



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING AN AGREEMENT FOR PURCHASE OF +/- 1 ACRE OF REAL PROPERTY LOCATED AT 1101-1105 SUTTON WAY, GRASS VALLEY, CALIFORNIA (APN 035-400-042-000), AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO EXECUTE THE PURCHASE AGREEMENT AND APPROVING THE USE OF THE REAL PROPERTY TO OPERATE AS A WELLNESS CENTER FOR HOMELESSNESS SERVICES ADJACENT TO BRUNSWICK COMMONS HOUSING DEVELOPMENT AND AUTHORIZING AND DIRECTING THE AUDITOR-CONTROLLER TO AMEND THE HOUSING AND COMMUNITY SERVICES DEPARTMENT'S BUDGET FOR FISCAL YEAR 2022/23 (4/5 AFFIRMATIVE VOTE REQUIRED)

WHEREAS, pursuant to Assembly Bill-133 the Behavioral Health Continuum Infrastructure Program (BHCIP) provides grant funding to eligible public entities for the purpose of acquiring and rehabilitating real estate assets to expand the behavioral health continuum of treatment and service resources for vulnerable populations, including people experiencing homelessness; and

WHEREAS, the County applied for and was awarded \$1,999,975 in BHCIP grant funds for the purchase and rehabilitation of a building to operate as a wellness center for homelessness services; and

WHEREAS, the County desires to utilize the BHCIP grant funding to purchase and rehabilitate a +/- 1 acre parcel located at 1101-1105 Sutton Way, Grass Valley, California (APN 035-400-042-000) ("Property"), \ to provide safety-net services for persons at risk of homelessness in accordance with BHCIP guidelines encapsulated in AB-133, specifically section 5960.3 which allows for expansion of Behavioral Health services as an allowable zoning use; and

WHEREAS, the County will provide the initial capital funding through Health and Human Services Agency Administration operating fund balance for the purchase while the BHCIP Standard Agreement is being drafted and executed, after which BHCIP funds will reimburse up to the grant award, and

WHEREAS, the County will incur up to \$10,000.00 for the closing costs; and

WHEREAS, pursuant to Government Code section 25350, on August 23, 2022, the Board of Supervisors held a duly noticed public hearing to consider acquisition of the Property on the terms and conditions set forth in the Purchase Agreement.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that:

1. The above recitals are true and correct.

2. Pursuant to Assembly Bill 131 (2021), specifically 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 and not an activity subject to the California Environmental Quality Act (commencing with section 21000 of the Public Resources Code),
3. The purchase of the +/- 1 acre Property located at 1101-1105 Sutton Way, Grass Valley, California (APN 035-400+042-000) from The Summers 2021 Living Trust, The Scott K. Robertson and Debra A. Robertson Revocable Trust, and The Gerbaud Family 2006 Revocable Living Trust for a total cost of \$2,000,000, is approved in substantially the same form attached hereto and the Chair of the Board of Supervisors is hereby authorized to execute the Purchase Agreement on behalf of the County.
4. Allocation of up to \$10,000.00 for the closing costs is hereby approved.
5. Steve Monaghan, Director of Information and General Services, is hereby authorized to execute on behalf of the County any and all documents required to consummate this real property transaction.
6. The Director of Information and General Services is hereby authorized to accept conveyance of the deed from 1101-1105 Sutton Way, Grass Valley, California, and to execute the certificate of acceptances on behalf of the County for recordation purposes.
7. The rehabilitation of the Property to provide wellness center services in the form of safety-net supportive services to at-risk population facing homelessness is hereby approved.

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to file a Notice of Exemption pursuant to Public Resources Code section 21152(b) and (c) within five (5) day of the adoption of this Resolution, and directed to record the Memorandum of Exclusive Right and Option to Purchase with the Nevada County Clerk Recorder.

BE IT FURTHER RESOLVED that the Auditor-Controller is authorized and directed to release \$2,010,000 Health and Human Services Agency Administration operating fund balance in Fund 1589 and amend the Housing and Community Services Department's Budget for the Fiscal Year 2022/23 as follows:

Fiscal Year 2022/23

Expenditure	1589-50601-451-7000 / 540300	\$2,010,000
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