



COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

950 Maidu Ave.
Nevada City, California
95959

HHSA Agency Director
Ryan Gruver

Telephone (530) 265-1627
Fax (530) 265-2295

Department Directors
Phebe Bell, MSW, Behavioral Health
Jill Blake, MPA, Public Health
Mike Dent, MPA, Child Support Services/Collections and
Housing & Community Services
Rachel Roos, LCSW, Social Services

NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

MEETING DATE: April 13, 2021

TO: Board of Supervisors

FROM: **Mike Dent – Housing & Community Services**

SUBJECT: Resolution authorizing Chair of the Board of Supervisors to sign an easement deed (LD# 2116-08-10045) allowing Pacific Gas and Electric easement rights on a certain portion of land located at 936 Old Tunnel Rd, Grass Valley, CA 95945 (APN 035-400-054) allowing access to the property for the maintenance of electric power to the property.

RECOMMENDATION: Approve the attached resolution.

FUNDING: N/A

BACKGROUND: The County owns a 5.0+/- acre parcel located at 936 Old Tunnel Road, Grass Valley, CA 95945, (APN# 035-400-054). The property was purchased with the intent to utilize a portion of it for the development of the proposed Brunswick Commons affordable housing project for homeless persons and persons with psychiatric disabilities who are homeless, or at risk of homelessness, and their families to achieve permanent supportive housing and self-sufficiency by promoting the integration of affordable housing and appropriate supportive services (“Project”). This Project is in furtherance of the Nevada County Board of Supervisors “A” Priority to establish affordable housing in an effort to reduce homelessness.

On June 25, 2019, per Resolution 19-358, the Nevada County Board of Supervisors approved an exclusive Option to Ground Lease 2.32+/- acres of the 5-acre parcel to the Regional Housing Authority (“RHA”) and Pacific West Communities (“PWC”), jointly referred to as Grass Valley PSH Associates, a California Limited Partnership.

On September 1, 2020, per Resolution 20-399 the Nevada County Board of Supervisors approved the exercise of a 99-year Ground Lease Agreement, furthering the goal of the development of the leased site into the Brunswick Commons Affordable Housing Project.

In order to continue development of the site, Pacific Gas and Electric (“PGE”), a California Corporation, requires the filing of a signed easement deed to perform certain necessary activities related to the maintenance of electric power equipment and facilities to the site. This easement allows PGE access to the site from time to time, to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities.

It is respectfully requested that the Board approve this Resolution, allowing the Chair of the Board to sign the easement deed as a representative of the property owner. The details as to the specific location and description of the easement are contained in the Exhibits provided with this item. A final easement agreement will be recorded with the County and forwarded to the City of Grass Valley Community Development Department for recordation.

Item Initiated and Approved by: Mike Dent, Director – Housing and Community Services