



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**
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Steven L. DeCamp
Community Development Agency Director

Brian Foss
Planning Director

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: December 8, 2015

TO: Board of Supervisors

FROM: **Brian Foss, Planning Director**

SUBJECT: Resolution for Contract with Michael Baker International for the preparation of an Environmental Impact Report for the proposed development of three Dollar General Stores in western Nevada County

RECOMMENDATION: Approve the Resolution: 1) Establishing a contract with Michael Baker International for the preparation of the Environmental Impact Report for three Dollar General projects; and 2) amend the FY 2015/2016 Planning Department budget.

FUNDING: The contract amount is paid by the project applicant and is not a cost to the County. County costs to administer the EIR are included in the 10 percent administrative fee charged to the applicant.

ATTACHMENT: Resolution with Exhibit A: Personal Services Contract (Scope of Services, Schedule of Compensation, and Schedule of Changes attached)

BACKGROUND: On July 17, 2014, February 11, 2015, and June 5, 2015, Simon CRE submitted proposals for three different Dollar General retail stores in western Nevada County, within the Alta Sierra Rural Center, the western area of the Grass Valley Community Region, and the Penn Valley Village Center. These sites are located respectively at 10166 Alta Sierra Drive, 12345 Rough & Ready Highway, and 17652 Penn Valley Drive. Each proposed commercial development is for a 9,100-square-foot Dollar General retail store with up to 10 employees, to be operated seven days per week from 8 a.m. to 9 or 10 p.m. Taken individually and cumulatively, these three related projects could have potential land use compatibility issues, site constraint issues, and

traffic/circulation, biological, and visual impacts. Staff is therefore recommending that one combined EIR be prepared for the three projects.

On August 20, 2015, Requests for Proposal were sent to eight consultants. Responses were received from two of those firms. Based on the review of those responses received, the Planning Department proposes to hire Michael Baker International to perform the work.

The applicant, who also reviewed the two proposals, has agreed with the Planning Department's selection and will fund the work requested by this contract. The scope of work is attached to this contract.

Item Initiated by: Tyler Barrington, Principal Planner

Approved by: Brian Foss, Planning Director