



## Health and Human Services Agency

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### BEHAVIORAL HEALTH DEPARTMENT

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## NEVADA COUNTY BOARD OF SUPERVISORS

### Board Agenda Memo

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**MEETING DATE:** December 16, 2025

**TO:** Board of Supervisors

**FROM:** Phebe Bell

**SUBJECT:** Resolution authorizing the Purchasing Agent to finalize negotiations and execute a Negotiated Lease Agreement with Palisades Dr LLC for the property located at 12315 Deerfield Drive, Truckee, CA, in the not to exceed amount of \$207,840 for a one-year pilot program of the Truckee Navigation Center and directing the Auditor-Controller to amend the Behavioral Health Department's budget for Fiscal Year 2025/26 by \$136,751 (4/5 affirmative vote required)

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**RECOMMENDATION:** Approve the attached Resolution.

**FUNDING:** Services are funded through a collaborative approach and include funds from Behavioral Health Realignment and Patient Care Revenue, Opioid Settlement funds, Tahoe Forest Hospital, Town of Truckee, Placer County, and community fundraising. The funding commitments made available to Nevada County represent a regional partnership effort. A budget amendment is required for FY 2025/26 and is included with this item (4/5 vote required). There are no county general fund dollars required in the agreement.

**BACKGROUND:** On October 28, 2025, The Health and Human Services Agency and the Behavioral Health Department provided an informational presentation regarding the efforts to address homelessness in the Truckee region.

Over the past few months, the Department has been strategically working to codify funding and resources needed to execute a successful Pilot Navigation Center. Three (3) funding partners/Contractors (Town of Truckee, Nevada County, Tahoe Forest Hospital District) have committed funding for this project. Additionally, Placer County will be requesting funding for the project from their Board of Supervisors. The Town, TFHD, and Nevada County have committed an equal amount of \$360,000 with Placer planning to contribute \$75,000 (pending approval) based on their smaller number of individuals accessing homelessness services in Truckee. Additionally, funds have been committed by community partners including individual donors and local foundations to ensure all costs for the one-year pilot will be covered.

Purchasing Policy Section 8 and in accordance with Government Code Section 25350.51 allows the Purchasing Agent to negotiate and execute in the name of the County as lessee all rentals of real property for a term not to exceed five years and for a rental not to exceed ten thousand dollars (\$10,000) per month and therefore, to find a property able to deliver the navigation services, the Department enlisted the support of the Purchasing Team to negotiate a property lease located at 12315 Deerfield Drive, Truckee, CA. This property includes a gated and secure site, close access to services and public transportation and provides enough space for a successful navigation program, community outreach services and administrative operations.

A Letter of Intention has been accepted by the Property Owner (Palisades Dr LLC) which includes necessary Tenant Improvements to accommodate sixteen (16) shelter beds (both interim and drop-in shelter beds), day services, and case management services. The space will allow for services to be supported as well as possible sublease a portion of the space to help offset costs.

A notice of intention to consummate the lease was posted at the property site and at the Truckee Joseph Center on December 9, 2025 which described the property proposed to be leased, the term of the lease, and the County Officer authorized to execute the lease per the requirement of the government code section.

With Board approval, the Purchasing Team will negotiate final lease terms in good faith with the property owner for a mutually agreeable final lease agreement in the amounts not to exceed as shown below:

**Financial Summary (Year One)**

- Base Rent + CAM (Annual): \$170,589.60
- Tenant Improvements (TI Cost): \$37,250
- Total Year One County Cost: \$207,840 (+ utilities)**

Since the monthly rental rate exceeds the allowance defined in section 8 of the Purchasing Policy, Board approval is required. It is recommended the Board approve the budget amendment for FY 2025/26, authorize the Purchasing Agent to finalize the Negotiated Lease Agreement in good faith and execute the agreement with Palisades Dr LLC for the property located at 12315 Deerfield Drive, Truckee, CA, in the not to exceed amount of \$207,840 for a one year pilot program of the Truckee Navigation Center and authorize the Purchasing Agent to execute all documents related to the Final Lease Agreement and encumber the funds.

**Approved by:** Phebe Bell, Behavioral Health Director