



## City of Grass Valley City Council Agenda Action Sheet

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**Title:** Approval of Professional Services Agreement with Sauers Engineering, Inc. for Infrastructure Needs Study for the Southern Sphere of Influence and Grass Valley RV Park Annexation Areas.

**CEQA:** Not a Project

**Recommendation:** Staff recommends the Council authorize the City Manager to sign the attached Professional Services Agreement with Sauers Engineering, Inc., for preparation of the Infrastructure Needs Study.

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**Prepared by:** Lance E. Lowe, AICP, Principal Planner

**Council Meeting Date:** April 11, 2023

**Date Prepared:** April 7, 2023

**Agenda:** Consent

**Background Information:** On September 23, 2023, Nevada County issued a Request for Proposals for the Regional Early Action Planning Grant Funds (REAP) from interested agencies and jurisdictions, including Nevada Irrigation District, City of Grass Valley, City of Nevada City and Town of Truckee to prepare a Regional Infrastructure Plan. The Studies would provide the information necessary to upgrade water and sewer infrastructure in the County's Sphere of Influence to encourage development of housing units in accordance with the County's and City's 2019 - 2027 Housing Elements.

The Community Development Department, in consultation with Nevada Irrigation District, submitted a proposal on November 18, 2023. The City's proposal was awarded \$115,000, on January 24, 2023, to evaluate water infrastructure in two recently annexed areas:

1) *The Southern Sphere of Influence Planning & Annexation Project* is located along State Route (SR) 49, immediately south of the existing City of Grass Valley limits and within the City of Grass Valley Planning Area in the central/western portion of Nevada County. The project spans both the east and west sides of SR 49, beginning in the vicinity of McKnight Road and extending south along SR 49 and La Barr Meadows Road to the western boundary of Empire Mine State Park. In total, the project area is ±400 acres and includes 55 Assessor's Parcels. Additionally zoned lands include Multiple Family (R-3) 134 dwelling units on 6.7 acres; Medium Density (R-2) 154 dwelling units on 26 acres; and Low Density (R-1) 51 dwelling units on 15 acres for a total of 339 dwelling units.

2) *The City of Grass Valley RV Resort and Annexation Project* is located at 11425 McCourtney Road and the Annexation properties are generally located north and east of McCourtney Road and Old Auburn Road. The project contains ±45 total acres consisting of 33 Accessor's Parcels. The annexation areas consisting of 25 acres have been zoned to the City's Neighborhood Center (NC-Flex) Zone, which permits mixed-use and multiple family dwelling units at a density of 20 units per gross acre.

The RV Resort and Annexation Project sewer is to be constructed by the RV Resort Developer. Water on the other hand is constrained. NID modeling identified a total of ±500 gallons per minute (gpm) from their existing system, which will not meet Fire Flow requirements per the City's Fire Code 1,500 gpm for a 2-hour duration. Water line pinch points are at the Brighton Street Bridge over State Route 20 where the City/NID service boundaries interface.

The Community Development Department issued a Request for Proposals to prepare the Regional Infrastructure Planning Study, which closed on March 17, 2023. Sauers Engineering Inc. submitted the sole proposal to the City's request. City staff has verified that Sauers Engineering, Inc. is a qualified engineering firm with experience with infrastructure needs studies. Accordingly, staff recommends that the City Council authorize the City Manager to sign the attached Professional Services Agreement with Sauers Engineering, Inc., for preparation of the Infrastructure Needs Study.

Upon authorization of the Professional Services Agreement, public outreach with property owners and stakeholders will occur with initiation of the study. The grant for the Infrastructure Needs Study has a short window of completion with a project completion date of July 15, 2023.

**Council Goals/Objectives:** The Infrastructure Needs Study executes portions of work tasks towards achieving/maintaining Strategic Plan - Economic Development and Vitality and fulfills goals, policies and objectives of the City's 2019 - 2027 Housing Element.

**Fiscal Impact:** Nevada County awarded the City \$115,000 for the grant. The Professional Services Agreement with Saurers Engineering, Inc. is not to exceed \$105,000. The Community Development Department and Nevada Irrigation District are to expend the remaining \$10,000 and have committed to providing any additional staff time pro bono as a contribution as matching funds.

**Reviewed by:** \_\_\_\_\_Community Development Dir. \_\_\_\_\_City Manager

**ATTACHMENT:**

**Attachment 1 -** Draft Professional Services Agreement with Sauers Engineering, Inc. with Exhibits A & B.