



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

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**NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo**

MEETING DATE: July 13, 2021

TO: Board of Supervisors

FROM: **Brian Foss, Planning Director**

SUBJECT: Resolution approving a contract with PlaceWorks, Inc. for the preparation of the South County Area Plan in the maximum amount of \$199,441, amending the Fiscal Year 2021/2022 Planning budget. (4/5 AFFIRMATIVE VOTE REQUIRED)

RECOMMENDATION: Approve the Resolution establishing a contract with PlaceWorks, Inc. for the preparation of the South County Area Plan and amending the Fiscal Year 2021/2022 Planning Department budget. (4/5 AFFIRMATIVE VOTE REQUIRED)

FUNDING:

The total cost of the contract is \$199,441. \$196,000 of this cost would be paid for by the Local Early Action Planning (LEAP) grant, as accepted by the Board of Supervisors via Resolution 21-012. The Fiscal Year 2021/2022 Planning Department budget includes \$75,000 of LEAP grant revenue, and \$75,000 of related expenses. A budget amendment in the amount of \$121,000 is included in this Resolution to accommodate the balance.

ATTACHMENT: Resolution with Exhibit A: Personal Services Contract (Scope of Services and Schedule of Compensation)

BACKGROUND: In December 2000, the Board of Supervisors adopted Resolution No. 00-572 to amend the Nevada County General Plan to adopt the Higgins Area Plan (GP00-02) to provide for the maintenance of community identity and scenic resources and to protect and enhance the rural and agricultural character of the Higgins Corner-Lake of the Pines Village Center. The Area Plan is currently adopted as an Amendment to the

Nevada County General Plan to operate as Specific Design Guidelines for the Higgins Corner-Lake of the Pines Village Center pursuant to General Plan Policy.

On July 14, 2020, the Board of Supervisors adopted Resolution No. 20-303 authorizing the application for, and receipt of Local Government Planning Support Grant Program Funds. The Community Development Agency executed a contract with the California Department of Housing and Community Development to assist the public's need for housing that is more affordable by offering 1) pre-approved available architectural drafting and engineering master housing plans and 2) an updated land use plan for the County's "Higgins Area" to assist in expedited development in one of the County's available areas for higher density residential development in the southeast portion of the County off Hwy 49.

In 2021, the Nevada County Board of Supervisors formed a South County Municipal Advisory Committee (MAC) to help engage the community and advise and inform the District II Supervisor on issues in and around the Higgins Corner/Lake of the Pines area. The South County MAC will advise the development of the South County Area Plan in order to ensure an inclusive and participatory process.

The County sent out a Request for Proposals to prepare the South County Area Plan. The overall objective for the project is for the consultant to prepare an update of the Higgins Corner Area Plan, hereinafter referred to as the "South County Area Plan". Under direction of the Nevada County Planning Department Director and County staff, the consulting firm is expected to review the recently adopted Penn Valley and Soda Springs Area Plans, as well as the existing Higgins Corner Area Plan adopted in 2000 to revise the document to reflect current conditions, County policies, State legal and statutory requirements, and emerging issues.

The updated plan will set forth the goals, policies and implementation measures that will guide development through the foreseeable future. The plan will identify areas that are appropriate for housing opportunities for all income levels and will focus on commercial and higher density residential development. The Plan may result in rezoning of land to higher densities and will analyze the jobs/housing balance for one of the more populated areas of the County. The Plan also will establish development standards to be applied to new development through the design and review of new projects. By pre-identifying opportunity sites for new and revitalized development for high density housing and commercial development, the County can achieve new and expedited housing opportunities that are more affordable to its residents.

One proposal was received as a result of the RFP. The proposal was reviewed and scored by a staff panel made up of representatives from the Planning Department, Department of Public Works and the Board of Supervisors Office. The panel scored the proposal from PlaceWorks, Inc. the highest and is recommending that the board of Supervisors approved a contract for Placeworks, Inc. to complete the South County Area Plan Preparation. The total cost of the contract is \$199,441, \$196,000 would be paid by the LEAP grant.

Approved by: Brian Foss, Planning Director