

COUNTY OF NEVADA

STATE OF CALIFORNIA

Supervisor Heidi Hall, District I

Supervisor Robb Tucker, District II

Chair Lisa Swarthout, District III

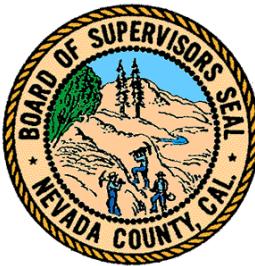
Vice Chair Susan Hoek, District IV

Supervisor Hardy Bullock, District V

Tine Mathiasen, Chief Deputy Clerk of the Board

Alison Lehman, County Executive Officer

Trevor Koski, County Counsel



BOARD OF SUPERVISORS

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AGENDA

Date	Time	Location
Tuesday, February 17, 2026	9:00 AM	Board Chamber, First Floor Eric Rood Administrative Center 950 Maidu Avenue Nevada City, California

The Board of Supervisors welcomes you to their regular meeting.

The County of Nevada will hold its regularly scheduled meeting of the Board of Supervisors from inside the Board Chamber, located at the Eric Rood Administrative Center, 950 Maidu Avenue, First Floor, Nevada City, CA 95959. This meeting is open to in-person attendance.

Members of the public who are unable to attend in person may watch this meeting live online at www.nevadacountyca.gov/boardmeetings and www.YouTube.com/c/CountyofNevadaCA. Please refer to page 8 for information on how to participate in the meeting, as well as the various options being made available for members of the public to provide comment in both western and eastern Nevada County.

The Board Chamber is accessible to people with disabilities. Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board's office by calling (530) 265-1480 at least four days prior to the meeting. TTY/Speech-to-Speech users may dial 7-1-1 for the California Relay Service. Closed Captioning is available for hearing impaired viewers.

The agenda and all supporting documents are available for review during regular business hours at the Clerk of the Board office, 950 Maidu Avenue, 2nd Floor, Suite 200, Nevada City, California. This agenda and certain supporting documents may be obtained on the Clerk of the Board's website at www.nevadacountyca.gov/boardmeetings. To view the supporting documents on this agenda for a particular item, click on the SR number to the left of the item. Please note that the on-line agenda may not include all related or updated documents. Proposed actions and supporting documents are considered draft until acted upon by the Board. All items listed on the agenda may be acted upon by the Board of Supervisors.

REGULAR MEETING: 9:00 AM**STANDING ORDERS:**

Call the meeting to order.

Pledge of Allegiance.

Corrections and/or deletions to agenda.

CONSENT CALENDAR:

These items are expected to be routine and noncontroversial. The Board of Supervisors will act upon them at one time without discussion. Any Board member may request that an item be removed from the consent calendar for discussion. Members of the public wishing to ask questions or hear discussion on items listed under the consent agenda, may raise their concerns to the Board members prior to the consent agenda being introduced. The Supervisors will take the concerns under consideration and decide if there is adequate reason to remove the item from consent.

Behavioral Health Director: Phebe Bell

1. [SR 26-0056](#) Resolution authorizing execution of the Program Funding Agreement for the Department of Health Care Services (DHCS) Bond Behavioral Health Continuum Infrastructure Program (BHCIP), authorizing the Behavioral Health Director to execute the Agreement, and directing the Auditor-Controller to amend the Behavioral Health Department's budget for Fiscal Year 2025/26. (4/5 affirmative vote required)
2. [SR 26-0057](#) Resolution of the Board of Supervisors of Nevada County Behavioral Health Department authorizing Health and Human Services Director to sign program documents effective February 18, 2026.
3. [SR 26-0031](#) Resolution authorizing execution of Amendment No. 1 to the Agreement with Crestwood Behavioral Health, Inc., to Design and Build an inpatient psychiatric facility, to add the Construction Contract Addendum, as required by the Program Funding Agreement, and to increase the maximum contract price from \$17,970,738 to \$18,715,630 (an increase of \$744,892), for the contract term of August 12, 2025, through June 30, 2027, and authorizing and directing the Auditor-Controller to amend the Behavioral Health Department's Budget for fiscal year 2025/26. (4/5 affirmative vote required) (RES. 25-397)

Public Health Director: Kathy Cahill

4. [SR 26-0019](#) Resolution approving acceptance of funds from the Department of Health Care Services under the Capacity and Infrastructure, Transition, Expansion, and Development (CITED) Program, which is part of the California Providing Access and Transforming Health (PATH) Initiative to support implementation of Enhanced Care Management for the California Children's Services (CCS) population, in the maximum amount of \$277,190.36, for the term of January 1, 2026, through December 31, 2026, and authorizing the Director of Public Health, or their designee, to sign any necessary documents, and directing the Auditor-Controller to amend the Public Health budget for Fiscal Year 2025/26. (4/5 affirmative vote required)

Housing and Community Services Director: Tyler Barrington

5. [SR 26-0024](#) Resolution approving the execution of a renewal Standard Agreement Number 26F-5029 with the State Department of Community Services and Development (CSD) for funding of 2026 Community Services Block Grant (CSBG) Programs for the term of January 1, 2026, through April 30, 2027, and directing the Auditor-Controller to amend the Housing and Community Services Department budget for Fiscal Year 2025/26. (4/5 affirmative vote required) (Federal Subaward)

Clerk-Recorder/Registrar of Voters: Armando Salud-Ambriz

6. [SR 26-0059](#) Resolution approving a budget amendment for Nevada County Elections to reflect State revenue received for the November 4, 2025, Statewide Special Election and associated expenses. (4/5 affirmative vote required)

Community Development Agency Director: Trisha Tillotson

7. [SR 26-0043](#) Resolution rescinding Resolution 25-567 and approving Amendment No. 2A to the Grant Award Agreement with Nevada County Habitat for Humanity, extending the term to September 30, 2026, for the existing Community Resiliency Grant, and authorizing the Chair of the Board of Supervisors to execute the amendment. (Economic Development)

Public Works Director: David Garcia

8. [SR 26-0042](#) Resolution approving Program Supplement No. F073 to Administering Agency-State Agreement No. 03-5917F15 for an amount of \$81,000, for the 2026 High Friction Surface Treatment Project, Federal Project Number HRRRL-5917(124) - Districts I, II, III, IV. (Federal Subaward)

9. [SR 26-0038](#) Resolution authorizing continued fuel purchases for Nevada County Fleet Services from Hunt and Sons, LLC, for the remaining Fiscal Year 2025/26 - All Districts.

10. [SR 26-0039](#) Resolution for the Summary Vacation (Abandonment) of a portion of the Combie Road right-of-way, said portion of right-of-way declared Exempt Surplus Land, and said portion of right-of-way (1.09 acres), to be granted to the Nevada Irrigation District (NID) for public access and utility purposes, Assessor's Parcel Number: None. (Dist. II)
11. [SR 26-0046](#) Resolution declaring a 45'x 45' (2,025 sf) piece of real property Exempt Surplus Land, and transferring such real property to the Nevada Irrigation District (NID) for Water facilities on a portion of the Nevada County parcel located at 2270 La Barr Meadows Road. This portion of real property shall be sold to the Nevada Irrigation District for the fair market value of \$2,482. Assessor's Parcel Number: 022-160-038. (Dist. III)

Cannabis and Code Compliance Director: Matt Kelley

12. [SR 26-0051](#) Resolution accepting award of the California Governor's Office of Business and Economic Development, Local Jurisdiction Assistance Grant Funds in the amount of \$750,000, for the Local Equity Grant Program.

Human Resources Director: Wendy Brodnick

13. [SR 26-0062](#) Resolution amending Authorized Personnel Staffing Resolution 25-326, as amended, effective on the first day of the pay period following February 17, 2026.

County Executive Officer: Alison Lehman

14. [SR 25-2309](#) Resolution amending various Nevada County budgets through the third Consolidated Budget Amendment for Fiscal Year 2025/26. (4/5 affirmative vote required)

Chief Deputy Clerk of the Board: Tine Mathiasen

15. [SR 25-2298](#) Acknowledgement of the Board of Supervisors 2026 Ad Hoc Subcommittee assignments.
16. [SR 26-0078](#) Acceptance of Board of Supervisors January 13, 2026, minutes.

***INDIVIDUAL BOARD MEMBER ITEM:**

District 3 Supervisor: Lisa Swarthout

17. [SR 26-0060](#) Certificate of Recognition for Phebe Bell.

PUBLIC COMMENT:

[SR 26-0072](#) Members of the public shall be allowed to address the Board of Supervisors on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Board. (Please refer to page 8 for information on the various options available for members of the public to provide comment in both western and eastern county.)

***DEPARTMENT HEAD MATTERS:**Agricultural Commissioner: Chris de Nijs

18. [SR 26-0029](#) Resolution proclaiming March 1, 2026, through March 7, 2026, as "National Weights and Measures" Week.

Housing and Community Services Director: Tyler Barrington

19. [SR 26-0035](#) Resolution approving the recommended Project and Program for the 2025 Community Development Block Grant (CDBG) Funding Application and authorizing the Housing and Community Services Department to complete the application for funding.

Community Development Agency Director: Trisha Tillotson

20. [SR 26-0012](#) Resolution proclaiming the month of March 2026 as "Youth Art Month" in Nevada County.

***CLOSED SESSION:**

21. [SR 26-0067](#) Pursuant to Government Code section 54956.8, County Counsel is requesting a closed session regarding real property negotiations. The negotiator for the County is Ryan Gruver, Health and Human Services Agency Director. The item under negotiation concerns the price and terms of payment, and the property interest to be obtained, is located at 405 South Auburn Street, Grass Valley, CA 95945 (APN 008-510-042). The negotiator for the property is Anita Pitamber.

***ANNOUNCEMENTS:**

Pursuant to Government Code section 54954.2, Board members and the County Executive Officer may make a brief announcement or brief report on their activities. Board members and the County Executive Officer, may also provide a reference to staff or other resources for factual information, request staff to report back to the Board at a subsequent meeting concerning any matter, or direct staff to place a matter of business on a future agenda.

Recess for lunch:

AFTERNOON SESSION 1:30 PM**SCHEDULED ITEM: 1:30 PM**

22. [SR 25-2294](#) Public hearing to consider a proposed General Plan Amendment (GPA) and Zoning District Map Amendment (Rezone), Development Permit (DVP), and an Oak Resources Management Plan (MGT) to allow for the development of a 30,711-square-foot grocery store including an approximate 750 square-foot interior area for a Starbucks Coffee restaurant, onsite parking area, and related infrastructure. Project location: 18805 and 18807 Pine Shadows Lane, Penn Valley, CA 95946 (APN: 051-240-014).

22a. [SR 26-0052](#) Resolution adopting a Mitigated Negative Declaration, including a Mitigation Monitoring and Reporting Program, for the proposed Holiday Market Project. (EIS24-0007)

22b. [SR 26-0053](#) Resolution approving the proposed Amendment to the Nevada County General Plan Land Use Map designation (GPA24-0003) to change the subject parcel's designation by increasing the amount of land designated Neighborhood Commercial (NC) from approximately 1.9 acres to approximately 4.3 acres and decreasing the amount of land designated Industrial (IND) from approximately 3.6 acres to approximately 1.2 acres.

22c. [SR 26-0054](#) (Introduce/Waive Further Reading/Adopt) An Ordinance for the proposed Amendment to Zoning District Map No. 16a (RZN24-0003) to rezone Assessor's Parcel Number 051-240-014 to increase the amount of land zoned Neighborhood Commercial, Site Performance Combining (C1-SP) from approximately 1.9 acres to approximately 4.3 acres, and decrease the amount of land zoned Light Industrial, Site Performance Combining (M1-SP) from approximately 3.6 acres to approximately 1.2 acres.

22d. [SR 26-0055](#) Resolution approving the Development Permit (DVP24-2) and Oak Resources Management Plan (MGT24-0011) to allow for development and operation of a 30,711 square-foot grocery store including an approximate 750-square-foot interior area for a Starbucks Coffee restaurant and outdoor seating area on a 5.5-acre parcel.

ADJOURNMENT:

**(The Board of Supervisors can discuss these items at any time during the meeting.)*

This agenda was posted on bulletin boards 72 hours in advance of the meeting at the following locations:

- 1. Eric Rood Administrative Center: outside Board office, outside Board Chambers, and outside main entrance.*
- 2. Truckee Town Hall Administrative Center, 10183 Truckee Airport Road, Truckee, CA 96161.*
- 3. Outside the District V Board of Supervisors office, Truckee Town Hall Administrative Center.*
- 4. Online at www.nevadacountyca.gov/boardmeetings and nevco.legistar.com/Calendar.aspx.*

Posted: February 12, 2026.

WAYS TO WATCH AND LISTEN DURING THE MEETING:

This Board of Supervisors meeting is open to the public. Staff and members of the public may observe the meeting using the options listed below. Online streaming of Board of Supervisors meetings is provided to members of the public as a courtesy. If an internet connection falters for any reason and there are no Board members attending the meeting remotely, the Board of Supervisors will continue the public meeting in Chambers without online access.

- 1) Watch from inside the Board Chambers.
- 2) View at www.nevadacountyca.gov/boardmeetings and www.YouTube.com/c/CountyofNevadaCA.

PROVIDE PUBLIC COMMENT BEFORE THE MEETING:

- 1) Leaving an eComment at www.nevadacountyca.gov/boardmeetings.
- 2) Writing a letter to the Board of Supervisors at 950 Maidu Ave, Suite 200, Nevada City, CA 95959.
- 3) Emailing BOS.PublicComment@nevadacountyca.gov.

Written or emailed public comments received by 4:00 p.m. the day prior to the meeting will be provided to the Board members electronically or in written format and will become part of the public record.

PROVIDE PUBLIC COMMENT DURING THE MEETING:**1) In-Person:**

Eric Rood Administrative Center: Members of the public can provide comment in-person inside the Board of Supervisors' Board Chambers at the Eric Rood Administrative Center.

2) Over the Phone:

Members of the public can call (530) 270-3474 and will be placed in a call-in queue until they are permitted into the meeting for comment.

Please provide your name, City or District of residence, and the agenda item you wish to comment on.

PERSONS DESIRING TO ADDRESS THE BOARD**CONTROL OF MEETING:**

The Board Chair shall first caution any individual at the meeting that their behavior is disrupting the meeting and that failure to cease the disruptive behavior could result in removal. After warning, the Chair will request the individual to leave if the individual does not stop their disruptive behavior. Additionally, the Chair reserves the right to recess the meeting until the person leaves or is escorted out and order is restored.

PUBLIC COMMENT:

Matters on the Agenda: The Board shall allow public comment on items appearing on the agenda when the agenda item is considered by the Board. Comments by the public must be relevant to the item on the agenda being considered by the Board. This includes: a. Consent Agenda; b. Community Presentations; c. Department Head Matters; d. Individual Board Member Items; and e. Scheduled Items. At special meetings of the Board, public comment will only be allowed on matters appearing on the agenda.

Matters not on the Agenda: At regular meetings of the Board, members of the public shall be allowed to address the Board of Supervisors on matters not appearing on the agenda which are of interest to the public, and which are within the subject matter jurisdiction of the Board. Pursuant to the Ralph M. Brown Act, the Board shall not take any action or discuss any matter not appearing on the agenda although staff may be asked to briefly respond to or follow up on such items. At special meetings of the Board, public comment will only be allowed on matters appearing on the agenda.

ORDER AND DECORUM:

Individuals or organizations desiring to address the Board shall:

- 1) Address the Board from the designated podium, virtual kiosk, or other designated location, including teleconferencing system(s). Speakers are encouraged but not required to give their name and location of residence before addressing the Board. This is to identify the speaker's supervisorial district.
- 2) Speakers shall direct their comments to the Board, through the Chair, and not to the audience or staff.
- 3) Speakers may comment on specific matters before the Board with reasons for the position taken.
- 4) The Chair may, at their discretion, increase the allotted time for any given speaker, but shall not be required to do so.
- 5) A speaker may not yield time to another speaker.
- 6) No individual may speak more than once during general public comment or on an item on the agenda unless recognized by the Chair as having new information.
- 7) In the interest of civil discourse, the rules as specified in this Order and Decorum of Board Business and Robert's Rules of Order, to the extent such rules are not in conflict with the Brown Act, shall apply at all Board meetings. It shall be the responsibility of the Chair to ensure that public comment is conducted in such a manner in order to avoid disruptive activity, promote mutual respect, keep comments focused on the subject being discussed, avoid personal attacks, prohibit hate speech and the threat of violence.
- 8) At the start of each meeting, the Chair shall remind the public of the rules and expectations of the public including distinguishing the process for: a) public comment for items on the consent agenda; b) general public comment for items not listed on the agenda; and c) public comment for items on the agenda.
- 9) Applicants, applicant representatives, and appellants desiring to speak shall be permitted to speak first during the public comment portion of a public hearing for no more than ten (10) minutes (or fifteen (15) minutes at Appeal Hearings) unless different rules for conducting the hearing are provided by County Code or other applicable law. Time limits may be modified at the Chair of the Board's discretion.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (Gov. Code section 84308)

Members of the Board of Supervisors are disqualified and not able to participate in any agenda item involving contracts over \$50,000 (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements, if the Board member received more than \$500.00 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item. The disqualification applies to contributions received within 12 months before the final decision and continues for 12 months after the final decision. Members of the Board of Supervisors who have received, and applicants, contractors or their agents who have made campaign contributions totaling more than \$500.00 to a Board member are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Board member and may be made either in writing to the Clerk of the Board of Supervisors prior to the subject hearing or verbally at the time of the hearing.

PUBLIC HEARINGS:

All members of the public shall be allowed to address the Board on any item which is noticed on the Board's agenda as a public hearing. The Chair of the Board may limit the total amount of time allocated for the public hearing and may limit any individual desiring to address the Board to no more than three (3) minutes. Any person may provide the Board with a written statement in lieu of or in supplement to any oral statement made during a public hearing. Written statements shall be submitted to the Clerk of the Board.

Whenever a public hearing is conducted, the public hearing is closed and the matter is continued to a subsequent meeting for Board deliberation and/or action, the Board shall not allow public comment and/or testimony on that item at the subsequent hearing. However, at the initial public hearing, prior to taking action, the Board may, at its sole discretion, elect to continue the matter and reopen the public hearing. At the subsequent hearing, all information will be considered. The Board may also, at the initial public hearing, prior to taking action, announce that the public hearing is being continued for specific information and the public testimony will only be heard on new information specific to the Board's direction. If, after the public hearing is closed and the Board later decides to reopen the public hearing for public testimony, appropriate notices must be published.

ORDINANCES:

- 1) By statute, an ordinance may be passed immediately upon introduction only after notice and a public hearing.
- 2) An urgency ordinance may be passed immediately upon introduction with a 4/5 affirmative vote.
- 3) All other ordinances shall not be passed within five days of their introduction, nor at other than a regular meeting or at an adjourned regular meeting unless authorized by statute as indicated above. The Board of Supervisors will address ordinances at first readings and will make any amendments. The public is urged to address ordinances at first readings; as passage of ordinances will be held at second readings, after waiving further reading of the ordinance.

INFORMATIONAL CORRESPONDENCE:

The Board may direct any item of informational correspondence to a department head for appropriate action.

REFERENCES:

Board of Supervisors Order and Decorum 2025
Ralph M. Brown Act, California Government Code Sec. 54950, et. seq. (Open meetings law)
Nevada County Code Section 12.05.120 (Appeals)