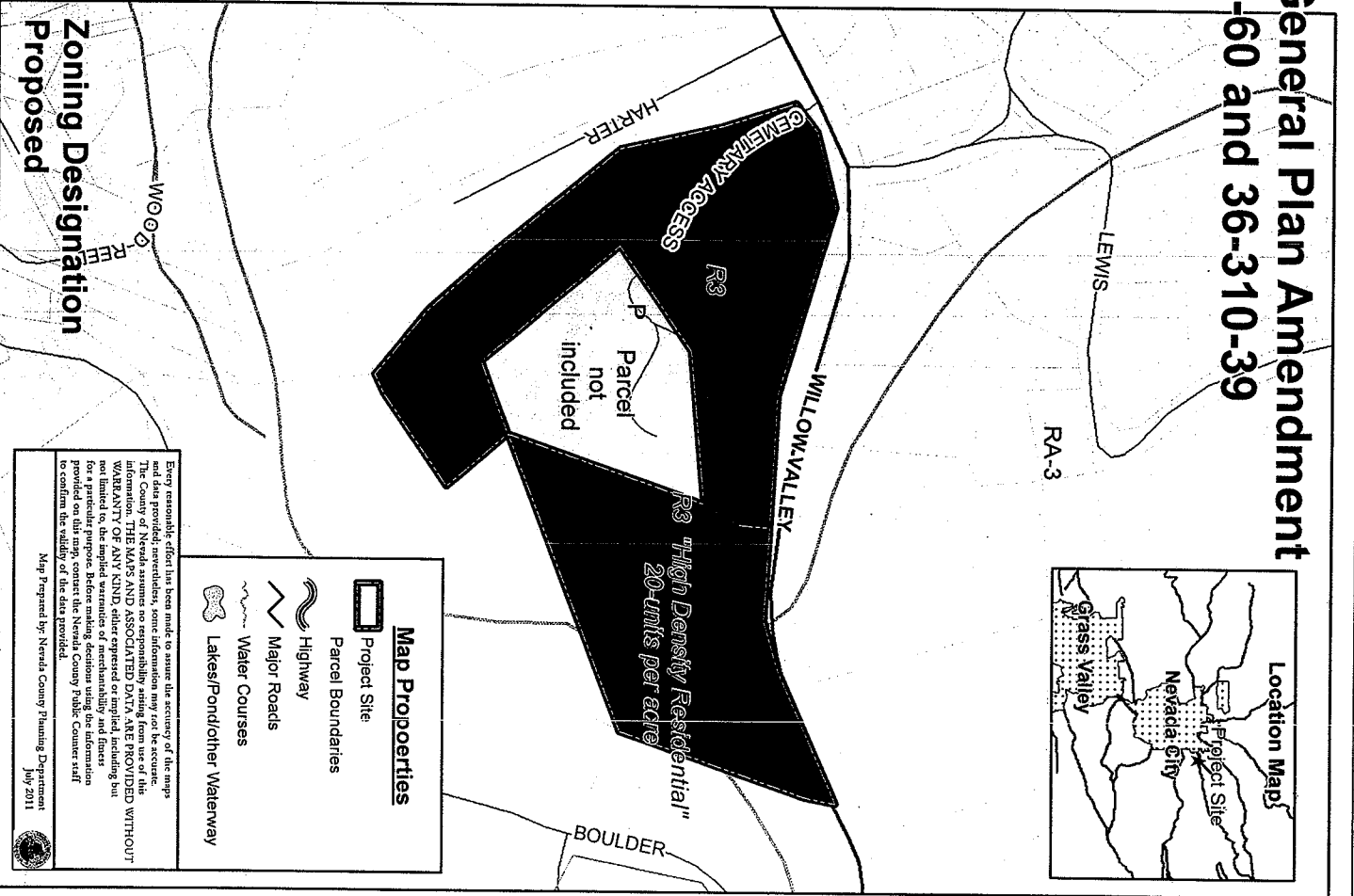
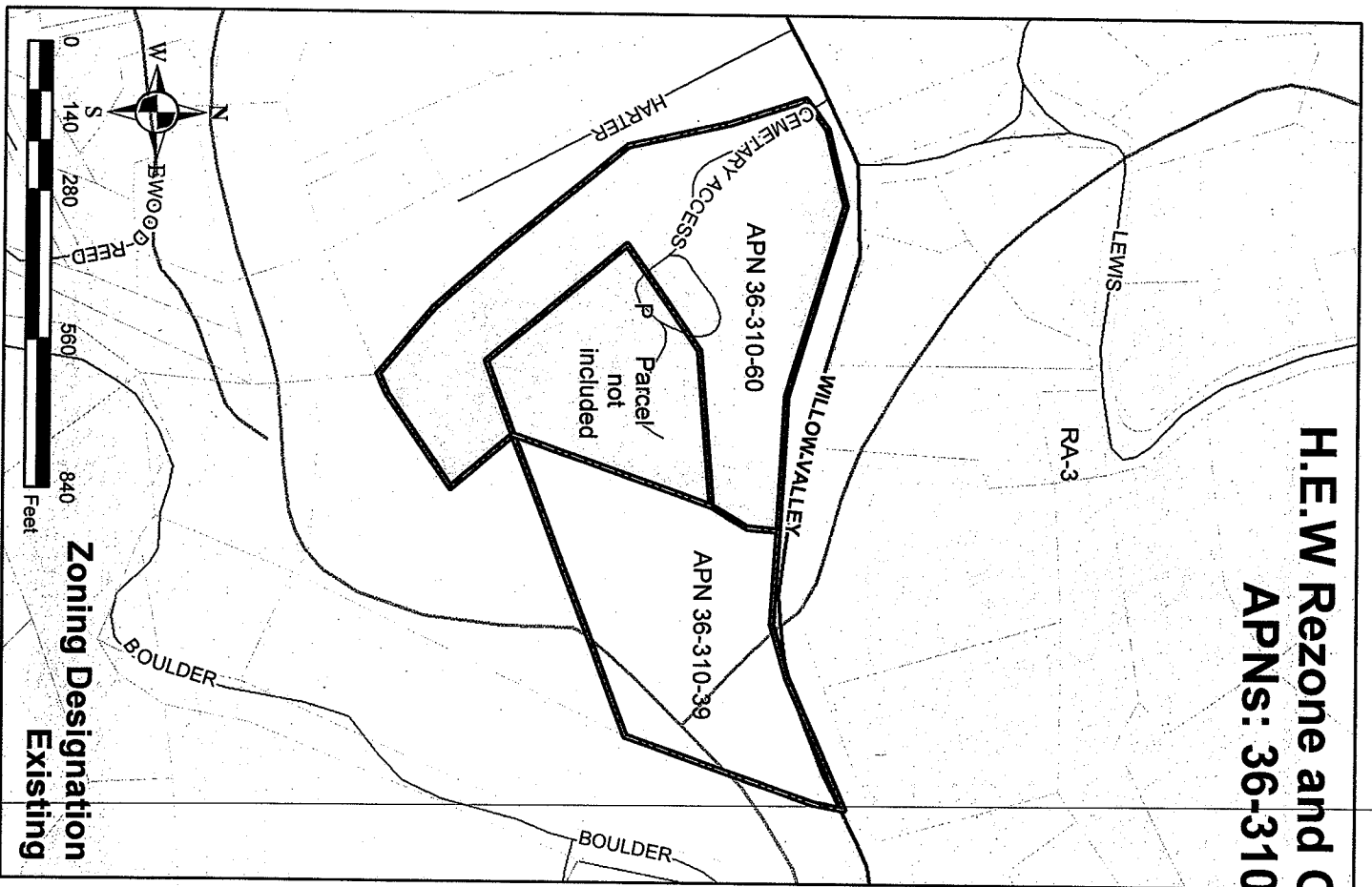
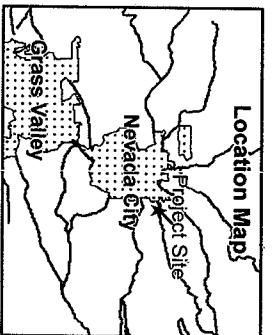


General Plan Designation Existing

General Plan Designation Proposed

H.E.W Rezone and General Plan Amendment

APNs: 36-310-60 and 36-310-39

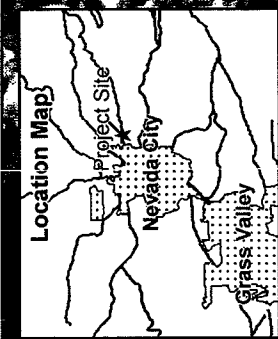


Map Properties

- Project Site
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H.E.W. Rezone and General Plan Amendment APNs: 36-310-60 and 36-310-39 Aerial Photo

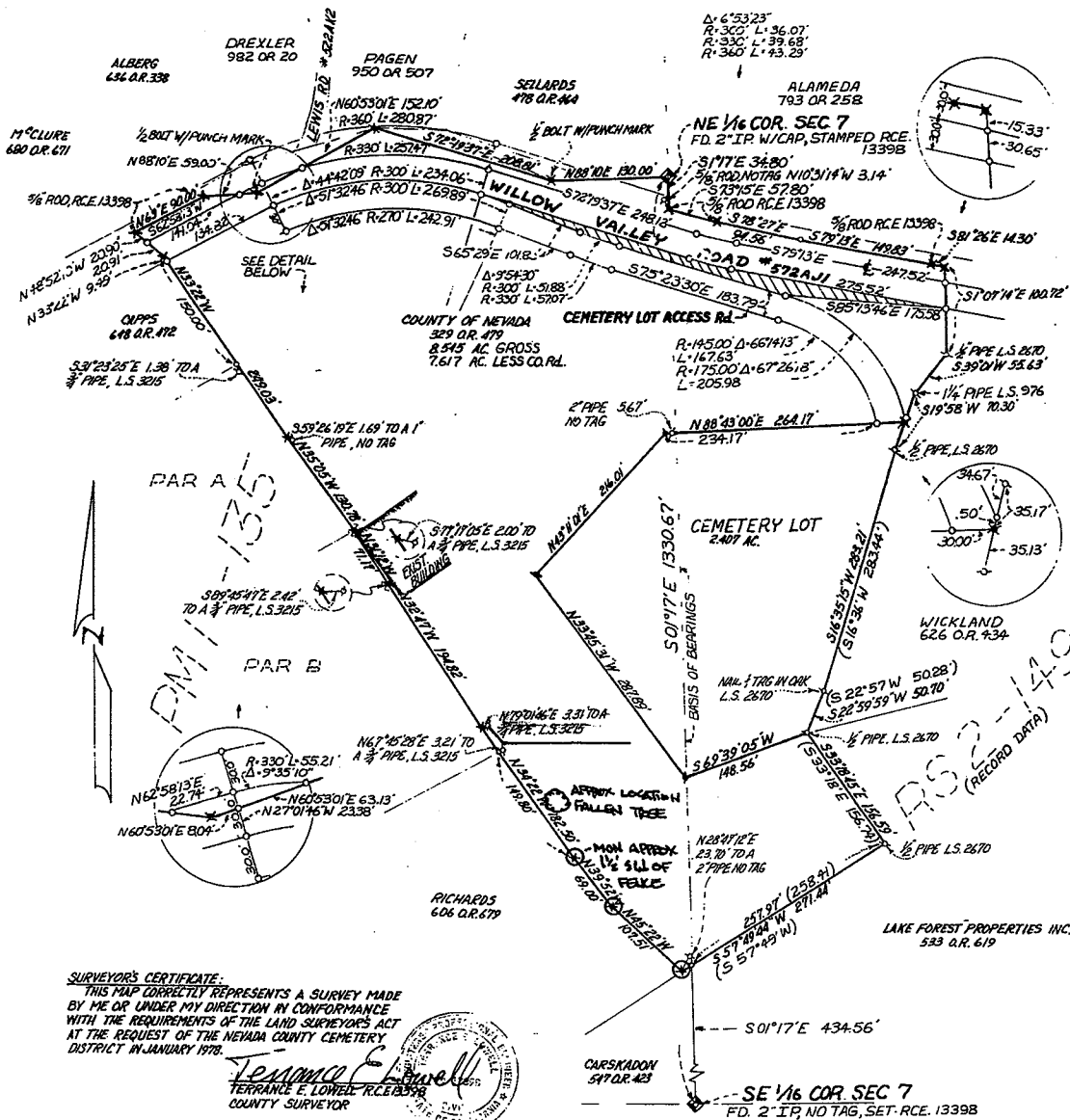


Map Properties
Project Site

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Map Prepared by: Nevada County Planning Department
July 2011

Map 27



SURVEYOR'S CERTIFICATE:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF THE NEVADA COUNTY CEMETERY DISTRICT IN JANUARY 1978.

Terrance E. Lowell
 TERRANCE E. LOWELL R.C.E. 13398
 COUNTY SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE:
 THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT THIS 28 DAY OF Nov. 1978.

Wesley Zachary
 WESLEY ZACHARY R.C.E. 13398
 DEPUTY COUNTY SURVEYOR

RECORDER'S CERTIFICATE:
 FILED THIS 1 DAY OF December 1978, AT 10:41 AM, IN BOOK 2 OF SURVEYS AT PAGE 27 AT THE REQUEST OF TERRANCE E. LOWELL.

FEES: No fee
 362.00
 1.00

Malcolm J. Peltier
 COUNTY RECORDER
 BY: *Sharonne Brown* deputy

BASIS OF BEARING:
 MONUMENTS FOUND IN THE FIELD PER UNRECORDED SURVEY BY J.S. O'CONNOR, L.S. 976 IN MARCH 1940 AND IS ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS, COUNTY OF NEVADA.

- LEGEND:**
- FOUND 1" PIPE, TAGGED R.C.E. 13398 UNLESS OTHERWISE DESCRIBED ON MAP.
 - SET 1" IRON PIPE, TAGGED R.C.E. 13398 UNLESS OTHERWISE DESCRIBED ON MAP.
 - FOUND MONUMENT AS DESCRIBED ON MAP.
 - NOTHING FOUND -- NOTHING SET.
 - SLOPE EASEMENT FOR CO. ROAD AND CEMETERY LOT ACCESS

RECORD OF SURVEY

FOR THE
 COUNTY OF NEVADA
 Being a portion of the NE 1/4 of Section 7,
 T.16N., R.9E., M.D.B.&M.
 in the unincorporated territory of
 NEVADA COUNTY, CALIFORNIA

JANUARY 1978 SCALE: 1" = 80'
 COUNTY SURVEYOR, TERRANCE E. LOWELL

Map 27 AS BK 7

**COUNTY OF NEVADA
PROJECT INFORMATION QUESTIONNAIRE**

The information provided in this questionnaire will be used for preparation of the project Initial Study (environmental review) and for overall project review. All of the questions must be answered completely with legible responses, typed or in black ink. Provide more than a simple "yes", "no" or "NA" response, attaching additional pages where necessary.

1. Project Description:

- a. Describe the proposed project including any proposed phasing:

The County will sell this property to a
Developer for a Housing Project.

2. Land Use: (moved)

- a. Does this project have a relationship to a larger project or a series of projects?

yes no If yes, describe:

- b. Describe existing on-site land uses:

Abandoned Hospital / Office Building.

- c. Describe surrounding land uses, indicating distance to nearest residence:

Residential Houses @ Property Line.

- d. Describe project potential to change the character of the surrounding area, including the loss of open space.

Existing Facility to be turned into Senior Housing

- e. Will this project displace any residential units? yes no If yes, describe:

f. Will this project result in a population increase in the immediate project area?
 yes no Explain:

New Housing units

g. List any specialized plans or zoning restrictions applicable to this project site, i.e., an "SP" zoning, a Master Plan, a Specific Plan, an Area Plan, an Airport Land Use Plan?

3. Geology/Soils:

- a. A Preliminary Grading Plan is attached. yes no
- b. A Soils/Geologic Report is attached. yes no
- c. Slopes that exist on site prior to grading:

Gentle (0-10%) _____ sq. ft/acres _____ % of site

Rolling (10-30%) _____ sq. ft/acres _____ % of site

Steep (more than 30%) _____ sq. ft/acres _____ % of site

30%> slopes are cross-hatched or highlighted on the site plan or tentative map

d. Is the site on filled land? yes no If yes, explain:

e. Are there existing erosion problems or geologic hazards such as landslides, mudslides, ground failures, earthquake faults or similar hazards? If yes, describe:

No

f. Will a grading permit be required? yes no

If yes, have you attached a preliminary grading plan? yes no

Describe proposed site grading:

How many cubic yards of soil will be imported, exported or moved on site? _____

Maximum proposed depth and slope of any excavation and the type: _____

Grading material sources or disposal sites: _____

Transport methods and haul routes: _____

Identify location and height of any proposed or required retaining walls: _____

4. **Water Quality:**

- a. Describe any water bodies on, or adjacent to, the property, including lakes, rivers, creeks, seasonal and/or perennial water courses, irrigation ditches or drainage swales.

Deer Creek flows across the Eastern
Side.

- b. Is there a floodplain on or within 100 feet of this project site? If yes, is it identified on the Federal Emergency Management Agency (FEMA) maps? ___ yes no

___ If yes, a copy of the map delineating the floodplain has been submitted.

- c. For development projects, describe impervious surfacing created by this project:

| <u>Lot Coverage:</u> | <u>EXISTING</u> | | <u>PROPOSED</u> | |
|---|-----------------|---|-----------------|---|
| building coverage | <u>0</u> | % | _____ | % |
| surfaced areas | <u>40</u> | % | _____ | % |
| landscaped areas | _____ | % | _____ | % |
| permanent open space (excluding <u>required</u> landscaping) | <u>50</u> | % | _____ | % |
| Total | 100 | % | 100 | % |

- d. Describe any discharge to surface waters that will result from this project, including any wastewaters other than storm water runoff that may be present in the discharge.

No change

- e. Identify the water body or location that receives runoff waters, describing proposed methods for treating and controlling runoff before it enters the drainage or watercourse.

Deer Creek

- f. Will a permit be required from the California Regional Water Quality Control Board?
___ yes no

If application has been made for a permit, provide the permit #: _____.

g. Are there any wetlands or riparian areas on this site? yes no
If yes, describe: Dear Creek

Will wetlands be affected by the proposed project? yes no

Will an Army Corps of Engineers wetlands permit be required? yes no

Is a letter from the Army Corps attached? yes no

Describe how the wetlands will be protected or replaced:

5. Air Quality:

a. Describe any air pollutants, i.e. dust, smoke, fumes or odors, that may be generated by this project both during and after construction (short and long term impacts).

None

b. Is the project site mapped within an area known to contain naturally occurring asbestos? yes no

Source of information: _____

6. Transportation/Circulation:

a. A traffic study is included with this application. yes no

b. Does this project include a Petition for Exceptions? yes no

c. Describe the access roads serving this project:

| Road name | Surfacing | Right of Way width | Finish grade |
|-------------------------|----------------|--------------------|--------------|
| <u>Willow Valley Rd</u> | <u>Asphalt</u> | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

d. Is the access road a dead-end road? yes no If yes, what is the distance to the nearest through road?

e. Who provides road maintenance on each road accessing your project?

County

f. Will this project result in substantial or cumulative impacts to the circulation system in this area? ___ yes no Explain:

g. What road improvements are proposed?

NONE

h. Describe how this project provides for pedestrian needs, pursuant to Sec. L-II 4.1.8 of Zoning Regulations and the Nevada County Non-Motorized Pedestrian Plan:

i. Describe how this project will provide transportation alternatives pursuant to Sec. L-II 4.19 and General Plan Policy 4.26, including:

1) The estimated number of employees or residents that will work/live on the project site. _____

2) Identify existing and potential alternatives to individual automobile use, including but not limited to, access to public transportation services, bicycle racks, or provisions for developer-sponsored carpooling or bussing.

3) Proposals to incorporate one or more measures into the project to ensure use of viable alternatives.

4) For projects employing 50 or more persons: describe feasible measures for reducing auto dependence.

7. **Biological Resources:**

- a. Is the required Biological Inventory attached? ___ yes no
- b. Is a Management Plan for encroachment into sensitive biological resources required?
___ yes ___ no

If yes, is it included in your Biological Inventory? ___ yes ___ no

- c. How many native oaks exist on site? 0
- d. How many oaks have trunk diameters of 36" or more, measured at breast height (4')?
0
- e. Number, size, type and location of trees being removed, including for road and sewage disposal construction (as shown on site plan):

- f. Is a Tree Protection Plan for trees to be retained attached or addressed in your Biological Inventory? ___ yes ___ no

- g. Does this project have the potential to preclude the future use of any natural resource i.e., forests or water?
no

8. **Mineral Resources:**

- a. Is this site mapped as an MRZ-2, Significant Mineralized Area, by the State Dept. of Conservation? ___ yes no
- b. Does this project have the potential to deplete any non-renewable resource (minerals)?
___ yes no If yes, explain.

9. **Risk of Upset/Health Hazards**

- a. The required Nevada County Hazardous Materials/Waste Statement has been filed with this application? ___ yes ___ no
- b. Do you have knowledge, or is there evidence, of any past, potentially hazardous materials use, including underground fuel storage tanks, dumpsites, or surface or subsurface mining activity?
 yes ___ no

If yes, a Phase I Assessment must be submitted with this application. Contact the County Department of Environmental Health for information regarding what research must be conducted for the specified past use.

- c. Does this project propose the handling, storage or transportation of any potentially hazardous materials, toxic substances, flammables or explosives? ___ yes no

If yes, briefly describe the potentially hazardous materials:

- d. Will the proposed project include the use of hazardous materials in quantities greater than 55 gallons, 200 cubic feet or 500 pounds? yes no

If yes, have you attached a Hazardous Materials Inventory Statement with this application? yes no

- e. Does this project propose, or will this project result in, the generation of hazardous waste as defined by the California Health & Safety Code, Chapter 6.5?
 yes no

- f. Does this project propose fuel tanks, either above or below ground? If yes, in what quantities?
NO

- g. Is this project site within two air miles of an airport? yes no

10. Noise:

- a. Is a Noise Study attached? yes no

- b. What noise will be generated by this project both during and after construction? Include the noise source and the hours of operation for the noise generating use, including any outdoor activity areas, i.e., storage or equipment yards, outdoor music, playgrounds, animal pens.

- c. Describe any noise-sensitive land uses (homes, schools, hospitals, churches, libraries, nursing homes) that are within a half-mile of this project site.

11. Public Services:

a. List agencies providing the following public services to your project site:

Fire Protection: Consolidated Fire
Domestic water: NID
Sewage disposal: NBVAWA CoS
Road maintenance: County of Nevada
Other special districts: _____

b. *If public sewer is proposed, how many EDUs are allocated to this site?* _____

c. *How many EDU's are required for the proposed use?* _____

d. Is trash and recycling service available to serve the project site? ___ yes ___ no

e. As a result of this project will there be significant amounts of solid waste generated, including stumps or inert matter? ___ yes ___ no If yes, describe how the solid waste will be handled/removed:

f. Within what Fire Severity zone is the project site mapped (Moderate, High or Very High) on the CalFire Fire Severity Hazard maps? _____

g. Will this project result in the need for additional public services including fire, police, water, sewage disposal or recreation, including annexation to a special district?
___ yes no If yes, describe:

12. Utilities & Services Systems:

a. List the public utilities that are available to serve the project site and the entity that provides service:

Telephone: AT&T
Electricity: PG&E
Gas (propane or natural gas) PG&E
High speed internet service: _____

b. Will this project require the extension of service for any energy source?
___ yes no If yes, please describe:

c. Will this project require the recording of a new utility easement?
___ yes no If yes, the proposed easement must be shown on the site plan.

- d. Describe how this project maximizes energy efficiency, i.e., utilizes alternative energy sources, pursuant to General Plan policies 8.10.1, 8.10.2, 8.10.6, 8.21A, 8.23 & 8.24. 14.2:

- e. *What type of sewage disposal system is proposed for this project (public sewer, individual septic systems, a community system, a centralized system)?*

Public

13. Aesthetics:

- a. Will there be a change to any highly visible ridgelines or any scenic viewsheds?

___ yes no If yes, describe:

- b. Is this project visible from a scenic highway, a large population center, or a public recreation area? ___ yes no If yes, describe:

- c. Does this project propose any outdoor storage, activity or use (other than parking)?

___ yes no If yes, describe:

- d. Does this project propose new fencing? ___ yes no If yes, describe fence type, height, materials and colors:

- e. Will this project require the installation of new overhead utility lines, visible from public roadways or adjacent properties? ___ yes no If yes, describe:

f. Lighting:

Is new exterior lighting proposed? yes no

If yes:

Is the location of all exterior lighting shown on the site plan? yes no

Is a comprehensive Lighting Plan included in the application packet? yes

no

If no, explain why:

Describe existing and proposed lighting, including number and type of light fixtures, i.e., compact-fluorescent, metal-halide, incandescent; location (wall-mounted, pole); and type of shielding to prevent off-site light spill:

14. Agriculture:

e. Is there an agricultural use established on or adjacent to this parcel?

yes no If yes, describe the use:

b. Will this project result in the reduction of agricultural production?

yes no If yes, describe:

c. Is this project site mapped as unique or important agricultural lands on the State Dept. of Conservation Important Farmlands Map? yes no

d. Is this property contracted for an Agricultural Preserve (Williamson Act)?

e. Has this site been logged site in the last 10 years? yes no

If yes, was a Timber Harvest Plan approved? yes no

If yes, attach a copy of the approved Plan.

15. Cultural Resources:

a. A letter from the North Central Information Center is attached, recommending whether an on-site Cultural Resources Inventory be conducted.

b. An Inventory was conducted and is attached.

- c. An Inventory is not attached because:
 The North Central Information Center determined that an inventory is not required due to project size or sensitivity level (see letter).
 An on-site inventory was conducted for a previous project and is on file with the Planning Department, County File No#: _____.

16. Recreation:

- a. Describe any public recreational facilities existing or proposed on the project site, including trails. Describe any known historic, public use of this site.

- 17. Building Permits:** List any building or grading permits, related to this project that have been applied for and/or issued.

- 18. Code Violations:** To your knowledge, are there any Code violations occurring on this property, including the issuance of a Warning Notice or a Citation for the subject property? yes no If yes, describe.

Development project information (not applicable to Tentative Maps)

19. Proposed use:

- a. Proposed use/occupancy type: _____
b. Building type & hazard classification: _____
c. Days & hours of operation: _____
d. Total number of employees: _____
e. Describe any outdoor activity proposed, including area square footage:

f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

| | <u>Required</u> | <u>Proposed</u> |
|------------------------|-----------------|-----------------|
| Regular stalls: | _____ | _____ |
| Compact stalls: | _____ | _____ |
| Wheelchair accessible: | _____ | _____ |
| TOTAL: | _____ | _____ |

g. Are loading bays or drop off areas proposed or required? _____

20. Building Characteristics of each proposed building:

a. Building size in square feet (existing and proposed):

1st floor _____ 3rd floor _____
2nd floor _____ 4th floor _____

b. If assembly area without fixed seats, state UBC and/or designed occupancy: _____

c. Building height, measured from average finished grade to highest point _____

d. Proposed exterior building:

| | <u>Materials</u> | <u>Colors</u> |
|----------|------------------|---------------|
| Roofing: | _____ | _____ |
| Siding: | _____ | _____ |
| Trim: | _____ | _____ |
| Windows: | _____ | _____ |

e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:

21. Signage:

___ A Comprehensive Sign Plan been submitted that identifies:

- ___ a. Number of signs
- ___ b. Total sign square footage
- ___ c. Sign style (wall sign, monument, free-standing)
- ___ d. Sign lighting
- ___ e. Sign placement/location
- ___ f. Design, e.g., colors, materials, lettering style

22. **Residential Projects**

a. Number of dwelling units:

Single-family _____

Multiple-family _____

b. If multiple family or condominium project, number of dwelling units with:

One Bedroom _____

Two Bedrooms _____

Three Bedrooms _____

Four or More Bedrooms _____

c. Does this project include a conversion of residential real property to a condominium project? ___ yes ___ no

If yes, have you provided tenant notice pursuant to Sec. 66427.4 of the Subdivision Map Act, and attached a report on the impact to tenants are required by Sec. 66427.4?
___ yes ___ no

If yes, you must provide verification of such notice.
Is that documentation attached? ___ yes ___ no

I understand that failure to provide a complete response to all questions on this form may deem this application incomplete and may result in project processing delays.

Signature of () Property Owner(s) or () Authorized Representative that completed this document:

Tom Cel

Date: 2/13/11

A Short History of the Nevada County Hospital, now called the HEW Building

As best we can tell, the (Nevada) County Hospital was built on its present site on Willow Valley Road in Nevada City in the late 1890's (thought to be 1898). It is not clear if the County erected the structure or it was a private hospital bearing the County Hospital name. The original structure (a 1912 picture is attached) was a two story, wood sided building and is the present core of the east wing. The Center wing and the West wings were built in the 1930's and 1940's. It is thought that a stucco finish was applied to the building, probably in the 1940 addition, as this style of surface finish began to reach popularity around that time. The stucco appears to all have been placed at the same time so the 1940's date is most likely.

Numerous upgrades have been made to the building over the years. After the 1940's there doesn't appear to be any structural upgrades until the 1980's when the East Wing first floor was renovated for the Building Inspection Department (1981); later the second and third floors were renovated for the Mental Health Department. This later remodel included new wiring and asbestos removal. There was no remodel of the plumbing. However, in 1985 the Center wing was remodeled as a minimum security jail at which time the Center Wing wiring and plumbing was remodeled. Other than cosmetic remodels, there is no record of the West Wing having been remodeled for structural components. The entire structure does not have a uniform fire sprinkler and smoke monitoring system and has no central cooling. The East Wing has a central swamp cooler. Central Heating is supplied by a combination of steam heat and electric space heaters. The Building was repainted around 1980. The stucco was noted to be in poor condition at that time and could not be water blasted. There were no blueprints for the Building until Buildings and Grounds began drawing a set as they worked in areas of the Building.

The HEW was operated by the County as a County Hospital which was closed in 1975. By the early 1970's the Hospital has been in steady decline as a hospital facility and by the time of its closure was in use primarily as a convalescent hospital. The East wing was in use for a period as a medical wing for jail inmates before the Main Jail was built at the Courthouse Annex in 1965. The Hospital chapter was closed with the opening of Golden

Empire Convalescent Hospital and when the medical community refused to send patients to the County facility.

It is in the mid 1970's that the buildings acquired its HEW designation. The Department of Public Social Services occupied the East Wing and upper floors of the Center Wing; the County Superintendent of Schools the ground floor of the Center Wing and Buildings and Grounds, Environmental Health and the Health Department the West Wing. For a time in the late 1970's the County Health Department had occupied the basement of the East Wing. This basement area was last used by the Probation Department Work crews but has been closed since the mid 1990's due to water intrusion under grade. Also stationed in the East Wing of the HEW in the 1970's were the Veterans Service Officer and the CETA Program. With the opening of the Rood Administration Center in 1987, the Social Services Department relocated out of the Building and was replaced by Mental Health. The Center Wing was vacated by the Superintendent of Schools in 1985 when the Minimum Security Facility was installed. The Center Wing is now partially closed with County Elections occupying a remodeled space. The East Wing basement is still occupied by Buildings and Grounds and the upper two floors contain offices of Community Health

Fig 4- New 4-18

