



# RESOLUTION NO. 21-027

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

### RESOLUTION AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO SIGN THE ORIGINAL MYLAR PARCEL MAP NO. 19PLN-48- "BRUNSWICK COMMONS" AS REPRESENTATIVE OF PROPERTY OWNER

WHEREAS, the Nevada County Board of Supervisors has established homelessness and affordable housing as a legislative priority A; and

WHEREAS, the County is the owner of a 5.0+ acre parcel of real property located at 936 Old Tunnel Rd., Grass Valley, CA 95945, APN 035-400-054 ("Property"); and

WHEREAS, the County is retaining ownership of the Property with the intent to utilize a portion of it for the development of the proposed Brunswick Commons 41-unit 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"); and

WHEREAS, on June 25, 2019, per Resolution 19-358, the Nevada County Board of Supervisors approved that certain exclusive Option to Ground Lease Agreement by and between the County of Nevada, and jointly Regional Housing Authority (RHA) and Pacific West Communities (PWC) in order to apply for said funding and perform pre-development activities related to the Project; and

WHEREAS, in order to act as both borrower and operator of the Project, RHA and PWC created the Grass Valley PSH Associates, a California Limited Partnership ("PSH"), of which they will remain the two partners; and

WHEREAS, the No Place Like Home and California Tax Credit Allocation Committee (TCAC) funding has been secured for the project and the construction permit has been approved by the City of Grass Valley; and

WHEREAS, under the terms of the Ground Lease Agreement, PSH will be responsible for the construction and operation of the Project pursuant to the Disposition and Development and Regulatory Agreement entered into between the parties, as well as other Regulatory Agreements between PSH and TCAC and NPLH, pertaining to the Project's affordability and operational requirements; and

WHEREAS, per Resolution 20-399, the Nevada County Board of Supervisors approved the exercise of the "Ground Lease Agreement" by Grass Valley PSH Associates, a California Limited Partnership (PSH), that consists of RHA and PWC as development partners and authorized the execution of a 99-year lease, approving the Development and Disposition and Regulatory Agreement, and approving the development of the Brunswick Commons Affordable Housing Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Nevada, State of California, authorizes the Board Chair to sign Parcel Map 19PLN-48 "Brunswick Commons" as a representative of the property owner, County of Nevada, with the signed original mylars map to be forwarded to the City of Grass Valley Community Development Department for final processing and recordation by city staff.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 9th day of February, 2021, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Susan K. Hoek and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: 

  
Dan Miller, Chair

2/9/2021 cc: CSS(1)  
AC\*

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES.

I, PUBLIC UTILITY EASEMENT (P.U.E.) FOR WATER, SEWER, NATURAL GAS, STORM DRAINAGE, AND CONDUITS FOR ELECTRIC, TELEPHONE, AND TELEVISION SERVICE, TOGETHER WITH ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS "P.U.E."

*Malcolm J. Macdonald*  
 THE COUNTY OF NEVADA  
 OWNER

**ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California  
 COUNTY OF Nevada

ON Feb. 26, 2021 BEFORE ME Kelly A. McKinley  
 NOTARY PUBLIC, PERSONALLY APPEARED

A Notary Public  
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENTS.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND Kelly A. McKinley  
 NAME (PRINT) Kelly A. McKinley  
 MY COMMISSION EXPIRES Feb. 26, 2021  
 MY COMMISSION NO. 2184804  
 COUNTY OF NOTARY'S PRINCIPLE PLACE OF BUSINESS Nevada



**ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_  
 NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENTS.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND \_\_\_\_\_  
 NAME (PRINT) \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 MY COMMISSION NO. \_\_\_\_\_  
 COUNTY OF NOTARY'S PRINCIPLE PLACE OF BUSINESS \_\_\_\_\_

**CITY COUNCIL'S STATEMENT**

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GRASS VALLEY, STATE OF CALIFORNIA, BY A MOTION ADOPTED AT A MEETING HELD ON THE 29th DAY OF APRIL 2020, DID APPROVE FOR FILING THIS PARCEL MAP OF PACIFIC WEST COMMUNITIES AND ACCEPTS FOR PUBLIC USE ITEM I AS OFFERED HEREON.

*Andy Heath*  
 ANDY HEATH  
 ACTING CITY CLERK

**TAX COLLECTOR'S STATEMENT**

I, THE UNDERSIGNED, THE OFFICIAL COMPUTING REDEMPTION FOR THE COUNTY OF NEVADA, STATE OF CALIFORNIA; DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE THERE ARE NO LIENS FOR UNPAID TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LANDS SUBDIVIDED HEREON, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE BY CONSTITUTING A LIEN IS \_\_\_\_\_

DATE: \_\_\_\_\_  
 TINA VERNON  
 NEVADA COUNTY  
 TREASURER/TAX COLLECTOR

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PACIFIC WEST COMMUNITIES. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED ON OR BEFORE DECEMBER 8, 2020 AND THEY ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 2-23-2021

*Malcolm J. Macdonald*  
 MALCOLM J. MACDONALD  
 PLS 8218 EXPIRES 3-31-2023



**CITY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT THIS 23rd DAY OF FEBRUARY, 2021

*Michael L. Mays*  
 MICHAEL L. MAYS, P.L.S. 6967  
 REGISTRATION EXPIRES 09-30-21

2-23-21  
 DATE

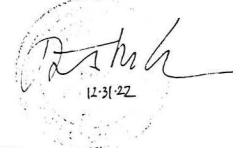


**CITY ENGINEER'S STATEMENT**

THIS MAP HAS BEEN EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 3-4-21

*Timothy M. Kiser*  
 TIMOTHY M. KISER RCE 58534  
 CITY ENGINEER



**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 6th DAY OF April, 2021, AT 11:23 A.M.  
 IN BOOK 22 OF PARCEL MAPS, AT PAGES 3  
 AT THE REQUEST OF NEVADA COUNTY.

*Gregory J. Diaz*  
 GREGORY J. DIAZ  
 COUNTY RECORDER  
 SERIAL NO: 2021-0011846

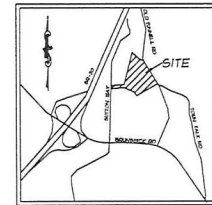
BY: *Angie Miller*  
 DEPUTY Angie Miller  
 FEE PD: No Fee

PARCEL MAP NO. 19PLN-48  
 FOR  
 NEVADA COUNTY

PARCEL A, AS SHOWN ON PARCEL MAP NO. 78-154, FILED SEPTEMBER 16, 1981 IN BOOK 15, AT PAGE 13, NEVADA COUNTY RECORDS.

GRASS VALLEY  
 NEVADA COUNTY, CALIFORNIA  
 SEPTEMBER, 2020

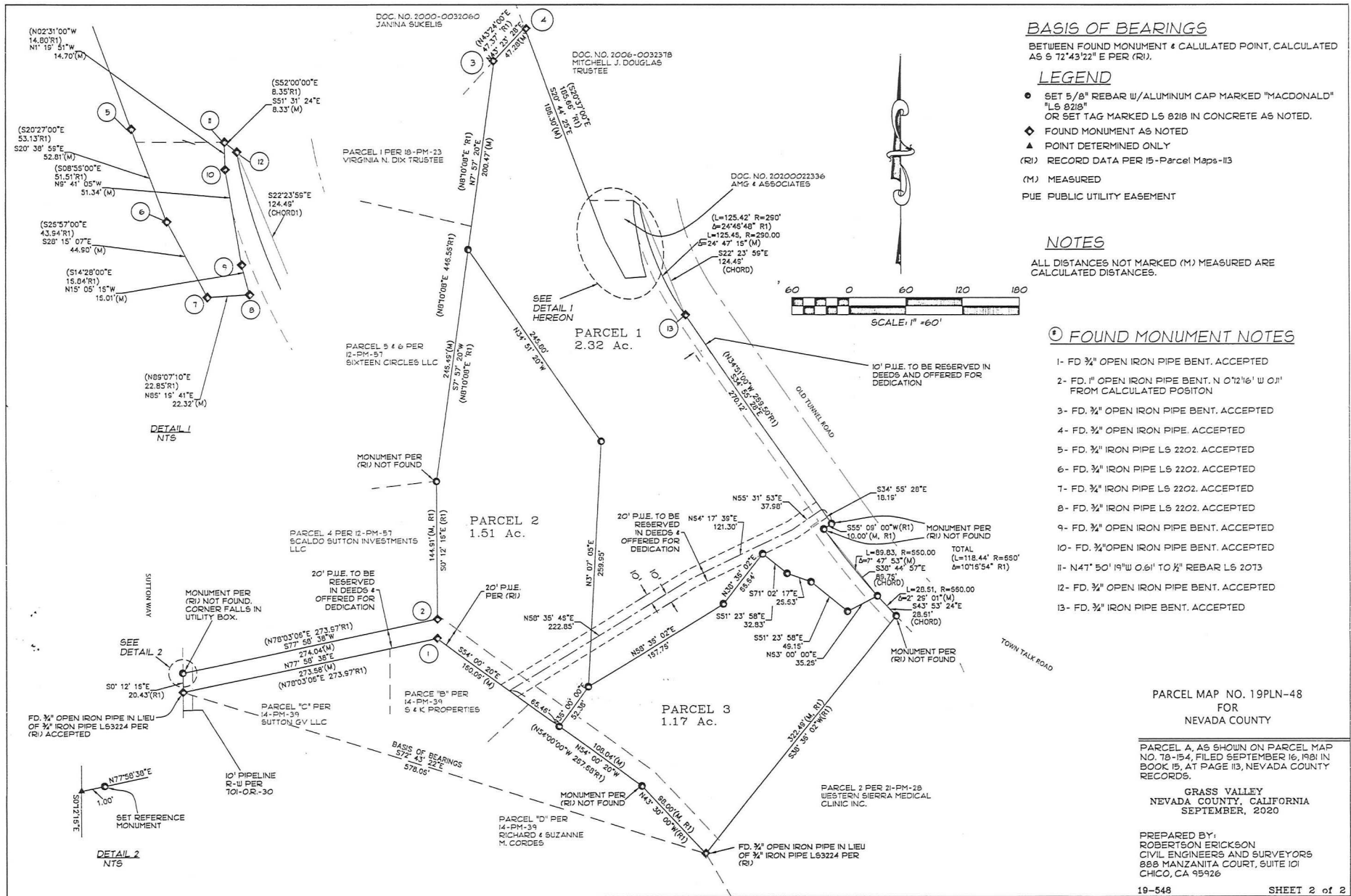
PREPARED BY:  
 ROBERTSON ERICKSON  
 CIVIL ENGINEERS AND SURVEYORS  
 888 MANZANITA COURT, SUITE 101  
 CHICO, CA 95926



GRASS VALLEY, CA  
 VICINITY MAP

Map 3

pm 22/3



**BASIS OF BEARINGS**  
BETWEEN FOUND MONUMENT & CALCULATED POINT, CALCULATED AS S 72° 43' 22" E PER (RI).

- LEGEND**
- SET 5/8" REBAR W/ ALUMINUM CAP MARKED "MACDONALD" "L 6 8218" OR SET TAG MARKED L 6 8218 IN CONCRETE AS NOTED.
  - ◆ FOUND MONUMENT AS NOTED
  - ▲ POINT DETERMINED ONLY
  - (RI) RECORD DATA PER 15-Parcel Maps-113
  - (M) MEASURED
  - PUE PUBLIC UTILITY EASEMENT

**NOTES**  
ALL DISTANCES NOT MARKED (M) MEASURED ARE CALCULATED DISTANCES.

- FOUND MONUMENT NOTES**
- 1- FD 3/4" OPEN IRON PIPE BENT, ACCEPTED
  - 2- FD, 1" OPEN IRON PIPE BENT, N 0° 12' 16" W 0' 1" FROM CALCULATED POSITION
  - 3- FD, 3/4" OPEN IRON PIPE BENT, ACCEPTED
  - 4- FD, 3/4" OPEN IRON PIPE, ACCEPTED
  - 5- FD, 3/4" IRON PIPE L 6 2202, ACCEPTED
  - 6- FD, 3/4" IRON PIPE L 6 2202, ACCEPTED
  - 7- FD, 3/4" IRON PIPE L 6 2202, ACCEPTED
  - 8- FD, 3/4" IRON PIPE L 6 2202, ACCEPTED
  - 9- FD, 3/4" OPEN IRON PIPE BENT, ACCEPTED
  - 10- FD, 3/4" OPEN IRON PIPE BENT, ACCEPTED
  - 11- N 47° 50' 19" W 0.61' TO 1/2" REBAR L 6 2073
  - 12- FD, 3/4" OPEN IRON PIPE BENT, ACCEPTED
  - 13- FD, 3/4" IRON PIPE BENT, ACCEPTED

PARCEL MAP NO. 19PLN-48  
FOR  
NEVADA COUNTY

PARCEL A, AS SHOWN ON PARCEL MAP NO. 18-154, FILED SEPTEMBER 16, 1981 IN BOOK 15, AT PAGE 113, NEVADA COUNTY RECORDS.

GRASS VALLEY  
NEVADA COUNTY, CALIFORNIA  
SEPTEMBER, 2020

PREPARED BY:  
ROBERTSON ERICKSON  
CIVIL ENGINEERS AND SURVEYORS  
888 MANZANITA COURT, SUITE 101  
CHICO, CA 95926

19-548 SHEET 2 of 2

pm 22/3