



City of Grass Valley City Council Agenda Action Sheet

Title: Infrastructure Needs Study - Accept Final Report

CEQA: N/A - Not A Project/ Administrative Action

Recommendation: That Council 1) accept the Infrastructure Needs Study Final Report as prepared by Sauers Engineering, Inc. and 2) authorize Staff to submit the report to the Nevada County Planning Department

Prepared by: Bjorn P. Jones, PE, City Engineer

Council Meeting Date: July 9, 2024

Date Prepared: July 2, 2024

Agenda: Consent

Background Information:

In January 2023, Nevada County awarded a Regional Early Action Planning (REAP) grant in the amount of \$115,000 to the City of Grass Valley. The purpose of the grant was to determine deficiencies and constraints in the water distribution infrastructure that constitute obstacles to future housing development. At the April 11, 2023 meeting, Council authorized the City Manager to sign a professional services agreement with Sauers Engineering, Inc for the preparation of an Infrastructure Needs Study, which analyzes two recently annexed areas: the Southern Sphere of Influence annexation zone and the Grass Valley RV Resort annexation zone.

Per the Scope of Work and funding agreement with the County, the Study included coordination between the consultant Engineer, City and NID Staff to evaluate alternatives for providing water services to the study areas. A public engagement workshop was also held at City Hall on October 11, 2023 to gain any stakeholder and public feedback on the proposed alternatives.

A Final Project Report has been prepared by Sauers Engineering and is attached. The report concludes that the infrastructure needs of the two study areas, including five subareas, would be most efficiently and cost effectively served by distribution system expansions of both the City and NID infrastructure.

Specifically, the report recommends that subsequent phases 2 and 3 of Berriman Ranch development, the northern end of the Southern Sphere annexation area, and the eastern portion of the Grass Valley RV Resort area would be best served by the City. NID expansions would serve the majority of the RV Resort annexation zone to the southwest, the southern portion of the Southern Sphere of Influence area, and Phase 4 of the

Berriman Ranch subdivision. System interties between the two water service providers could be constructed at abutting service boundaries near the Berriman Ranch Phase 3 to 4 transition and the Southern Sphere of Influence separation point along La Barr Meadows Rd.

Project cost estimates for infrastructure expansions are developed for each of the study areas. The report delineates existing service boundaries and considers the most cost effective service provider for each zone, while maintaining operational system efficiencies. However, the report acknowledges that policy decisions may also play a part in how the agencies agree to provide infrastructure service to future development projects; which would entail further discussions between City and NID administrators.

Staff recommends that Council accept the Infrastructure Needs Study Final Report as complete and authorize Staff to submit the report to the Nevada County Planning Department to initiate grant closeout.

Council Goals/Objectives: The Infrastructure Needs study executes portions of work tasks towards achieving/maintaining Strategic Plan Goal - Economic Development and Vitality and City Infrastructure Investment.

Fiscal Impact: Consultant Engineering work and City Staff time are funded by the \$115,000 Regional Early Action Planning (REAP) grant awarded to the City

Funds Available: N/A

Account #: N/A

Reviewed by: City Manager

Attachments: Infrastructure Needs Study- Final Project Report