



Information and General Services Agency

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NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: June 24, 2025

TO: Board of Supervisors

FROM: Justin Drinkwater, Facilities Director

SUBJECT: Resolution approving a Lease Agreement between the County of Nevada and Gold Country Senior Services for use of County Property Located at 12207 La Barr Meadows Road, Grass Valley, CA for the Senior Firewood Program and Authorizing the Director of Information and General Services Agency, or Designee, to Execute the Lease

RECOMMENDATION: Adopt a Resolution to approve and authorize the Information and General Services Agency Director, or designee, to execute the Lease Agreement between the Nevada County Facilities Department and Gold Country Senior Services for the lease of approximately 2.47 acres of County-owned property at 12207 La Barr Meadows Road, Grass Valley, CA 95949, effective July 1, 2025, for a one-year term.

FUNDING: The lease agreement stipulates a nominal annual rent of \$1.00, payable by Gold Country Senior Services to the County. No additional County funding is required for this lease. Maintenance and operational costs for the Premises will be covered by Gold Country Senior Services as outlined in the agreement. Any improvements to the Premises will be funded by Gold Country Senior Services, subject to County approval.

BACKGROUND: The Nevada County Facilities Department has had good faith discussions regarding a lease agreement with Gold Country Senior Services, a nonprofit corporation, to utilize approximately 2.47 acres of County-owned property at 12207 La Barr Meadows Road, Grass Valley, CA 95949 (portion of APN 022-160-038). The lease enables Gold Country Senior Services to operate its Senior Firewood Program, which provides firewood to low-income senior households in Western Nevada County, and, during declared emergencies, facilitates firewood distribution to the general public in coordination with the Office of Emergency Services (OES).

The Premises, as described in the lease, consist of an open space area designated for the Senior Firewood Program and emergency firewood distribution. The lease grants Gold Country Senior Services non-exclusive use of a temporary access road for ingress and

egress, with specific restrictions to ensure traffic safety and compliance with environmental considerations due to the site's prior mine tailings status. No alterations or improvements to the Premises are permitted without prior written County consent, ensuring preservation of the site's condition.

The lease term is one year, from July 1, 2025, to June 30, 2026, with a nominal rent of \$1.00 per year, reflecting the public benefit of supporting low-income seniors and emergency preparedness. The County will maintain the temporary access road from May to October and, upon construction, any permanent access road. Gold Country Senior Services will be responsible for maintaining the Premises in a safe and sanitary condition, securing the site, and complying with all applicable laws, including OSHA standards. The agreement includes provisions for termination, insurance, indemnification, and compliance with laws, ensuring mutual protection and clarity for both parties.

This lease agreement strengthens the County's partnership with Gold Country Senior Services, enhancing community welfare by supporting vulnerable populations and emergency response capabilities. The strategic location of the Premises provides efficient access for program operations. The agreement has been reviewed by County Counsel for legal sufficiency.

Item Initiated by: Daniel Amezola, IGS Administrative Analyst

Approved by: Justin Drinkwater, Director of Facilities