



COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

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NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

MEETING DATE: June 25, 2019

TO: Board of Supervisors

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

SUBJECT: Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and certifying the National Environmental Policy Act Environmental Assessment and proposed Finding of No Significant Impact for Brunswick Commons, a 41-unit affordable apartment complex, designed to provide supportive housing targeting the homeless and mentally ill, and a 10,558 square foot Community Resource Center with 9-units of transitional housing; and approval of Project.

RECOMMENDATION: Accept public comment regarding the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed development of the Brunswick Commons affordable housing complex and a Community Resource Center; approve the attached resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve the Project.

FUNDING: There is no impact on the General Fund.

ATTACHMENT: Resolution: Initial Study/Proposed Mitigated Negative Declaration

BACKGROUND: In furtherance of support of the Nevada County Board of Supervisors' Legislative "A" Priority to establish affordable housing in an effort to reduce homelessness, the Nevada County Health and Human Services Agency, Housing and Community Services Division, in partnership with the Regional Housing Authority, its co-developer, Pacific West Communities, Inc., and the Hospitality House is sponsoring and acting as Lead Agency for the

development of the “Brunswick Commons” affordable housing complex, as well as a separate Community Resource Center located on the same parcel.

Brunswick Commons is a proposed 41-unit affordable rental apartment complex project, designed to provide housing targeting the homeless and mentally ill. A single residential building, plus off-street parking, a community garden, a barbecue/picnic area, bicycle lockers, and a playground area, will occupy 2.32± acres of the 5-acre parcel. The project will include a mix of 33 one-bedroom units and 8 two-bedroom units. A community center also located in the building will provide an office, maintenance room, computer learning center, exercise room, community room with a communal kitchen, and laundry facilities. Supportive services for residents will be provided within the community center facility.

Construction will be wood frame supported by perimeter foundations with concrete slab flooring. Due to the slope of the site, the east (uphill) side of the building will be two stories, and the west (downhill) side will be three stories.

The separate, but related, Community Resource Center project is proposed within a 1.0± acre portion of the parcel, south of the apartments. The Resource Center is intended to provide social services to project residents as well as other members of the community in need in an effort to remove barriers to employment and housing.

Collectively, the Brunswick Commons housing complex and the Community Resource Center constitute the entire proposed “Project.”

A 20’ by 275’ strip of land extends from the west side of the site to Sutton Way. A pedestrian path will be constructed within this strip, connecting the apartments and the resource center to Sutton Way. A 1.7± acre portion of the parcel will remain undeveloped at this time.

The site is owned by Nevada County, which will retain ownership. Under the proposed Brunswick Commons development, the County intends to lease the 2.37± portion of the property for a period of up to 99 years pursuant to a disposition and development agreement and regulatory agreement, providing for the continuous operation as affordable housing. The Regional Housing Authority and their development co-sponsor, Pacific West Communities, Inc., are proposing to construct and operate Brunswick Commons on behalf of the County. A separate Resolution before the Board today pertains to an Option to Ground Lease between the County and Regional Housing, and its co-developer, Pacific West Communities, Inc., in furtherance of the proposed development and operation of Brunswick Commons.

The County Board of Supervisors will retain responsibility for reviewing and approving the design and development of the Project, except as otherwise required by law to be approved by the City of Grass Valley.

ENVIRONMENTAL REVIEW:

In accordance with CEQA guidelines, on May 24, 2019, the County as lead agency released for public review an Initial Study and Mitigated Negative Declaration (MDN) of the proposed Project. The Initial Study was routed to several local, state, and federal agencies in addition to

other special interest groups who have previously requested notification of this Project. The Initial Study and Mitigated Negative Declaration were available for public review and comment from May 24, 2019 to June 24, 2019.

All project impacts have been mitigated to less than significant levels as outlined in *Exhibit A* of the Resolution.

RECOMMENDATIONS:

It is respectfully recommended that the Board of Supervisors take the following actions:

- I. Find that on the basis of the whole record before the Board of Supervisors, there is no substantial evidence that the proposed Project, as revised by incorporation of the mitigation measures, will have a significant effect on the environment as mitigated.
- II. Find that the Initial Study and Mitigated Negative Declaration reflect the Board's independent judgment and analysis.
- III. Approve the attached Resolution for the Mitigated Negative Declaration and Mitigation and monitoring Program for the Project.
- IV. The Board of Supervisors adopt and approve the Project.
- V. The Board of Supervisors direct the Clerk of the Board to file a Notice of Determination pursuant to CEQA Guidelines Section 15075 within five working days after the adoption of the Resolution.

National Environmental Policy Act of 1969 (NEPA):

The Regional Housing Authority has committed HUD Project Based Vouchers to the project triggering the need to comply with the National Environmental Policy Act of 1969 (NEPA). RNC Environmental, LLC, reviewed the project and completed the Environment Assessment Resulting in a Finding of No Significant Impact. In accordance with HUD requirements Nevada County must certify the Environmental Review process accepting the findings and consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied.

Please contact me if any additional information is required.

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