

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a special session at 9:00 a.m., Monday, July 16, 2007, in the County Administrative Center, 175 Fulweiler Avenue, Auburn. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

**PUBLIC COMMENT** – Rosemary Frieborn, Friends of the Animals, spoke about animal services.

**COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING/Placer Vineyards Specific Plan (PSPA T20060679)/Land Use And Development Standards/Amendments to the Placer County General Plan/Amendments to the Dry Creek West Placer Community Plan/Rezoning/Development Agreements/Supplement to the Final Environmental Impact Report/Final Environmental Impact Report (FEIR T20040651/SCH #1999062020)** – Public hearing to consider a request submitted by the Placer Vineyards Property Owners Group for approval of the Placer Vineyards Specific Plan, Specific Plan Land Use and Development Standards, amendments to the Placer County General Plan and the Dry Creek West Placer Community Plan, Rezoning (as shown in Rezoning Exhibit), and individual Development Agreements. The following parcels, owned by members of the Placer Vineyards Property Owners Group, are included in the request to change the existing zone districts to SPL-PVSP (Specific Plan-Placer Vineyards Specific Plan): APN Nos. 023-221-001, 023-221-002, 023-200-005, 023-200-006, 023-200-017, 023-200-037, 023-200-064, 023-200-065, 023-200-018, 023-200-045, 023-200-066, 023-200-041, 023-200-010, 023-200-012, 023-200-013, 023-200-009, 023-200-011, 023-200-067, 023-200-068, 023-010-026, 023-010-004, 023-010-029, 023-200-008, 023-010-006, 023-010-014, 023-010-013, 023-010-021, 023-010-022, 023-010-023, 023-150-026, 023-150-027, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-019-016, 023-160-011, 023-160-004. Non-Participating Properties that are not proposed to be rezoned, but will be subject to the new Specific Plan land use designations, include the following parcels: APN Nos. 023-200-062, 023-200-063, 023-200-015, 023-200-28, 023-010-024, 023-200-060, 023-200-042, 023-200-029, and 023-010-028. Properties within the Special Planning Area (SPA) within the Specific Plan are not proposed to be rezoned. The Board of Supervisors will also consider certification of a Final EIR, including the Supplement to the Final EIR.

**MOTION Rockholm/Holmes/Unanimous to accept the Public Facilities Financing Plan and the Urban Services Plan specific to the Base Plan.**

**MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-229 certifying the Final Environmental Impact Report, including Exhibit A (Statement of Findings) with addendum to be incorporated in final findings.**

**MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-230 approving amendments to the Placer County General Plan.**

**MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-231 approving amendments to the Dry Creek/West Placer Community Plan.**

**MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-232 adopting the Placer Vineyards Specific Plan with errata.**

**MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5475-B approving the Placer Vineyards Land Use and Development Standards with addendum that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.**

**MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5476-B rezoning certain properties within Placer Vineyards Specific Plan with addendum that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.**

**MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5477-B adopting the Development Agreements for participating properties within the Placer Vineyards Specific Plan with amendment that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.**

**MOTION Uhler/Rockholm/Unanimous directed staff to work through the development agreement or to direct the developer to initiate a study, regarding the closure of Locust Road, as staff deems most appropriate to get the study going; direct staff to work on the urban study finance plan; and direct staff to start neighborhood traffic management planning with the residents on Locust Road.**

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Michael Johnson, Planning Director, presented a PowerPoint. He explained the project site is located in the southwest corner of Placer County and since the early 1990s there have been a series of development proposals on the project site. The area north of Baseline Road and west of Fiddymont Road was marked as a Future Study Area and future development issues were addressed in the 1994 General Plan update, and the West Placer Specific Plan Area was identified. The first draft of the Placer Vineyards Specific Plan was prepared in 1996 and the second draft was prepared in 2003. In 2004 the County published the first Draft Environmental Impact Report (EIR) and the project was later modified to include a Blueprint Alternative. The Plan area has two components, 4,251 acres are subject to the proposed land uses in the Plan and 979 acres are designated as a Special Planning Area (SPA). The developer is proposing 14,132 residential units with a variety of densities and of those units, 261 units have been allocated to the SPA. There are 274 acres of commercial land uses including 43 acres for town center development, 50 acres for commercial/mixed uses, 33 acres for office/professional uses, 58 acres for business park, and 60 acres for retail power centers. 919 acres are set aside for park land and open space uses and 851 acres are set aside for quasi-public uses. The required amount of Affordable Housing (10%) will be equally distributed throughout the project area. The plan has been designed to be consistent with the Sacramento Area Council of Governments (SACOG) smart growth principals by including: transportation choices, a mixed-use element around the town center, compact development, housing choices and diversity, the use of existing assets and infrastructure, quality design, and conservation of natural resources.

Michael Johnson explained the entitlements requested are: approval of a Specific Plan that includes land use and development standards, General Plan text amendments to address project issues, rezonings, development agreements with the property owners within the Specific Plan, and the Public Facilities Financing Plan and Urban Services Plan.

Michael Johnson said the SACOG Blueprint plan identified the plan area as one of the primary growth areas for the Sacramento region. The applicant submitted an alternative Blueprint development plan with the same project boundaries and intensified land uses. Proposed with the Blueprint alternative is: 21,631 residential units, 275 acres for commercial land uses, 982 acres for parks and open space, and 697 acres for quasi-public land uses.

Michael Johnson said, consistent with the requirements of the California Environmental Quality Act (CEQA), the County in September 2004 published the first Draft EIR, in 2006 a Revised EIR included the Blueprint Plan and the last portion of the EIR was released in June 2007. The Draft EIR, the Recirculated Revised Draft EIR, the Final EIR and the Supplement to the Final EIR together constitute the Final EIR for the project. The environmental topics addressed in the Final EIR are: transportation and circulation, traffic-related entitlements and amendments, transit, hydrology, water resources, water quality, open space, agricultural lands, wetland resources, special-status species, oak and riparian woodlands, noise, cultural resources, visual quality and aesthetics, air quality, global climate change, unmitigatable environmental impacts, cumulative impacts, and project alternatives.

Michael Johnson stated the Board held two public workshops on the Placer Vineyard's project. The first workshop provided an overview and history of the project, discussed the requested entitlements, presented the proposed Specific Plan land uses, infrastructure needed to serve the project and the traffic and circulation plan. The second workshop focused on the project's EIR, the Off-Site Biological Resource Mitigation Plan, project Financing and Urban Services Plan, and the Development Agreements. Public comments raised at the workshops focused on the SPA, requests to close Locust Road, and possible impacts to wetlands and biological resources within the project area.

Michael Johnson said the Finance Plan and Urban Services Plan objectives are to: structure financing minimizing the risk to the County, ensure sufficient funding for services over time, build in flexibility to support a range of service and facility delivery approaches, and provide public facilities, infrastructure and services of new development at an urban standard. Infrastructure costs are estimated to be: \$235.5 million for core backbone, \$70 million for remaining backbone, \$20.7 million for drainage shed, and \$515.3 million for public facilities. The Public Facilities and Infrastructure One-Time Fees vary depending on what school district the unit is located but average: \$51,494 for Age Restricted, \$62,562 - \$77,362 for Low Density, \$61,094 - \$75,894 for Medium Density, and \$48,733 - \$53,533 for High Density. The countywide and municipal services proposed are anticipated to have a \$28.3 million shortfall. Annual taxes and assessments would be required of the residential units to cover the shortfall: single family dwelling \$2,410 per unit, multifamily \$1,250 per unit, and affordable housing \$500 per unit, with a one time Urban Services Shortfall Fee of \$7,200 per building permit.

Paul Thompson, Planning, talked about meetings with the West Placer Municipal Advisory Council (MAC) regarding Placer Vineyards. The West Placer MAC's concerns were addressed by Mr. Thompson:

- Inadequate road improvements outside the Plan area - road improvements are planned for Sacramento and Sutter Counties in the initial construction.

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- Traffic noise mitigation within the SPA - traffic impacts are analyzed for surrounding areas and mitigation measures are proposed where feasible, funds are required for regional traffic improvements, and rubberized asphalt is required for Baseline Road near the SPA.
- Inadequate buffers between urban and rural land uses - the Specific Plan was modified to address buffers between urban and rural areas.
- The number and location of school facilities - the school locations were based on Center Unified School District and State requirements.
- Water supply and two sewer alternatives - a statement in the Specific Plan referencing ground water being used for the maintenance of wetlands was an error and has been removed and there have been additional studies done on sewer alternative #2 showing that the Drycreek Wastewater Treatment Facility can handle the additional flows.
- Project phasing - project phasing is in the development agreement but was not available at the time of the West Placer MAC meetings.
- Distribution of units in the SPA was not consistent with the project - with the current zoning there could be an additional 63 units and the plan allows for an additional 198 units, total 411 units which is compatible with the plan.
- Not in favor of the Blueprint Plan - the Blueprint Plan is not the proposed plan.
- The West Placer MAC voted 4:1 to recommend denial of the Placer Vineyards Plan stating "The Placer Vineyards Plan does not reflect what the General Plan requires and does not represent the existing Community Plan." - Staff does not agree and the response was detailed in the staff report.

Paul Thompson said the Planning Commission unanimously recommended approval of the base plan but had the following concerns: conversion of religious sites back to their underlying land use designation should be considered by the Planning Commission at a public hearing and religious sites not developed in five years should revert back to their original zoning with administrative approval; affordable housing policies should provide for flexibility based on market demands and conditions not necessarily a strict 10% requirement, but determined at the time of development; additional environmental studies might be needed on Placer County Water Agency (PCWA) Conjunctive Water Use Program to determine the environmental effect of municipal wells on existing well users; and the Placer Vineyards project should not set precedent for County policies and fees. Staff and the applicant have continued to meet with the West Placer MAC and the SPA property owners. Issues that have been addressed relating to: traffic, buffers between the SPA and urban areas, trails, and Locust Road and policies were added to the Plan. He showed the new diagram in the Specific Plan and the additions: buffers were widened and berms were added, West Town Center Drive was relocated, an equestrian trail was added, and the Locust Road Policy was added identifying the homeowner's issues.

Rick Dondro, Public Works, said comments were received regarding the north section of Locust Road. He said Locust Road interconnects with Sacramento County, Placer County, and Sutter County. He described the current and proposed traffic volumes and said there are issues region wide with the ability to travel north and south. He said closing Locust Road was not studied in the EIR so adequate alternatives and technical studies are not available to back up that alternative. Whenever a roadway crosses jurisdictional boundaries, there are legal issues. He said the Board is not in a position to indicate closure of a roadway. The Board could direct staff to prepare a closure of Locust Road study with alternatives, impacts, mitigations and possible Dry Creek Community Plan and Placer Vineyards Specific Plan changes as a result of that closure. The study could be tied into the development agreement, funded by the developers, conducted in conjunction with County staff and brought before the Board at a later date for consideration. Residents have indicated there is a current traffic problem on Locust Road. Mr. Dondro suggested the Board direct staff to work with the residents with a Neighborhood Traffic Management Program.

Rick Dondro stated there are three current efforts working in conjunction towards transit financing: Long-Range Transit Plan developed by Placer County Transportation Planning Agency (PCTPA), expenditure plan for the proposed sales tax, and the Placer Vineyard's effort. Supplemental fees are requested to help finance transit. The Long Range Transit Plan recommends a Medium Level of future transit, which is an increase from the current level. The financing element identified a \$250 million shortfall, when looking at current revenue sources. Proposed is \$120 million for transit, \$64 million for bus rapid transit, and \$25 million for rail transit. This equals 17% of the expenditure plan sales tax revenue (1/2 cent for all of Placer County) for 30 years. The main funding would come from current financing sources for transit. It is proposed that the specific plan include a financing plan that covers 50% of the total needed for commuter bus, Americans with Disabilities Act (ADA) service, an internal shuttle, and a transit connection between the town center and the transit hub at the Galleria Mall. The financing in the Specific Plan (being paid by new residents) is only for a component that is attributable to Placer Vineyards. Increased taxes from growth should cover the remaining expense. The Financing and Services Plan is based on preliminary studies. The developers are required to complete a more precise transit master plan with a financing element that would refine the preliminary numbers before any assessments are made.

Supervisor Uhler asked for clarification on the projected \$1 billion transit expenses. Rick Dondro believed the \$1 billion is in addition to the identified revenue streams because this is for regional

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transit. He will work with staff and return with more detail. Supervisor Uhler requested staff present what is actually going to be spent on advancing transit because the County is making a commitment to meet the transit need. Thomas Miller, County Executive Officer, said the project would demand an annual cost at build out of about \$3 million in transit required costs and through traditional transit funding sources it would generate about \$1.5 million. The special fees would generate additional revenues for the additional levels of service.

Michael Johnson said the public hearing is an accumulation of 14 years of staff review and input from property owners with regards to development plans for the area and has been a collaborative process with staff, property owners and the applicant. There are a variety of options presented and the applicant is requesting approval of the base plan. If the Board chose to approve the Blueprint Plan, staff would need to be directed to prepare EIR findings specific to the Blueprint Plan and modify the Financing and Urban Services Plan and other documents – estimated to take 60 to 90 days. Another option is a mid-range density plan with approximately 17,000 units. If the Board chose to approve the Mid-Range Plan, a new land use plan would need to be prepared, Financing and Urban Services Plan would need to be modified, the applicant would need to modify the infrastructure plan, and the Specific Plan and General Plan text amendments would need to be revised – estimated to take 18 to 24 months to process. Supervisor Uhler asked about the EIR needing revised findings if the Blueprint Plan was chosen. Scott Finley, Deputy County Counsel, responded EIR findings have been prepared for the Blueprint Plan in terms of analysis of findings and it is a matter of putting them into a form that could be brought back to the Board.

Supervisor Uhler asked about the religious site zoning being converted back to original zoning after the five year time limit. Paul Thompson replied the time limit would start once the core backbone improvements are completed.

Supervisor Uhler talked about the Planning Commission's concern with the number of units allocated for the SPA and asked if the SPA would be able to petition to absorb units that are not absorbed in the Specific Plan area. Paul Thompson replied they would not be able to absorb units because the units are allocated to each property owner in the Development Agreement with associated fees. Supervisor Uhler said development plans usually produce fewer units than the zoning would allow. He asked if there was a mechanism to adjust fees as the project is built. Paul Thompson said the Development Agreement requires the fees be paid even if the units are not built. Supervisor Uhler asked why the fees could not be adjusted. Holly Heinzen, Assistant County Executive, clarified there are provisions for some adjustments over time and a 10% mapping factor was used to calculate fees to allow for flexibility and there was no account for wholesale changes. She said the Board would annually set special taxes and assessments. Supervisor Uhler stated the fees are set up front and not part of the annual assessment. Scott Finley said the Development Agreement includes a provision that if the project does not build out to the assumed density, the developer will pay a short fall fee to make up the difference. Supervisor Uhler wanted to know about the fees associated with the anticipated impact at build out. Holly Heinzen responded the capital facilities are based on per capita impacts. If there was a determination in 10 years that the anticipated growth was not realized, the facilities would be downsized but that would not affect the fees because they are based on per capita. The real issue is the regional fees that relate to backbone, infrastructure and how the project builds out. Being able to anticipate those impacts is problematic because each property owner is building simultaneously. The master plans will further articulate the synchronization of units and what elements would be included. She thinks the County would be able to make adjustments if the population did not grow to the identified amount but it probably would not be a significant fee reduction. Supervisor Uhler was content if the mechanism exists for the project proponents are able to come to the future Board and make a case to reduce fees if build out is not obtained. Holly Heinzen said the fee programs would be monitored and updated by staff to make sure adequate funds are received. Due to the lack of phasing the opportunities are limited and that is why the Development Agreement was structured this way. There will be unanticipated costs and those would be addressed as the fee programs are updated. Susan Goodwin, Financial Consultant, added the potential for less build out has been limited by the fact that all backbone infrastructure has been taken out of the countywide fee program and is being privately funded by the owners. That substantially reduces the potential for needing to adjust fees. Scott Finley said the County Facilities Master Plan is updated every three years these issues can be reexamined at that time.

Supervisor Uhler was concerned about the annual fee collected in addition to property taxes as a result of anticipated levels of service. He did not think the level of service for sheriff protection should be higher than what is offered at the City of Roseville and thought that fire and recreation services could be collaborated with surrounding jurisdictions. Thomas Miller said there are two deferred actions with the project in the Development Agreement that address the master plan: park and recreation, transit, and sheriff protection. He will review the agreements to ensure the proper fees are collected. He said on other projects there is a public hearing before the Board setting County Service Area (CSA) fees, Mello-Roos District taxes and annual assessments. Mr. Miller suggested the Board require that CSA fees and Mello-Roos District taxes be brought before the Board for concurrence instead of being approved by the County Executive Officer as written for the project. Annual assessments are already

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set to be presented to the Board. Supervisor Uhler asked if the fees and taxes are approved by the County Executive Officer, could they be appealed to the Board. Mr. Miller said that an objection could be brought to the Board's attention. Absent of that, the development agreements are to make the process administratively complete without a public hearing process. Scott Finley explained there are two stages for the County Facilities Plan: submission to the County Executive Office for completeness, prior to the first large lot final map then it is brought before the Board of Supervisors prior to the first small lot tentative map. The applicant could request the Board to review and advice on the issues at any time. Tomas Miller said the Board could request and update from the County Executive Officer.

Supervisor Uhler asked for development specific impacts to various resources and proposed mitigation. Michael Johnson replied there was discussion at the last workshop and the EIR addresses the proposed mitigation.

Chairman Kranz stated he reviewed the tapes of the July 26, 2007 Placer Vineyards workshop

Tim Taron, Placer Vineyards Owners Group, recognized and thanked everyone involved in the process. He mentioned there will be a limited liability company formed upon the effective date of the development agreements. This group will be the single point of contact with the County, will manage the project and internalize all of the financial issues. Mr Taron explained supporting documentation was prepared for the two alternatives. He said the EIR was circulated for public comment four times. He requested the Board take action on one of the alternatives. Mr. Taron pointed out the facilities phasing plan that mandates construction of the facilities at or prior to the impact being realized and the significant public amenities. The mitigation plan is documented in the environmental documents identifying over 3,500 acres of off-site mitigation dedicated in perpetuity for open space, agricultural and biological mitigation. Smart growth principals have been designed into the plan along with pedestrian and vehicular connectivity. The plan is financing transit operations, not just capital requirements. There is a wide range of housing opportunities and an affordable housing program. The annual tax for the Base Plan is about \$2,400 per homeowner and \$2,300 per homeowner for the Blueprint Plan. This would be the highest annual assessment/tax for services in the region. Mr. Taron requested the Board direct the applicant and staff to review the expenses and possible revenue sources during the implementation phase. He said church sites no longer have a five-year time limit to construct before losing their land use designation. It would require a Specific Plan Amendment to change the land use designation. Mr. Taron said there are mechanisms built in the Development Agreement and Plans for adjustments over time.

Supervisor Weygandt commented the plan has been in process for 13 years with the stated annual taxes. Tim Taron said the established amounts would work he just wanted to confirm the amounts are necessary during the implementation phase. Supervisor Weygandt explained a majority of the costs are for public protection and the rates must be increased to include the added services. He understood that the amounts were not far off from regional plans. Mr. Taron said the building permit map fees would be higher because they are internalizing \$30,000 per house for infrastructure fees. This will be an expensive project but it will work. Thomas Miller stated the goal is to have the most efficient delivery of service. Supervisor Weygandt received clarification that to remove the Church Designation would require Board approval.

Supervisor Uhler asked what amount of core delineated wetted acres of vernal pools would be disturbed by the project. Tim Taron said there are about 69 acres of wetted acres that could support invertebrate habitat. Bryan Plant, Remy, Thomas, Moose and Manley LLP, clarified the impacts associated with the overall plan area, inclusive of off-site, is about 102 acres. Supervisor Uhler requested information about the proposed mitigation. Bryan Plant said the mitigation is the Federal ratios of 2:1 preservation and 1:1 restoration and creation for direct impacts. He said there would be approximately 194 acres of mitigation. Supervisor Uhler asked about vernal pool and grassland mitigation. Mr. Plant explained vernal pools have a range of densities and buffer zones that alter the calculations and if the open space mitigation is not adequate to cover the impacts the amount will be increased. The mitigation is proposed to be 3,500 acres.

Terry Davis, Sierra Club, said vernal pools are the issue of concern with the project. He opposed not having a joint Federal and State environmental document done with the EIR. Mr. Davis referred to the Staff Report page 309 that states the Environmental Protection Agency (EPA) recommended denial of the project. He said the proposed mitigation is not concurrent with Placer County Conservation Plan (PCCP) guidelines. Vernal pools include uplands and County Contractors mapped 2,200 acres of vernal pools on the project site. Mr. Davis said mitigation should preserve existing resources because studies have not established that vernal pools can be artificially created. He stated the project still requires Federal and State approval and the project could change. He submitted an analysis from the Law Office of William Yeates on existing California Environmental Quality Act (CEQA) issues - long term water supply and vernal pool deferral.

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Supervisor Uhler asked if the County hired the consultant at the developer's expense for the EIR process. Scott Finley said the consultant worked with County direction and was not influenced by the landowners. Supervisor Uhler pointed out on the Sierra Club website Mr. Davis is quoted to say that Placer Vineyards would pave over 2,300 acres of vernal pool grasslands and would compensate by preserving just 266 acres off-site. Mr. Davis explained those were earlier numbers now the preservation is about 364 acres. Supervisor Uhler said that Mr. Davis is using a different set of standards for what is being paved over and what is being preserved and restored.

Chairman Kranz said he interpreted Mr. Davis' comments on June 12<sup>th</sup> as supportive of the Blueprint version of the project and since that time he has been fighting the whole project. Mr. Davis said the Sierra Club is supportive of the Blueprint project if habitat mitigation is done off-site.

Michael Faust, Sacramento Metro Chamber, explained they support SACOG Blueprint projects and requested the Board direct staff to develop the necessary documentation in order to consider the Placer Vineyards Blueprint Alternative.

Leslie Fair, J Page, and Mamood, SPA residents, thanked the Board for being attentive to the communities needs.

Frank Weismantel, SPA resident, asked that the Board not approve the Blueprint Alternative.

Karen Tajbl, Sierra Foothills Unitarian Universalists Church Environmental Task Force, said the faith community is getting involved with environmental issues. She supported the Blueprint Alternative and adequate vernal pool mitigation.

Dan Tajbl, Auburn resident, expressed concern about aesthetics, mass transit ambiguities, and possible lot splits in the future.

Mae Harms, Garden Valley resident, requested the Board protect the project land to the full extent of the law.

Scott Otsuka, Roseville resident, said he would be impacted by the development and the developer has done an excellent job in design and preservation of open space. He supported approval of the project.

Walter Wyllie, Randy Roberts and Duane Renison, SPA residents, thanked the Board and staff for their efforts and requested Locust Road be closed.

Bruce Graco, SPA resident, requested Locust Road be closed as soon as possible so that amendments can be made to the Specific Plan and studies can be done on impacts for surrounding roads before submittal to State and Federal Agencies for approval.

Ann Diamondstone, Del Web resident, supported the Placer Vineyards project.

Michael Lee, Roseville resident, spoke against Placer Vineyards and urban sprawl. He said we need to protect our natural resources and sustain our quality of life.

Michael Johnson addressed public comments. He said there will be some impact to existing trees although the applicant has designed around as many trees as possible. Individual plans will be submitted in the future and the worst case scenario has been used for mitigation requirements. Staff would work with individual property owners to work around and incorporate existing trees into projects. Thomas Miller added the Specific Plan has development guidelines that address boulevard and median landscape to require heavy landscaping. Paul Thompson said the developer is working around the oak grove on Dyer Lane and is incorporating a walkway.

Tim Taron said the letter submitted by the Sierra Club states that the off-site mitigations do not contain grasslands. Hal Freeman, Ecorp Consulting Inc., listed some of the mitigation properties that total at least 2,000 acres of grassland.

Supervisor Rockholm shared his knowledge of the SACOG Blueprint and the improvements that have been made to the plan. He said both alternatives incorporate smart growth and Blueprint components. He supported the base plan because that is what was supported by the community. The project will have expansive open space, mixed uses, and walkable communities. He supported closing Locust Road. Through collaborative planning the SPA will have a 50 foot buffer with a 6 foot berm while still having access to shopping, biking, riding, walking and other uses. Supervisor Rockholm supported adequate law enforcement but did not see the reason for a 1.3 ratio when the City of Roseville has an adequate 1.2 ratio and suggested sharing the fire training facility instead of constructing a new one. The Placer Vineyards project will be environmentally friendly and a sustainable community with smart growth principals, mixed land uses and extensive open space. Community amenities such as parks,

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public facilities and shopping will be linked with pedestrian trails and bicycle paths. The plan protects wildlife and enhances natural riparian corridors and keeps wetlands, oak groves and open space intact. The project area includes a community wide trail system and open space mitigation outside the plan area. Proposed infrastructure includes two fire stations, sheriff sub-station, 11 church sites, a library, town center with restaurants, theaters and a civic center, and water infrastructure through Baseline Road and eventually through the Sacramento diversion. Baseline Road at Watt Avenue will be improved to two and four lanes before any homes are built and ultimately both roads will be six lanes. A complete bus transit system will be provided with a transit center and a bus rapid transit system; as well as, one high school, two middle schools and six elementary schools and joint use facilities for the school districts. He said a lot of work has gone into this plan and because of the input and work of the proponent, residents and staff, this is a good project. With the base plan there is a solid financing plan, we achieve the goals of the General Plan and deliver a project with smart growth principals. The base plan meets the expectations of the community. He thanked previous Supervisor Santucci, the community and West Placer Municipal Advisory Council for their work and collaboration on the project.

Supervisor Weygandt said if the Blueprint Alternative was chosen it would change the dynamics of the plan and would be challenging to provide adequate levels of service. Holly Heinzen, Assistant County Executive, explained the draft urban services plan for the Blueprint Alternative has not been completely reviewed. It is more challenging because there is a higher portion of multi-family/high-density units that generally require a higher level of services but contribute a subsidized fee. Placer Vineyards base plan would equal 20% of Placer County's growth over the next 40 years and 30% with the Blueprint plan. She said the densities associated with the Blueprint plan impose an uncertainty over time.

Supervisor Weygandt asked about the base plan densities and how they compare to regional projects. Michael Johnson replied it is an overall density of 5.7 units per acre which equates to 4,100 people per square mile. The City of Rocklin's density is 2,700 people per square mile. Roseville's density is 2,800 per square mile. The newer projects in Roseville are proposed at a higher density.

Supervisor Weygandt asked about the County's exposure to Proposition 218 challenges. Scott Finley replied all of the assessments and special taxes will be adopted in accordance with Proposition 218 and the community facilities district is based upon special tax; therefore, it is approved by the property owners when the project goes to large lot final maps. The benefit assessments will be supported by the engineer's reports.

Supervisor Weygandt asked what changes would happen to the plan if Locust Road were closed. Paul Thompson replied there are provisions in the Plan and Development Agreements that include studying the closure of Locust Road. Scott Finley said the study would be funded by the developer and he would be required to implement the results of the study as determined by the County. The study is required to be completed prior to approval of the improvement plans for the core backbone infrastructure.

Supervisor Holmes supported the base plan. He said many of the Blueprint and smart growth principals have been incorporated in the base plan. He supported closure of Locust Road and requested staff implement a neighborhood traffic management program to mitigate some of the traffic.

Chairman Kranz said he could support either alternative. He requested the Urban Services Plans be reviewed to insure the fees are adequate and not excessive and to see if services can be supplied collaboratively.

Scott Finley, Supervising Deputy County Counsel, requested the Board accept the Public Facilities Financing Plan and the Urban Services Plan to provide the platform for the Board to consider the service fees as they come forward in the future. Under discussion Supervisor Uhler asked if the services plan is specific to the Base Plan option. Scott Finley answered that is correct. Supervisor Uhler said it was his preference to implement the Blueprint Standard; however, he would support the Base Plan.

**MOTION Rockholm/Holmes/Unanimous to accept the Public Facilities Financing Plan and the Urban Services Plan specific to the Base Plan.**

Scott Finley, Supervising Deputy County Counsel, requested the Board adopt the resolution certifying the Final Environmental Impact Report (Page 85 of staff report), including Exhibit A (Statement of Findings) with one addendum to the statement of findings and to the mitigation monitoring and reporting program which is also adopted as part of the environmental impact report. He requested the motion include incorporating the addendum in the final findings.

**MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-229 certifying the Final Environmental Impact Report, including Exhibit A (Statement of Findings) with addendum to be incorporated in final findings.**

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Scott Finley, Supervising Deputy County Counsel, requested the Board adopt the resolution approving amendments to the Placer County General Plan (Page 89 of the staff report). General Plan Amendments are necessary to implement the Specific Plan.

**MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-230 approving amendments to the Placer County General Plan.**

Scott Finley, Supervising Deputy County Counsel, requested the Board adopt the resolution approving amendments to the Dry Creek/West Placer Community Plan (Page 94 of the staff report), having to do with traffic issues.

**MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-231 approving amendments to the Dry Creek/West Placer Community Plan.**

Scott Finley, Supervising Deputy County Counsel, requested the Board adopt the resolution adopting the Placer Vineyards Specific Plan (Page 97 of the staff report). The Specific Plan dated July 2007 was distributed to the Board of Supervisors. He requested that the Specific Plan include the errata (submitted on salmon paper) on the final plan so the record is clear we are not changing the plan but correcting mistakes found in the printing of the plan.

**MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-232 adopting the Placer Vineyards Specific Plan with errata.**

Scott Finley, Supervising Deputy County Counsel, requested the Board adopt the ordinance approving the Placer Vineyards Land Use and Development Standards (Page 100 of the staff report). The Land Use and Development Standards are Exhibit A to the Specific Plan and adopted by ordinance. He requested the Board add the addendum (the white sheet in the middle of the salmon sheets) to change the effective date of the three ordinances. We have 21 property owners with 21 separate development agreements. They have all executed the development agreements but we have a couple of development agreements that only have six of the seven original signatures. We have a couple of development agreements where we only have faxed pages so we do not have all of the original development agreements signed and in our possession today. In order to insure that we get those he is asking that the effective date of the ordinances for the rezoning, development standards and agreement ordinance does not become effective until we have the signed originals in our possession or 30 days, whichever ever occurs later.

**MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5475-B approving the Placer Vineyards Land Use and Development Standards with addendum that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.**

Scott Finley, Supervising Deputy County Counsel, requested the Board adopt the ordinance rezoning certain properties within Placer Vineyards Specific Plan (Page 103 of the staff report). This will rezone all of the properties for which the property owner is signing a development agreement and rezones them to specific plan so they will have a zoning consistent with their specific plan land use designation. The six non-participants, which are within the boundaries of the specific plan, will not be rezoned at this time until they sign a development agreement so they are not included in the rezone. Separate ordinances will be brought forward for the non participants at the time that they sign the development agreement. Anthony La Bouff, County Counsel, said that ordinance also has the same effect with regard to the implementation effective date that you discussed before. Scott Finley said that is correct.

**MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5476-B rezoning certain properties within Placer Vineyards Specific Plan with addendum that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.**

Scott Finley, Supervising Deputy County Counsel, requested the Board adopt the ordinance adopting the 21 Development Agreements for participating properties within the Placer Vineyards Specific Plan. There are 21 separate properties. The Board's packet includes a representative sample of the development agreement. The 21 development agreements are on record with the Clerk of the Board and the signatures will be finalized and in proper form before they record. He asked the Board adopt the ordinance as presented with addendum that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.

**MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5477-B adopting the Development Agreements for participating properties within the Placer Vineyards Specific Plan with amendment that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.**

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

Supervisor Uhler asked if the Board needed a motion directing staff to study the closure of Locust Road. Scott Finley, Supervising Deputy County Counsel, said the development agreement does provide for that but if the Board wanted the study started earlier it would be appropriate to provide direction to the development team so they know that is a first priority. Anthony La Bouff, County Counsel, wanted to make sure there was direction to staff to work on "sharpening the pencil" on the urban study finance plan. He advised that one motion could cover both items with Board direction.

**MOTION Uhler/Rockholm/Unanimous directed staff to work through the development agreement or to direct the developer to initiate a study, regarding the closure of Locust Road, as staff deems most appropriate to get the study going; direct staff to work on the urban study finance plan; and direct staff to start neighborhood traffic management planning with the residents on Locust Road.**

**ADJOURNMENT** There being no further business, the Board adjourned. Next special meeting is Monday, July 23, 2007 (Tahoe) and the next regular meeting is Tuesday, July 24, 2007 (Tahoe).

ATTEST:

\_\_\_\_\_  
Ann Holman  
Clerk of the Board

\_\_\_\_\_  
Bruce Kranz, Chairman  
Placer County Board of Supervisors

\_\_\_\_\_  
Melinda Harrell  
Senior Board Clerk

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a special session at 10:00 a.m., Monday, July 23, 2007, at the North Lake Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

**COUNTY EXECUTIVE** – Field tour of Waddle Ranch, located off Highway 267 in the Martis Valley.

**PUBLIC COMMENT** – Jerry Wotel, Tahoe Vista resident, spoke about the newly formed North Tahoe Citizens Action Alliance, a non-profit public benefit corporation that seeks to provide a citizens voice in North Lake Tahoe from Kings Beach toTahoma.

**SUPERVISORS COMMITTEE REPORTS** – None given.

**CONSENT** – Consent Agenda approved with action as indicated.

**MOTION** Rockholm/Holmes/Unanimous

**6. COUNTY EXECUTIVE/REDEVELOPMENT:**

- a. Brockway Vista Subdivision – Adopted Resolution 2007-233 with specific findings required by Health and Safety Code, Section 33445, for the purchase of Parcel APN 090-074-002, Brockway Vista Subdivision, located in Kings Beach, subject to review by County Counsel.
- b. Minnow Avenue Public Parking Lot - Resolution 2007-234 adopted making certain findings and approving the execution of a loan agreement, in the amount of \$600,000, between the Redevelopment Agency and the California Infrastructure and Economic Development Bank for the Minnow Avenue Public Parking Lot Project and authorized the Chief Assistant CEO-Redevelopment Director, or designee, to execute the agreement and documents subject to County Counsel review.

**BOARD OF SUPERVISORS** – Received report from Supervisor Kranz on issues related to Fourth of July holiday misconduct on the Truckee River. Staff directed to research regulatory issues associated with misconduct and alcohol consumption on the Truckee River and report back in October 2007.

Chairman Kranz, requested this item be put on the agenda to receive a report on the results on the 4<sup>th</sup> of July incidents that took place on the Truckee River. Anthony La Bouff, County Counsel, said the Board of Supervisors has the ability to regulate trash and collection, parking, access to the highway and off the highway by appropriate ordinances; but, with regard to regulating use on the river itself, the river is a public resource, water through the United States, a river that goes from California to Nevada. With regard to regulating activity on the river the County is limited. Recently, the County of Sacramento was able to ban alcohol consumption on the lower reaches of the American River by special emergency legislation passed by the State Legislature and enacted and signed by the Governor. To some extent, the County was able to piggyback on that legislation by passing local ordinances. With regard to our regulatory authority, we continue to regulate under our licensing and rafting permits but private citizens that enter onto the river are not subject to regulations. One of the options for the Board, if they want to control alcohol consumption, would be to seek special legislation, another option would be to work cooperatively with other agencies.

Jeff Granum, Placer County Sheriff Captain, said the good news is the 4<sup>th</sup> of July fireworks have become family events. That is their goal, to make the river rafting a family event. Reports were received regarding drinking in the streets, under age drinkers, illegal parking, drunk in public, drunk driving, resisting arrest, assault and battery and fighting. This 4<sup>th</sup> of July was different from previous years because the size of the crowd was substantially larger.

Brick Hailey, owner of River Ranch, said there is alcohol throughout the season but the 4<sup>th</sup> of July is the worst. This is a unique situation that is getting worse. He understood the Board has limited jurisdiction, but requested the Board take a lead position because a request from the Board would be better received than from individual citizens or business owners.

Nick Fuller, Truckee River Raft Company, said they are set up for families. He has seen private rafts with young people drinking and supported the action taken on the American River.

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

**COUNTY EXECUTIVE/ADMINISTRATION** – Authorized public noticing to announce the County's planned use of Secure Rural Schools & Community Self-Determination Act of 2000 (HR 2389), Title III discretionary funds in Federal FY 2007/08 for hazard mitigation, wildfire protection and biomass utilization activities costing a total of \$410,000 (\$325,000 from this fiscal year allocation and \$85,000 from carryover funds during last several years budget); and reiterated support for reauthorization of the Secure Rural Schools & Community Self-Determination Act of 2000.

MOTION Uhler/Holmes/Unanimous

Brett Storey, County Executive, advised Congress has granted another year extension of Secure Rural Schools Act and Self-Determination Act of 2000 funding. He explained if the request is approved, staff will commence the required 45-day public noticing period. Staff will return to the Board in September with input from the community and request final approval of expenditures. Staff recommends that various hazard mitigation, wildfire protection and biomass utilization activities be funded.

**COUNTY EXECUTIVE/EMERGENCY SERVICES** – Angora Fire update.

Chairman Kranz, thought it was important to have a condensed discussion of the Angora Fire update because it is important to the constituents of Tahoe. Rui Chuna, Emergency Services, said a little less than one month ago, this region experienced a catastrophic wildfire on the south lake. Over 250 homes were destroyed. He provided an update and made acknowledgements.

Chief Brad Harris, Cal-Fire, said they are starting to see burning conditions unlike anything they have every seen this time of year, more conducive to late August early September. They are actively involved in defensible space clearance.

Chairman Kranz said the Tahoe Regional Planning Agency (TRPA) has a rule to leave pine needles down 5' away from a structure unless there are other types of native vegetation. He asked how that works with the 30' minimum and 100' clearance. Chief Harris, said Public Resources Code 4291 requires a 30' minimum clearance around a structure and an additional 70' beyond that, out to 100' of fuel reductions, removing the ladder fuels. TRPA is working with them as is Lahontan, to get through regulations that may be in conflict with each other. Chairman Kranz asked if that was a conflict and asked who was in charge. Chief Harris said, we as government, have to work together for the protection of our communities. He said there is willingness on all sides; it's just a matter of getting the sides together.

John Pickett, California Coordinator for the Nevada Fire Safe Council, said his job is to implement the desires of the North Tahoe Fire Protection District in helping communities create defensible space within the community and to create shedded fuel breaks or implement the community wildfire protection plans adjacent to communities. Having forests thinned around communities saves homes, but that will be insufficient to keep a home from igniting. Defensible space and the architecture of homes can affect whether or not the home will ignite and whether or not fire fighters will have the ability to make a stand. He suggested guidelines be revisited. He requested an ordinance be enacted to require enforcement of the Public Resources Code 429, at a local level through county government, and provide funding so that can be carried out. He also requested an ordinance be enacted requiring that vacant land in urban areas be maintained so the fuel loads will not promote crown fire. Chairman Kranz said the Board, at its July 10, 2007 meeting, directed staff to come back in October with results of what type of ordinances to enact.

Duane Whitelaw, North Tahoe Fire Protection District, said the fire danger in Tahoe is as bad as he has ever seen and firefighters deserve great tribute in fighting the Angora fire. He said fire districts need more money to provide services. Chairman Kranz asked about stream zones. Mr. Whitelaw said it is hard to get in and clean stream zones because of issues with the Water Board.

Dave McClure, Tahoe Vista resident, suggested formation of a project area committee to direct money collected in Tahoe to determine priorities and needs in the area. Rich Colwell advised the Redevelopment Agency has certain parameters, as set by State legislature, for redevelopment project areas. Money can be spent for economic stimulation, infrastructure development and affordable housing. These are not general fund monies.

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

## ADJOURNED AS THE PLACER COUNTY BOARD OF SUPERVISORS AND CONVENED AS THE PLACER COUNTY REDEVELOPMENT AGENCY BOARD

**REDEVELOPMENT AGENCY/ECONOMIC & REDEVELOPMENT STRATEGIES REPORT - Information Only** - Report summary on the Economic and Redevelopment Strategies for Kings Beach and Tahoe City, a study prepared by Economic Planning Systems on behalf of the Redevelopment Agency.

Rich Colwell, Chief Assistant County Executive, advised that this report is for information only and does not have to be formally adopted by the Board. The Board has previously adopted a North Lake Tahoe Project Area Implementation Plan which remains in effect today; updated and presented to the Board every 2.5 years. This study provides options for consideration for use in implementing the strategy already adopted. Several suggestions in this study will be acted upon and others will not based on timing, funding availability and other considerations. These issues reflect ongoing discussions at Redevelopment Agency, Tahoe Regional Planning Agency (TRPA), potential developers and Placer County Pathway 2007 Planning Working Group and are used and being used to assist at shaping the TRPA Community Enhancement Program and local area demonstration projects.

Rae James, Redevelopment, said in 2005 the agency in conjunction with the North Lake Tahoe Resort Association contracted with Design Workshop to explore the possibility of amending TRPA Chapter 15 related to redevelopment. Chapter 15 allows for special consideration of project development activities within a TRPA defined redevelopment area. Design Workshop identified five locations; two in Tahoe City and three in Kings Beach. Design Workshop recommended that a comprehensive market and land use demand study be undertaken to provide specific findings and direction. TRPA offered to turn the effort of amending Chapter 15 into a demonstration program of proposed changes that could guide the regional plan update. The County and TRPA entered into a memorandum of understanding in 2005 that acknowledged the mutual benefit to both parties in having the regional plan updated and created a project demonstration program. TRPA and the County agreed to develop and promote a development project demonstration program. In 2006 the Agency contracted with Economic and Planning Systems to take the design workshop recommendations to the next level and frame the direction that a demonstration program would take.

Susan Veazey, Economic and Planning Systems (EPS), said areas studied were Kings Beach and Tahoe City and advised the community has an active and concerned group of citizens with ideas of how they would like to see their communities improved. Issues identified through stakeholder interviews were used to guide direction of the comprehensive market analysis and to identify implementation measures. EPS also participated in the TRPA Place Based Planning Workshops, gathered market and demographic data, and had many discussions with the County and TRPA staff. She provided a PowerPoint summarizing the study.

Paul Vatastis, Director of the NTCAA and member of the Placer Place Based Working Group, thought the study was an incomplete picture of what the community at large looks at as redevelopment. The addition of hotel units does not create many middle class jobs. The hotel units employ temporary employees that do not contribute long term to the economy.

**REDEVELOPMENT AGENCY/MINNOW AVENUE PUBLIC PARKING LOT** - Resolution 2007-235 adopted making certain findings authorizing a loan agreement for \$600,000 between the Redevelopment Agency and the California Infrastructure and Economic Development Bank for the project in Kings Beach, and authorized the Chief Assistant CEO-Redevelopment Director, or designee, to sign documents subject to Agency Counsel review. MOTION Holmes/Rockholm/Unanimous

Rae James, Redevelopment, advised the loan would be used to construct a 21 space public parking lot on Minnow Avenue between Fox and Chipmunk Street in Kings Beach. In February 2005 the Agency purchased the property and in April 2006 the Board approved the Agency to seek a loan from the Infrastructure Bank. The agency loan request was recently approved by the Infrastructure Bank. The interest loan is 2.9% for 30 years, interest only for 3 years and will then convert to principal and interest payments for the remaining loan term. Construction is scheduled to begin in August and completed by mid October 2007.

Sue Daniels, North Tahoe PUD, asked if there was cash for this. Rae James advised the Agency likes to use State money and paid back with future dollars, allowing use of present dollars for activities that cannot be leveraged through the State.

Rae James advised, in August, the Agency bonded for approximately \$26 million in the north Lake Tahoe region. That money has been earmarked for infrastructure programs through their budget primarily for parking lots and supporting the workforce housing program.

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

**REDEVELOPMENT AGENCY/BROCKWAY VISTA SUBDIVISION** – Adopted Resolution 2007-236 and findings authorizing the purchase of a portion of Parcel APN 090-074-002, Brockway Vista Subdivision in Kings Beach, for \$510,000 plus estimated escrow costs of \$5,000 and authorized the Chief Assistant CEO-Redevelopment Director, or designee, to sign documents subject to Agency Counsel review. MOTION Holmes/Rockholm/Unanimous

Rae James, Redevelopment, advised the loan would be used to construct a 32 space public parking lot near Deer and Rainbow Streets in Kings Beach. This lot would be the fourth to be negotiated by the agency in Kings Beach and is planned to be started and completed in 2008. As the Agency is using tax increment funds to complete the purchase, findings must be made that there are no other funds available and the parking lot purchase is in conformance with the goals of the North Lake Tahoe Redevelopment Plan. Approval will allow the Agency to close escrow and secure the property for a public parking lot.

**REDEVELOPMENT AGENCY/HOUSING** - Resolution 2007-237 adopted authorizing an exclusive negotiating rights agreement and related pre-development loan agreement, in the amount of \$1,136,500, with Domus Development, LLC, for scattered sites housing in Kings Beach and authorized the Chief Assistant CEO-Redevelopment Director, or designee, to sign documents subject to Agency Counsel review. MOTION Holmes/Rockholm/Unanimous

Rae James, Redevelopment, advised in 2006, the Agency was approached by Domus Development to identify potential infill sites in Kings Beach that would be appropriate for the development of workforce housing. Domus submitted a proposal in March 2007 that included the acquisition of seven parcels and the construction of up to 86 units of workforce housing scattered throughout Kings Beach. Domus may need additional entitlement consideration under TRPA's demonstration program. This effort is expected to relieve the deficient housing conditions in Kings Beach. Domus has requested a predevelopment loan to cover due diligence expenses, partially secured by real property.

Rachelle Pellissier, Executive Director, Workforce Housing Association of Truckee Tahoe (WHATT), said to deal with blighted areas, it is law that you relocate the people that live in those areas. This proposal looks at scattered sites and allows for a phased building and relocation program. WHATT is in support of this development.

Dave McClure, Tahoe Vista resident, said the approach is to spread housing throughout the community which most residents wanted. He said the Redevelopment Agency lost between \$700,000 and \$800,000 on predevelopment costs to help EHDC get through procedures. He asked what the record was of Domus Corporation in the basin. He said Redevelopment staff are in Auburn and do not know anything about the Tahoe area. He suggested North Tahoe Citizens Action Alliance (NTCAA) or some organization provide oversight.

Chairman Kranz said WHATT is a local organization that is involved in the community and it was not true that the Redevelopment Agency is not involving the local community. Rich Colwell, Assistant County Executive, said comments made by Mr. McClure are inaccurate. Rachelle Pellissier WHATT Executive Director, said WHATT is made up of people that live in the community and represents Truckee and North Tahoe. WHATT is the place where people walk in or call when interested in affordable housing. Chairman Rockholm said he was comfortable moving ahead with this project.

George Coster, Kings Beach resident and WHATT member, encouraged NTCAA to be members of WHATT. He said the Redevelopment Agency has done great work trying to do housing in a restricted environment. He has worked closely with the Domus team and thought they put together a great group of land planners, designers, and architects to come up with innovative designs that fit within the community character and structure.

Ellie Waller, Tahoe Vista resident, said she was a member of a focus group on the Vista Village/Cedar Grove project and suggested Domus go out to the community and form a focus group with WHATT and the Domus Group. She asked if there would be units for sale and was advised by Rae James that they are in early stages of concept but it appears it will be all rental.

Emilio Vaca, Kings Beach resident, said he was thrilled that a project would be taking place in his community that would have a more diverse housing component.

Mia Kong, President of Domus Development, said she was excited about the project as all sites are identified as substandard properties. This project will bring new workforce affordable housing and environmental benefits.

**PLACER COUNTY BOARD OF SUPERVISORS  
MINUTES**

Paul Vatastis, Tahoe City resident, said WHATT has been successful in Truckee and Nevada County; but, has not shown the same level of success in the eastern portion of District 5 Placer County. He thought WHATT stumbled on the Vista Village project and that caused credibility issues. He suggested organizations and civic leaders be included in the process.

Rich Colwell, Assistant County Executive, commented that the Tahoe Basin may be one of the most difficult environments in the country to develop workforce housing due to scarcity of land, TRPA regulations, and competition for available land. One of the reasons that they have exclusive rights to negotiate is because the developer needs some assurance that the government is willing to back it on the financial side. He said at some point the County has to build some new affordable housing in the basin and it is not going to be easy or inexpensive. He said Redevelopment Agency staff will never be able to bring the Board a project that is entirely supported by the community, but it will work with WHATT, other members of the community, and developers to try to bring quality workforce housing.

**REDEVELOPMENT/MIXED USE DEVELOPMENT** - Resolution 2007-238 adopted authorizing an exclusive negotiating rights agreement with B.B., LLC for purposes of pursuing a mixed use development in Kings Beach and authorized the Chief Assistant CEO-Redevelopment Director, or designee, to execute documents subject to Agency Counsel review.  
MOTION Uhler/Weygandt/Unanimous VOTE 4:0 (Rockholm temporarily absent)

Rae James, Redevelopment, advised subject project is located in Kings Beach between Fox and Coon Streets. The agreement would allow the Agency to enter into negotiations with B.B. LLC to determine what level, if any, the Agency would participate in the development of the site. This agreement links back to the recommendations and findings brought out in the Economic and Planning Systems Study

Paul Vatastis, Tahoe City resident, recommended this item be tabled to a meeting when TRPA has laid out the terms of the demonstration program. Rich Colwell, Assistant County Executive, said they are not asking the Board to approve an application to TRPA for their community improvement program today, but asking for an exclusive right to negotiate.

**ADJOURNED AS THE PLACER COUNTY REDEVELOPMENT AGENCY BOARD  
AND RECONVENED AS THE PLACER COUNTY BOARD OF SUPERVISORS**

**ADJOURNMENT** – Next regular meeting is Tuesday, July 24, 2007 (Tahoe).

**ATTEST:**

\_\_\_\_\_  
Ann Holman  
Clerk of the Board

\_\_\_\_\_  
Bruce Kranz, Chairman  
Placer County Board of Supervisors

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a regular session at 9:00 a.m., Tuesday, July 24, 2007, in the North Tahoe Conference Center, 8318 North Lake Blvd., Lodge Pole Room, Kings Beach, CA. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

**PUBLIC COMMENT** – Alvina Patterson spoke about the distribution of Transient Occupancy Taxes. Guy Meersthaert spoke about Commercial Floor Area allocation disbursement. Thomas Miller, County Executive Officer, referred him to Rich Colwell, Chief Assistance County Executive.

**SUPERVISOR'S COMMITTEE REPORTS:** None given.

**CONSENT AGENDA** – Item 15 moved for discussion. Consent Agenda approved as amended with action as indicated. **MOTION** Rockholm/Holmes/Unanimous

10. **ORDINANCE** – Second Reading:

- a. Personnel – Ordinance 5478-B adopted re-adopting the Personnel Rules in its entirety, as identified in Chapter 3 of the Placer County Code, to reflect the recommendations approved by the Civil Service Commission at their regular meeting of April 9, 2007 and approved amendment to Chapter 2, Administration, Article 2.12, relating to County Office Hours.

11. **WARRANTS** – Week of June 8, 15, 22 and 29, 2007.

12. **AUDITOR/CONTROLLER** – Resolution 2007-239 adopted approving the purchase of Automate!Test Software from Newmerix Corporation, with accompanying professional services contract for one year of maintenance and support and the accompanying budget revision, in the total amount of \$90,100. The testing software will provide consistent automated testing during the impending improvements to the County Payroll & Personnel System (ACORN).

13. **BOARD OF SUPERVISORS:**

- a. Resolution 2007-240 adopted in support of the 5<sup>th</sup> Annual "Tour-de-Tahoe – Bike-Big-Blue" to be held on Sunday, September 9, 2007 around Lake Tahoe.

14. **COMMITTEES & COMMISSIONS:**

- a. Charter Review Committee – Approved appointment of Aldo Pineschi to Seat 1 (District 1); Gregory H. Nau to Seat 2 (District 2); Wayne Nader to Seat 3 (District 3); Ronald L. Feist to Seat 4 (District 4); Richard H. Brown to Seat 5 (District 5); Annabell McCord to Seat 6 (At-large); and Todd Lindstrom to Seat 7 (At-large).
- b. Library Advisory Board – Approved appointment of Celia Broadwell to Seat 5 (District 5), as requested by Supervisor Kranz.

15. ~~**MOVED FOR DISCUSSION COMMUNITY DEVELOPMENT RESOURCE AGENCY /PLANNING/Appeal of Decision Made by Placer County Airport Land Use Commission Regarding Conditional Use Permit Application for Parkside Nazarene Church and Christian Legacy School (PCPM 20060608) – Staff is recommending that determination of the Placer County Airport Land Use Commission dated September 9, 2006, regarding the proposed middle school at the Parkside Nazarene Church in Auburn be overruled, and that the project be approved.**~~

16. **COUNTY EXECUTIVE/ECONOMIC DEVELOPMENT** - Resolution 2007-241 adopted withdrawing from the Sierra Planning Organization and Sierra Economic Development District, effective September 30, 2007.

17. **DISTRICT ATTORNEY** - Approved a budget revision, in the amount of \$35,288.16, to transfer consumer fraud funds to reflect the rate costs for nine existing lease vehicles and authorized the Procurement Manager to execute documents associated with the lease vehicles.

18. **FACILITY SERVICES:**

- a. Main Jail Housing, Unit 4, Plaster & Shower Remediation, Project #9477 (Dewitt) - Resolution 2007-242 adopted authorizing Facility Services to solicit construction proposals from Aberdeen Burris Contractors and S.W. Allen Construction, Inc. for the project; approved the payment of \$2,000 to each contractor, as compensation for the preparation of a Remediation Proposal and made a finding that the project is exempt from competitive bidding requirements, on the grounds that it is impractical to bid and that the public interest will not be served by bidding the project.
- b. Manhole Lining Rehabilitation, Project #40214, FY 2007/08, Sewer Maintenance District 1 (North Auburn) & 2 (Granite Bay) - Approved plans and specifications and authorized staff to solicit bids; Resolution 2007-243 adopted authorizing the Facility Services Director to execute the resulting construction contract, in an amount not to exceed \$162,500, upon review and approval of Risk Management and County Counsel, and to approve change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

19. PERSONNEL/LEGISLATION - Authorized the Chairman to sign a letter in opposition to Assembly Bill (AB) 553 regarding the Public Employees Relations Board.
20. PROCUREMENT SERVICES – Authorized the Purchasing Manager to sign the following:
  - a. Competitive Bid #9695, Landscape Aggregates/Facility Services – Awarded to Hastie's Capitol Sand & Gravel and Robinson Sand & Gravel, in the maximum aggregate amount of \$125,000.
  - b. Blanket Purchase Order #13935, Traffic Signal Maintenance/Public Works - Renewed as a result of Competitive Bid #9585, with Gray Electric Company, Inc. in the maximum amount of \$60,000.
  - c. Negotiated Blanket Purchase Order #14085, Various Medical Vaccines/Health & Human Services Approved Change Order #1 with Sanofi Pasteur, Inc., increasing the maximum amount from \$47,500 to \$61,500.
21. PUBLIC WORKS:
  - a. Auburn Ravine/Lincoln Way Curb Relocation Project, Contract #1013 – Resolution 2007-244 adopted accepting the project as complete and authorizing the Public Works Director to execute the Notice of Completion.
  - b. Tahoe Estates Erosion Control Project, Construction Contract #73225 – Approved the project plans and specifications for use in bidding and construction of the project and authorized the Department of Public Works to advertise for bids.
22. REVENUE SHARING – In approving the following appropriations, the Placer County Board of Supervisors makes the finding that each and every approved contribution serves a public purpose by promoting the general welfare of the County and its inhabitants; therefore, the County benefits.
  - a. Approved appropriation of \$500 in Revenue Sharing monies to the Placer Nature Center, as requested by Supervisor Holmes.
  - b. Approved appropriation of \$750 in Revenue Sharing monies to the Rocklin Area Chamber of Commerce 14<sup>th</sup> Annual Hot Chili & Cool Cars Event, as requested by Supervisor Weygandt.

\*\*\*End of Consent Agenda\*\*\*

The following Consent item was moved for discussion:

- 15 COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING/Appeal of Decision Made by Placer County Airport Land Use Commission Regarding Conditional Use Permit Application for Parkside Nazarene Church and Christian Legacy School (PCPM 20060608) - Staff is recommending that determination of the Placer County Airport Land Use Commission dated September 9, 2006, regarding the proposed middle school at the Parkside Nazarene Church in Auburn be overruled, and that the project be approved.  
**MOTION Holmes/Rockholm/Unanimous to conditionally overrule the September 9, 2006 Placer County Airport Land Use Commission determination that a proposed middle school at the Parkside Nazarene Church was incompatible with the Placer County Airport Land Use Compatibility Plan and approved the project, including conditions of approval pursuant to the use permit findings.**

Anthony La Bouff, County Counsel, explained this item is back for the approval of the Findings consistent with the decision of the Board of Supervisors in June. Mr. La Bouff explained the process, stating this is not the end result. If the Board chooses to adopt and complete their action, it will be reported to the State in a formal fashion. At the end of a 45-day period, the County could expect to receive a report from the State along with comments. There will be one final action for the Board. Today is an administrative action to adopt the findings, validate the earlier unanimous decision of the Board and to move the action to the next stage, formally engaging with the State.

Chairman Kranz inquired if there was an error with the finding at the last meeting. Mr. La Bouff replied that staff prepares findings anticipating the outcome of the hearing. Hearings can be unpredictable. Sometimes the Findings are inadequate, insufficient or someone raises a point, as was done at the last meeting, which was not discussed in the Findings. It is then incumbent upon staff to prepare a set of findings that match. It is not uncommon, when there is controversy on an item, to come back with formal findings.

Anthony La Bouff stated today is the conclusion of the Board's prior decision. If the Board wanted to reverse or change its decision, that would be a reason to continue the hearing or redo the process. Supervisor Holmes inquired if we proceed today would the 45-day clock start today. Mr. La Bouff replied the 45-day clock starts after we submit it to the State.

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

Chairman Kranz said he received a call from Bob Snyder, Mayor, City of Auburn, who was very upset that the issue was being held in Tahoe. Supervisor Uhler recalled that we already heard Mr. Snyder's comments at the Auburn Board meeting. Mr. Kranz stated they would like to have a second chance to speak. There is a representative from the City in the audience and who felt he should be allowed to discuss the issue. There was discussion about having the item discussed in Auburn. Supervisor Holmes stated there is no value to postpone the item and take it back to Auburn; it would only delay the process.

Jerry Martin, City of Auburn, provided a letter from the Mayor of the City of Auburn as public record. Mr. Martin stated the Auburn Airport, owned by the City and operated by the City, is a community asset, providing hundreds of jobs and generating millions of dollars in revenues. Compatible land use around airports is one of the most important issues affecting airports nation wide. In October 2000, the Placer County Land Use Commission (ALUC) adopted a land use compatibility plan for Placer County airports which also included Auburn airport. In September 2006, the ALUC determined that the proposed school at the Parkside Nazarene Church was a safety hazard and incompatible. The City considers this issue to be of major significance, not only to the City, but to the surrounding community. There are many issues to be discussed and addressed including safety of persons on the ground and potential accident liability. The city is drafting a navigation easement as a condition for recording against the Church property. Mr. Martin then cited State law, stating states "if a county or city overrules an airport land use commission, with respect to a publicly owned airport, not operated by that county or city, the agency operating the airport shall be immune from liability from damages to property or personal injury caused directly or indirectly from the public agency's decision to override the commission's action or recommendation". He questioned if the residents of the Lake Tahoe area and residents of Roseville/Rocklin area are aware that they will be assuming the liability. He said the City respectfully requests that the hearing be pulled from the agenda for a hearing to be held in Auburn.

Anthony La Bouff stated the quote does not say that the agency that does make the decision assumes the responsibility; it just says that the agency that runs the airport is immune from the responsibility and liability. Mr. La Bouff stated he did not think there was a law that says the County or the taxpayers of this community pick up responsibility. Mr. La Bouff stated he read the letter and didn't remember seeing a discussion and authorization for this letter on the City Counsel agenda. Mr. Martin could not recall if it went before the City Counsel.

Chairman Kranz inquired what would be gained by hearing this item in Auburn. Mr. Martin stated the Findings do not meet the requirements of the State. The safety issues have not been met.

Supervisor Holmes reiterated this is an existing building, located at the far end of the flight zone, containing exits. He saw no reason for delay the hearing.

**FACILITY SERVICES/EASTERN REGIONAL MATERIALS RECOVERY FACILITY & FRANCHISE AREAS 2 & 3** - Public hearing closed. Approved solid waste tipping fee increases for FY 2007/08 at the Eastern Regional Materials Recovery Facility, effective July 25, 2007, and collection fee increases in Franchise Areas 2 and 3 (includes all parts of Placer County, east of Colfax with the exception of Foresthill), retroactive to July 1, 2007; Resolution 2007-245 adopted authorizing the Chairman to sign the contract amendment that incorporates the recommended fee increases; and made a finding pursuant to Section 21080(b)(6) of the Public Resource Code, that the fees are derived directly from the cost of providing service and are necessary to meet operating expenses required for maintenance of service, and are therefore exempt from environmental review. MOTION Holmes/Rockholm/Unanimous

Jim Durfee, Facility Services Director, explained Tahoe Truckee Disposal and Eastern Regional, Inc., provide garbage collection and processing and disposal services for the eastern portion of the County. There are two types of fees included in the services: Tipping fees that are charged at the gate and the collection fees that Tahoe Truckee Disposal charges their customers for collection services

**Tipping Fee** - There are three components of this fee. The first is the actual processing and disposal of the refuse as it comes through the facility. Eastern Regional operates the facility, processes the waste and performs recovery and recycling services. They haul the residue to Lockwood, Nevada, paying for those services through their revenues. Also included in the tipping fee are monies for the maintenance and monitoring of the closed Eastern Regional Landfill. The County collects reserves, pursuant to our contract (expiring in 2015) with Eastern Regional, for the ultimate purchase of all the facilities on that side. Through the contract, we have negotiated a purchase of the facilities at the end of the contract term. The tipping fee adjustments are cost of living increases based on processing and disposal costs. Processing costs need to be adjusted by 2.1% and the disposal cost is directed at the tipping fee increases at the Lockwood, Nevada site, which have gone up 3%. Staff is not recommending increases to the portions of the fee that cover maintenance and monitoring, nor to the amount charged for the building reserves.

**Collection Fee** - These are the fees that Tahoe Truckee Disposal charge their customers for actually collecting refuse at their sites. There are three components to the fees: 1. Service component, which is the labor and transportation cost; 2) Disposal component, Tahoe Truckee Disposal pays the tipping fees and 3) Franchise fee component, Tahoe Truckee Disposal pays 5% of their revenues to the County. The

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County utilizes this money to operate solid waste services. The recommended increases for these portions of the fee are 2.1% for the service component, an average of 1.8% for disposal and the Franchise Fee remains at 5%.

**FACILITY SERVICES/SEWER MAINTENANCE DISTRICT #1** – Public hearing closed. Resolution 2007-246 adopted annexing the Donald and Shirlene Vandendriesche property, APN 051-030-041-510, located on Loray Lane in Auburn, into the district. MOTION Holmes/Rockholm/Unanimous

Jim Durfee, Facility Services, described the property as containing 2.44 acres, with zoning at .9 acres as a minimum lot size. The annexation would be exempt from environmental review and would be subject to an annexation fee of \$5,500 per acre.

**COUNTY EXECUTIVE/EMERGENCY SERVICES** - Resolution 2007-247 adopted approving the Truckee Fire Protection District Capital Facilities Plan for 2007 which includes a newly derived methodology for computing fees, which will increase rates for some types of property and decrease for other types of property. MOTION Rockholm/Holmes/Unanimous

Rui Cunha, Emergency Services Program Manager, explained the Board is being asked to approve five Capital Mitigation Plans from North Tahoe fire entities. Four of the fire entities have existing Board-approved Capital Mitigation Plans. The Alpine Springs County Water District is a new plan. Some of the plans are requesting increases in structures and some have decreases in structures. Government Code 66000 is the law that allows local agencies to collect fees from new development to offset impacts of development on local services. County Code 15.36.010 is the framework that allows us to authorize the collection of the fees. The law requires that Capital Facilities Plans address anticipated development impacts, proposed usage of fees, establishment of a reasonable relationship between fees and types of development coming in, accounting for funds separately, holding properly published noticed hearings and conducting an annual program review. All conditions of the law have been met for all five Capital Mitigation Plans

Mr. Cunha spoke about the Truckee Fire Protection District Capital Facilities Plan stating this district is projecting an increase of 10,000 residential persons and a corresponding 6,000 work force increase. These increases are occurring in a high cost area and will impact local services unless the plan is approved, allowing for the collection of fees. The fees projected range from a 128% increase to a 52% decrease in some types of fees.

Chairman Kranz asked for confirmation from Fire Chief Brice Keller, that this is a multi-county district and this plan has been heard by the City of Truckee. Brice Keller, Fire Chief, Truckee Fire Protection District, explained that they serve two counties, Nevada and Placer and the Town of Truckee. Their elected officials conducted a public hearing on April 24, 2007 and on June 21, 2007; it was presented to the Town of Truckee. On June 26, 2007, the study and the plan were presented and approved by Nevada County. Today is the last step to get the mitigation fees in place with an implementation date of October 1, 2007. This action is critical to Truckee Fire. They are experiencing growth in Placer and Nevada County. In order to keep pace with the growth and services, they must accrue the dollars to build the facilities, deliver the services and keep the equipment on-line.

Pat Davison, Executive Director of the Contractors Association of Truckee Tahoe, stated the Association is a regional trade association representing 258 member companies. They are not opposed to fees and believe new development should pay its fair share. Most of their members will not be absorbing these fee increases; they will be passed on directly to the consumer. The cost of new and existing housing or construction is directly related to the actions of the Special Districts. The Association had several comments regarding the collection of remodeling or addition fees where there is no increase in service population. Their members are asking why they have to pay fees, so the Association requests that a few sentences be added to the documents that accompany the fee that addresses the increased obligation as a result of remodeling or added square footage. They request clarification on square footage for garage or storage areas to make sure that builders know that the fee calculation will include those areas. They support frequent review of the fees. Some of the districts have had several years lapse between fee initiation and the increase. The Association asks that there be five year reviews. They also support the annual inflationary adjustment so the fees keep up with the cost increases. They have asked some Districts to look at some time in the fall as the time the increases be reviewed. They have asked all the districts to consider fee waiver reduction or deferral for affordable housing.

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**COUNTY EXECUTIVE/EMERGENCY SERVICES** - Resolution 2007-248 adopted approving the North Tahoe Fire Protection District Capital Facilities Plan for 2007 which includes a newly derived methodology for computing fees which will increase rates for some types of property and decrease for other types of property. MOTION Uhler/Weygandt/Unanimous

Rui Cunha explained that the North Tahoe Fire Protection District also used Munev Financial for the study. North Tahoe Fire Protection District is also anticipating significant growth within its jurisdiction. There are potential fee increases as much as 300% and decreases as much as 63%.

Duane Whitelaw, Fire Chief, North Tahoe Fire Protection District, stated his fire district covers the Placer County portion of Lake Tahoe and they also contract for services in Alpine Meadows. The District takes the fees very seriously. They understand the impact on builders and consumers, but believe the fees are necessary to insure the level of service can continue. He wanted to comment on Pat Davison's information regarding waiving fees for workforce housing. Their Board has taken the issue under advisement; however, the situation at the Lake is unique. Many of the projects that Ms. Davison is referring to are in areas covered by the County Redevelopment Agency. The fire district does not benefit by the increased value as a result of new projects. The fire department services the new projects, but do not receive the corresponding increase in property tax because it is kept by the Redevelopment Agency. They will review this issue in the future, but thought it would be very difficult to waive the fees.

**COUNTY EXECUTIVE/EMERGENCY SERVICES** - Resolution 2007-249 adopted approving the Alpine Springs County Water District Capital Facilities and Fire Mitigation Fee Expenditure Plan for 2007 which is the District's initial fire mitigation fee plan. MOTION Weygandt/Uhler/Unanimous

Rui Cunha explained this is the District's initial Fire Mitigation Fee Plan. The District provides fire protection and prevention through contract to North Tahoe Fire Protection District.

**COUNTY EXECUTIVE/EMERGENCY SERVICES** - Resolution 2007-250 adopted approving the June 2007 Squaw Valley Fire Department Capital Facilities Plan Update which maintains the existing Mitigation Fee structure. MOTION Uhler/Weygandt/Unanimous

Rui Cunha stated there were no increases for this plan.

**COUNTY EXECUTIVE/EMERGENCY SERVICES** - Resolution 2007-251 adopted approving the FY 2007/08 Northstar Fire Department Capital Facilities Plan Update which contains a 2.9% mitigation fee increase. MOTION Holmes/Rockholm/Unanimous

Rui Cunha explained the 2.9% increase will essentially raise their fees from 74.8 cents per square foot to a new rate of .77 cents per square foot. The increase is consistent with the Consumer Price Index for all urban consumers.

Mark Sharrow, Fire Chief, Northstar Fire Department, stated this action is consistent with their original plan. The only increase being requested is within the Consumer Price Index that results in a 2.9% increase.

**COUNTY EXECUTIVE/ADMINISTRATION** - Received an update regarding the Tahoe Web Page Project.

Jennifer Merchant, County Executive Officer, stated as part of continued efforts to improve outreach and accessibility of government in the Tahoe area, the County Executive Office has been working with the Public Information Office and other departments in the Tahoe area to develop a system of Tahoe-specific web pages available through the existing Placer County Website. The Tahoe-specific web pages will provide information regarding Placer County departments that conduct business in the area. It also provides links to other Federal, State and local agencies that do business in the area, along with non-profit organizations that provide services in North Lake Tahoe. The web page will also provide emergency service information and links to weather and road conditions.

Robert Miller, Public Information Office, described how to access the web page and its features.

Chairman Kranz requested there be more information on the web page regarding tourism in Tahoe.

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## **FACILITY SERVICES/AUBURN RAVINE BASIN SEWER COLLECTION SYSTEM:**

- a. Approved agreement with West Yost Associates, Inc., in an amount not to exceed \$245,260, to perform a condition assessment of the Auburn Ravine Basin Sewer Collection System located in North Auburn. MOTION Rockholm/Holmes/Unanimous
- b. Approved agreement with West Yost Associates, Inc., in an amount not to exceed \$150,961, to perform a hydraulic capacity analysis and develop a Capital Improvement Plan for the Auburn Ravine Basin Sewer Collection System located in North Auburn. MOTION Rockholm/Holmes/Unanimous

Jim Durfee, Facility Services Director, stated the two items for consideration today are related items regarding compliance with the Regional Board that requires the County to permit the collection systems and to prepare condition assessments, capacity assessments and capital improvement plans. The two items relates to a specific drainage basin in Sewer Maintenance System #1. The scope of work for "Item a" will be to review the condition of approximately 13 miles of pipeline, four liftstations and almost 300 manholes in the field and through video tape. The consultant will rate the condition of the system and prepare a report prioritizing the work to be done.

**FACILITY SERVICES/TRENCHLESS TECHNOLOGY SEWER REHABILITATION, PROJECT #40213, FY 2007/08, SEWER MAINTENANCE DISTRICT 1 (North Auburn) & 2 (Granite Bay) –** Approved plans and specifications and authorized staff to solicit bids; Resolution 2007-252 adopted authorizing the Facility Services Director to execute the resulting contract, in an amount not to exceed \$355,000, upon review and approval by Risk Management and County Counsel, and to approve change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code  
MOTION Uhter/Weygandt/Unanimous

Jim Durfee, Facility Services Director, described this technology as slip liners that are pulled into the systems with different robotic technology used to perform repairs. This is part of the on-going program to reduce inflow and infiltration into the systems in an effort to reduce the winter flows.

**PUBLIC WORKS/SURVEYING SERVICE CONTRACTS –** Resolution 2007-253 adopted approving, as a result of a competitive bid, blanket purchase order contracts with various firms, in an amount of \$125,000 per contract, not to exceed a total combined amount of \$750,000; to provide surveying services for various public works and capital improvement projects in eastern Placer County, and authorized the Purchasing Manager to sign, execute and transfer funds between contracts as needed.  
MOTION Weygandt/Holmes/Unanimous

Peter Kraatz, Public Works, stated this action is a tool to use our consultants more efficiently. Surveying is the key component on the outset of projects. The funding is provided through a series of grants that support our capital projects.

**PUBLIC WORKS/KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT –** Provided an update regarding the proposed project, including environmental document preparation, alternative selection, public outreach and schedule.

Peter Kraatz, Public Works, provided a Powerpoint and stated they will be providing an update with no action required by the Board. Mr. Kraatz described the project as a continuance of the Tahoe City Urban Improvement Project built in 2001. The project is 1.1 miles of State Route Highway 28, located in Caltrans right-of-way, to the north and south of the Highway.

### Project Purpose:

- Improve pedestrian and bicycle facilities
- Improve stormwater runoff treatment to enhance clarity of Lake Tahoe
- Improve aesthetic character of the commercial core

Mr. Kraatz advised that stormwater is a key component. Water treatment facilities along the highway are minimal. There is a lot of water coming through the urban area.

### Partners:

- Tahoe Regional Planning Agency
- Caltrans
- North Lake Tahoe Resort Association
- Placer County
- Federal Highway Administration
- United States Forest Service
- California Tahoe Conservancy

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Peter Kraatz stated the community is the biggest supporter of the project. There were 25-30 stakeholder meetings held that helped develop the four alternatives to be considered under the environmental document. There is not more than \$1 million difference between each alternative.

Roadway Alternative 1 – A no build alternative. The consensus of the community is that they want to move forward with some type of improvement.

All of the "three build alternatives" have similar features. They all include curb and gutter, bicycle lanes and sidewalks.

Roadway Alternative 2 – A 3-lane alternative, a middle turning lane and two travel lanes, one in each direction, along with bicycle lanes, formalized parking on the road and sidewalks that average approximately 9.5 feet wide. There is seasonal parking (no parking 3 months out of the year). There are 12-foot travel lanes.

Roadway Alternative 3 – A 4-lane alternative, 2 lanes in each direction and formalized parking and bicycle lanes on each side of the road, sidewalks that average approximately 5 feet wide. There are 11 foot lanes to accommodate the 4 travel lanes.

Roadway Alternative 4 – A 3-lane alternative, a middle turning lane, two travels, one in each direction, but no parking at all on the highway and the widest sidewalks of any of the alternatives (up to 17.5 feet wide). There are 12 foot travel lanes.

Mr. Kraatz compared the alternatives describing the pros and cons, comparing pedestrian/bicycle mobility, traffic circulation, traffic safety/speeds, transit operations, aesthetics, water quality, parking, right-of-way acquisition, constructability and project funding.

Mr. Kraatz spoke about project funding stating considering all the support from various agencies, he was confident the funding would come through for the project. He summarized the estimated project costs as follows: environmental/design/permitting, \$7,000,000; right-of-way acquisition and support, \$5,500,000 and construction and support, \$36,100,000, for a total of \$48,600,000.

Mr. Kraatz reviewed the tentative Environmental Review Schedule, noting that if on schedule, staff proposed to conduct a Board of Supervisor Meeting in Kings Beach on September 18, 2007, to recommend an alternative, certifying the environmental document and approval of the project. Following this meeting, staff will go before the Tahoe Regional Planning Agency Governing Board and request the same action. The last step would be a presentation to Caltrans for approval. Staff is proposing to start construction in the summer 2008. A three year construction season is anticipated. Mr. Kraatz continued his presentation discussing:

**Critical Issues** – There is a substantial shortfall in funding. Staff is in constant contact with funding agencies. Another issue is long-term maintenance. Staff has started talking to the community regarding a property based improvement district. Business owners who front the highway will be maintaining the constructed sidewalks. Construction staging is a big issue. There will be impacts to businesses that will need to be addressed. Staff will be working with Caltrans and the contractor and will be returning with a preferred alternative. Each alternative has pros and cons. Ultimately, it is what the community wants. There is a very narrow right-of-way, consisting of 80 feet. During the course of the outreach process, there was a preference for a three lane alternative. Staff is still collecting information.

**Public Comment** – Comments were received concerning the effect on businesses; diversion of traffic to community and the need for safe areas; no parking on Alternative 2 & 4 (needs to be changed to 3 months); the possibility of hourly parking, the process not reaching the total community, the need for bus shelters, safety, parking and pedestrians.

Supervisor Kranz complimented all who spoke for being courteous. Supervisor Uhler thanked the community for getting involved in the project. He asked questions about roundabouts and safety issues associated with them and traffic control. Supervisor Weygandt inquired about roundabouts and if there were studies on how they affect traffic flow.

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

## **FACILITY SERVICES/TAHOE GOVERNMENT CENTER/SITE SELECTIONS – The Board:**

1. Approved the selection of the Trading Post Center, the B.B. LLC Properties, and Lot 1, on the Joerger Ranch Subdivision in Martis Valley, as final candidate sites for the future development of a Tahoe Government Center;
  2. Authorized staff to proceed with more extensive evaluation of the finalist properties to ascertain development and acquisition costs; and
  3. Directed staff to return by the end of 2007 with recommendations related to the most feasible property for acquisition and material terms for the proposed purchase.
- MOTION Rockholm/Holmes/Unanimous

Mary Dietrich, Facility Services, stated the project began over a year ago, with Board approval to proceed with a site solicitation. The concept was to identify a building that could accommodate our general government functions, identified as a Community Development Resource Agency, a division of Environmental Health, operations within the County Executive Office, Tahoe Regional Planning Agency, Public Works and Assessor's Office. These operations are currently disbursed throughout the Tahoe Basin, primarily in leased facilities. The concept was to find a County-owned location that would be able to put departments under a single roof or on a single site. The entire community was involved. Proposals from 10 property owners were received. Staff narrowed the list down to six viable properties, including a site in Squaw Valley, the West River Road property (Tahoe City), the Trading Post (Tahoe City), the North Tahoe Materials Facility (Tahoe Vista), the B.B. LLC Properties (Kings Beach) and a site in Kingswood.

Ms. Dietrich advised that during a Board meeting in April, the Kingswood property was eliminated, based on community meetings held, indicating there was not community support. The Board directed staff to continue the review of sites and added another proposed site in Martis Valley. During this process, staff included public outreach meetings, participating in 10 presentations, two at Board meetings, and eight community meetings. The purpose was to share property information and receive public input. Staff engaged in internet communications and there were numerous newspaper articles written, identifying the project and inviting the public to participate.

Ms. Dietrich spoke about site attributes needed, including an adequately sized location, which is a 24,000 square foot building on at least two acres. The project needed good access, compatible to the community and fiscally sound. The community has stated it prefers the facility be located within the Tahoe Basin, which would facilitate Tahoe Regional Planning Agency co-locating in the building, which would not occur in the Martis Valley location. Staff thought it would be valuable to have a project that could be part of the community enhancement project eligibility. A very important consideration is the project has the potential to be a catalyst to revitalization and redevelopment and to our communities, Tahoe City or Kings Beach. Staff is recommending the six properties be reduced to three. The recommendation is based on the independent investigations, based on community input and the Board's direction at the last meeting.

Trading Post Center (Tahoe City) – This is an existing developed property located on Highway 28. It is a 30-year old 4 building complex that would comprise the 25,000 square feet needed for occupancy. It has a campus layout with occupants dispersed throughout and could potentially contribute to the downtown revitalization.

B.B. LLC Properties, Kings Beach – This is a mixed use village with office, retail and housing. We would be accommodated in a 24,000 square foot building with adjacent parking structure and with a lease purchase option.

Martis Valley, Lot 1 Joerger Ranch – An undeveloped, 15.4 acre site located on Schaffer Mill Road. The property will be acquired by the County in satisfaction of recreation requirements of the Timilick Subdivision. The property contains a Placer County Water Agency site, deeded for their office.

The Trading Post and B.C. LLC Properties have very common attributes as they are both in the Tahoe Basin and Commercial Core area; there would be synergy between users and existing services; compatible with surrounding land uses, pedestrian friendly, catalyst to revitalization, preserves natural land resources and no known environmental issues.

Lot 1, Joerger Road – Will be a County asset upon acceptance of the deed, meets size requirements, less stringent development regulations, minimal grading and preparation, limited environmental concerns, nearest to new Tahoe development and most convenient to I-80 and Highway 267.

Although the properties have similarities, each one has different concerns need to be explored in order to bring back a recommendation to the Board:

Trading Post Center – Evaluate condition of buildings (30-years old) for renovation costs; prepare County re-use scenarios; will need to transition out existing tenants; await confirmation of deed restriction removal from rear parcel; confirm fair market value; determine purchase documents and terms.

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B.B. LLC – Estimate costs for development; confirm fair market value for property underlying center; outline methodology for determining County's contributions; outline material terms for lease purchase agreement and identify transaction documents. This project is developer constructed.

Lot 1, Joerger Ranch – Evaluate neighborhood compatibility and entitlement process; prepare preliminary planning documents to assure compatibility with Placer County Water Agency improvements and anticipated recreational uses; confirm market value of the property for reimbursement to the Recreation Area and develop construction cost estimates.

Ms Dietrich requested Board approval to move forward. The work staff will do over the next six months will put them in a better place to come before the Board with a recommendation by the end of the year.

Chairman Kranz inquired about the sites located in Kings Beach and how many parking spaces would be needed. Ms. Dietrich advised 120 spaces would be need and would be contained in a larger parking garage that would be constructed for the overall mixed use project. There would be a strategy established with the property owner that the parking could be used on the weekends, when not required for County business. There was discussion regarding park dedication involving the Timlick Subdivision.

Chairman Kranz asked if the basin property falls under the Tahoe Regional Planning Agency rules and regulations. Ms Dietrich replied the B.B. LLC project started the planning and design process but has not gone through TRPA process, which will take a couple of years. The Trading Post Center would be a renovation and would not be adding square footage.

Public Comment – Comments were made regarding all three projects being practical, the Government Center would be a good Demonstration Project, for the Board not to lose sight of what is being built is for the residents of the Tahoe Basin and the Tahoe Vista location exclusion and the need for redevelopment.

**COUNTY COUNSEL/CLOSED SESSION REPORT:**

**(A) §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – *The Board met with negotiators and gave direction.***

(a) Property: APN's 110-010-017-000; 110-010-021-000; 110-010-018-510; 110-010-022-510; 110-010-023-000; 110-010-026-000 and 110-010-027-000.  
Negotiating Parties: County of Placer, Trust for Public Land, Truckee Donner Land Trust and Waddle Ranch Investors.  
Under Negotiation: Price, terms of payment and conditions of acquisition

**(B) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR – *The Board met with negotiators and gave direction.***

(a) Agency negotiator: CEO/Personnel Director  
Employee organization: PPEO/DSA/Management

**ITEMS FOR INFORMATION:**

23. TREASURER/TAX COLLECTOR – Treasurer's Statement for the month of June 2007.

**ADJOURNMENT** – The next regular meeting is Tuesday, August 7, 2007.

**ATTEST:**

\_\_\_\_\_  
Ann Holman  
Clerk of the Board

\_\_\_\_\_  
Bruce Kranz, Chairman  
Placer County Board of Supervisors

\_\_\_\_\_  
Kathy Zick  
Supervising Board Clerk

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a regular session at 9:00 a.m., Tuesday, August 7, 2007, in the County Administrative Center, 175 Fufweiler Avenue, Auburn. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were Chief Assistant County Executive, Rich Colwell and County Counsel Anthony J. La Bouff.

**PUBLIC COMMENT** – None received.

**SUPERVISOR'S COMMITTEE REPORTS** – Supervisor Rockholm and Supervisor Holmes attended the funeral of fallen California Highway Patrol Officer, Douglas Scott Russell. Supervisor Uhler advised he attended the South Placer Regional Transportation Authority meeting last night in Yuba City regarding the Tier 1 EIR/EIS for the Parkway Project. There is another meeting in Roseville tomorrow night.

**CONSENT AGENDA - (Items 14-25)** – Consent Agenda approved with action as indicated.

**MOTION** Rockholm/Uhler/Unanimous

14. **AUDITOR/CONTROLLER** - Resolution 2007-254 adopted approving a list of Funds/Sub Funds available in the Placer County Performance Accounting Series Financial System (PAS).
15. **BOARD OF SUPERVISORS** - Approved contract with Judith Marston to provide secretarial services to the North Auburn Municipal Advisory Council.
16. **CHILD SUPPORT SERVICES** - Resolution 2007-255 adopted proclaiming August 2007 as "Child Support Awareness Month" in Placer County.
17. **CLAIMS AGAINST THE COUNTY** – Rejected the following claims, as recommended by Counsel:
  - a. 07-057, Wangenheim, Nicholas, \$62,578.67 (Personal Injury).
  - b. 07-058, Carpenter, Paul, Unstated amount (Personal Injury).
  - c. 07-078, Neep, Charles, Unstated amount (Personal Injury).
18. **COMMITTEES & COMMISSIONS:**
  - a. Placer Sierra Fire Safe Council – Approved appointment of Lisa Russell to Seat 6 (Secret Town/Emigrant Gap), as requested by Supervisor Kranz.
  - b. Roseville Public Cemetery District – Approved reappointment of Eileen Uribe to Seat 2, as requested by Supervisor Rockholm.
  - c. Veterans Advisory Council - Approved appointment of Eugene Freeland, Veterans of Foreign Wars of South Placer, Post 904 and Richard Osgood, Veterans of Foreign Wars of Colfax, Post 1213, effective immediately.
19. **COMMUNITY DEVELOPMENT RESOURCE AGENCY:**
  - a. Engineering & Surveying/Atwood Ranch III, Tract #927, Project #8275 – Accepted the subdivision improvements and traffic signal as complete; reduce the Faithful Performance 25% immediately upon approval and Labor and Material 50%, or the total of all claims, whichever is higher, for six months or longer if claims exist; Resolution 2007-256 adopted accepting Spur Lane, Vaquero Vista Drive, Bosal Circle, Caballo Circle, Orbeck Court, Richardson Drive and Lariat Ranch Road into the County Maintained Mileage System. The property is located south of Atwood Road in Auburn.
  - b. Planning - Authorized the County Executive Officer to execute a contract amendment with Hausrath Economics Group for additional funding, in the amount of \$30,000, and for a total contract amount not to exceed \$77,713, for the Placer Ranch Project.
  - c. Planning - Approved Refund Request PMLD 20070354 to Shell: King, in the amount of \$1,200, to correct an over-charge on a Planning application.
20. **COUNTY CLERK/ELECTIONS** – Resolution 2007-257 adopted authorizing the Registrar of Voters to render election services for the McKinney Water District and the Placer County Superintendent of Schools (Loomis Union School District and the Ophir Elementary School District) on November 6, 2007.
21. **COUNTY EXECUTIVE:**
  - a. Administration – Approved 5% merit increase for Gregory Chinn, Juvenile Detention Facility Superintendent, from Step 2 to Step 3, at \$40.73 per hour, retroactive to July 7, 2007.
  - b. Administration – Approved 5% merit increase for Michael Cholerton, Assistant Chief Probation Officer, from Step 3 to Step 4, at \$47.62 per hour, retroactive to July 7, 2007.

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- c. Administration - Approved 5% merit increase for Richard Colwell, Chief Assistant County Executive Officer, from Step 2 to Step 3, adjusted hourly rate to be \$96.18, with longevity, retroactive to June 23, 2007.
22. FACILITY SERVICES:
- a. Sewer Maintenance District #1 - Resolution of Intention 2007-258 adopted setting the time and date to hold a public hearing to consider the annexation of property owned by Mary E. Bardellini. APN 038-121-022, 038-121-028, 038-121-029 into the district. Subject property is located on Blitz Road in Auburn.
  - b. Sewer Maintenance District #1 - Resolution of Intention 2007-259 adopted setting the time and date to hold a public hearing to consider the annexation of property owned by Timothy and Rhonda Boughton, APN 051-100-046, into the district. Subject property is located on Kemper Road in Auburn.
  - c. Sewer Maintenance District #1 - Resolution of Intention 2007-260 adopted setting the time and date to hold a public hearing to consider the annexation of property owned by Cobblestone Homes Inc., APN 051-090-031, into the district. Subject property is located on Kemper Road in Auburn.
  - d. Sewer Maintenance District #1 - Resolution of Intention 2007-261 adopted setting the time and date to hold a public hearing to consider the annexation of property owned by Lance Engelstad, APN 051-100-049, into the district. Subject property is located on Kemper Road in Auburn.
23. PROCUREMENT SERVICES - In accordance with County Policy, non-contested competitively awarded bids under \$250,000 are placed on the Consent Agenda. Authorized the Purchasing Manager to sign the following:
- a. Blanket Purchase Order #14088/Cisco Products & Services/Telecommunications - Renewed purchase order with AT&T/SBC DataComm, as a result of a competitively bid contract through the State, in the maximum amount of \$235,000.
  - b. Surplus, Vehicles & Miscellaneous Equipment/Various Departments - Declared vehicles and miscellaneous equipment as surplus and authorized disposal by public sale.
24. PUBLIC WORKS:
- a. Abandonment - Resolution 2007-262 adopted to abandon an unaccepted Offer of Dedication requested by Ceronix Corporate Campus, North Auburn, for two Oak Preservation Easements.
  - b. Change Orders - Approved change orders to blanket purchase orders with Vulcan Materials, in the aggregate amount of \$150,000, for asphalt concrete as a result of Competitive Bid #9648, and authorized the Purchasing Manager to sign resulting change orders changing the maximum amount of the blanket purchase orders to \$353,000 and \$354,000.
  - c. Right-of-Way Contracts & Highway Easement Deeds - Resolution 2007-263 adopted approving two Right-of-Way Contracts and accepting two Highway Easement Deeds from Nabil Shehadeh for the Auburn Folsom Road Widening Project
  - d. Stormwater Quality Program Signature Authority - Resolution 2007-264 adopted designating the Public Works Director to act as Program Administrator and granted signature authority in matters of communication with the State Regional Water Quality Control Boards and Water Resources Control Board.
  - e. Tahoe Pines Erosion Control Project, Contract #73246 - Resolution 2007-265 adopted accepting the project as complete and approving and authorizing the Public Works Director to execute the Notice of Completion.
25. REVENUE SHARING - In approving the following appropriations, the Placer County Board of Supervisors makes the finding that each and every approved contribution serves a public purpose by promoting the general welfare of the County and its inhabitants; therefore, the County benefits.
- a. Approved appropriation in the amount of \$450 in Revenue Sharing monies to the Child Advocates of Placer County, Court Appointed Special Advocates Program, as requested by Supervisor Holmes (\$200) and Supervisor Uhler (\$250).
  - b. Approved appropriation in the amount of \$1000 in Revenue Sharing monies to the Loomis Basin Chamber of Commerce, Eggplant Festival, as requested by Supervisor Holmes.
  - c. Approved appropriation in the amount of \$500 in Revenue Sharing monies to the Rocklin Area Chamber of Commerce, 14<sup>th</sup> Annual Hot Chili & Cool Cars Event, as requested by Supervisor Rockholm and Supervisor Holmes (\$250 each).

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- d. Approved appropriation in the amount of \$250 in Revenue Sharing monies to the Boys & Girls Club of Auburn, as requested by Supervisor Holmes.
- e. Approved appropriation in the amount of \$500 in Revenue Sharing monies to the Salvation Army of Auburn, Feed the Hungry Program, as requested by Supervisor Holmes.

\*\*\*End of Consent Agenda\*\*\*

**CHILD SUPPORT SERVICES** - Resolution 2007-266 adopted to reinstate service levels to the public for the main office in Auburn and the Tahoe Branch Office in Carnelian Bay, to Monday through Friday, from 8:00 a.m. to 5:00 p.m., commencing September 3, 2007

MOTION Rockholm/Holmes/Unanimous

Troy Held, Child Support Services Director, stated this is the 5<sup>th</sup> year the Department is looking at reduced funding from the State and Federal Government. One hundred percent of the funding for the Department comes from these two sources. During FY 2004/05, the Department was directed to reduce staff resulting in a reduction of service levels. Since that time, staff has continued to work full time with offices in Auburn and Tahoe closed to the public two days a week. The reduction of office hours has caused hardship on the public. Staff allocated funds in the 2007/08 Proposed Budget to reinstate service levels at both offices. It has been determined that the cost would be approximately \$23,000 to fund both offices two additional days per week and for a deputy sheriff to provide security at the main office.

**COUNTY EXECUTIVE** – Approval of FY 2006/07 budget revisions to complete the accounting transactions for the fiscal year and the allocation of new funding to reserves and the Other Post Employment Benefits Trust.

1. Approved budget revisions necessary to complete accounting transactions for fiscal year ending June 30, 2007.
2. Approved allocation of \$696,119 to the designation for fixed asset acquisition in FY 2006/07 that resulted from interest earned on the Capital Improvement Securitization Fund.
3. Approved increase in funding, in the amount of \$975,484 to the designation for economic uncertainties in order to comply with Board adopted *Budget and Financial Policies*.
4. Approved budget revision adding funding to the County trust in response to GASB Statement #45 related to Other Post-Employment Benefits (OPEB), in the amount of \$5 million.

MOTION Rockholm/Weygandt/Unanimous

Therese Leonard, County Executive Office, said each year staff comes before the Board to provide a wrap up of the accounting transactions. She explained the four transactions requested today:

The first transaction is an adjustment to the Dental and Vision Fund appropriation. The adjustment, in the amount of \$252,000, has revenues to offset it. This action is for compliance with the County Budget Act and Proposition 4 and to set appropriation limits. The remaining transactions have to do with Board adopted policies and to promote sound financial policy. If there are savings at the end of the prior fiscal year, staff will ask the Board to set the one-time funds aside, in compliance with Board adopted policy.

The second transaction has to do with the securitization fund. These dollars are securitized master settlement agreement revenues, first securitized in 2002 and then in 2006. They are 100% dedicated to capital infrastructure projects. It is a bond term of condition that the account cannot earn interest revenue. Over the years, the Board has approved an action that moves the interest earnings into a capital reserve in order to meet the condition of the bond. The action is requesting \$696,119 be placed in capital reserve, which the exact amount of interest earnings is earned by the securitization fund.

The third item has to do with Board adopted policies and the setting of reserve levels. One policy is the Board would like to have 5% of the General Fund operating budget, less capital and operating contingencies, set aside in reserve for future use. The General Reserve is an account that cannot be used during the year and can only be accessed if there is a declared disaster. As a result, staff has combined two accounts to provide maximum flexibility. The request for 5% can be maintained as an augmentation to the designation for economic uncertainties, which when coupled with the General Reserve, equates to the 5% level. The amount requested to be set aside into the account is \$975,484. Last year the Board had \$10 million additional funding available that could be set aside for other designations. This year, there are no additional funds and, therefore, staff will not be asking the Board to set aside an additional capital reserve for depreciation expense or for infrastructure reserve for bridge matches. This is definitely a sign of the economy and shift in revenue streams. Staff will return to the Board throughout the year if funds materialize to meet these objectives.

The fourth item has to do with Other Post Employment Benefits (OPEB), primarily health care related, retiree benefits. In FY 2007/08, the new GASB 45 is creating a new public sector accounting standard. In order to meet the objectives of GASB 45 and to achieve the highest possible discount rate, staff has formalized a plan to achieve objectives and maximize County funding. Staff is requesting an additional \$5

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million be set aside, in the Other Post Employment Benefit Trust. In the fall, the Trust will likely be transferred into a CalPERS irrevocable Trust so funds will be available to meet the annual required contribution for OPEB, as established under GASB 45.

Chairman Kranz inquired what percentage of general fund reserves other counties set aside. Ms. Leonard stated the Board has been prudent in accumulating enough funding to set aside a 5% reserve. Other counties do not necessarily have the benefit of the reserves we have. There was discussion about the necessity of reserves.

**COUNTY EXECUTIVE/COMMUNITY GRANTS & LOANS** - Resolution 2007-267 adopted to apply for up to \$4,000,000 in 2007 HOME Investment Partnership Funds for an affordable senior rental housing development near Tahoe City and authorize the Chief Assistant CEO-Redevelopment Director, or designee, to sign documents subject to review by County Counsel.

MOTION Holmes/Rockholm/Unanimous

Rae James, Redevelopment Deputy Director, described the overall rental project as containing 92 units, of which 50 are at market rate and 42 are affordable. The one-bedroom units will be for very low and low income senior households. HOME Funds have generated a successful program for the County and for the Agency. The County received its first HOME Grant in 1999 for first time home buyers. Since that time, 25 families have been able to afford their first home and 20 households have had their homes rehabilitated and brought up to safe and decent standards. The County has received over \$2 million in grants from the HOME Program.

**FACILITY SERVICES/MAIN JAIL RE-ROOF PROJECT #4773** - Approved plans and specifications and authorized staff to solicit bids; Resolution 2007-268 adopted authorizing the Facility Services Director to award and execute a construction contract, in an amount not-to-exceed \$420,200, upon review and approval by County Counsel and Risk Management and approve necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code. Subject project is located in the Placer County Government Center in North Auburn.

MOTION Uhler/Weygand/Unanimous

Rob Unholz, Facility Services, stated the project consists of re-roofing 37,500 square feet of the original main jail roof constructed in 1985. During the roofing evaluation, it was determined that life span of the roof on Housing Unit 3, Main Jail, (constructed in 1992), could be extended by the application of a roof coating. The roof coating will be bid as an alternative. The estimated project cost, \$472,000, including \$420,200 for the base bid, added alternative and construction contingencies and \$51,800 for design and project management.

**PUBLIC WORKS/AWARD OF CONTRACT #1016, SR 49, HULBERT WAY IMPROVEMENT PROJECT (THE PLAZA)** - Resolution 2007-269 adopted awarding the contract to the low bidder, Sierra Nevada Construction, in the amount of \$3,487,007, for construction of the SR 49 Improvements at Hulbert Way from north of Luther Road to Kemper/New Airport Road, authorized the Chairman to execute the construction contract and authorized the Director of Public Works to approve and sign future change orders up to \$500,000. MOTION Holmes/Rockholm/Unanimous

Ken Grehm, Public Works Director, advised the project consists of road widening, turn lanes, installation of traffic signal, drainage improvements and retaining walls along SR 49, between Luther Road and New Airport Road and landscaping improvements along Hulbert Way. In addition to improving traffic flow on SR 49, the project will support a new retail complex, Auburn Plaza.

Supervisor Holmes thanked the Redevelopment Agency for their leadership and bringing the project forward.

## ADJOURNED AS THE PLACER COUNTY BOARD OF SUPERVISORS AND CONVENED AS THE PLACER COUNTY REDEVELOPMENT AGENCY BOARD

**REDEVELOPMENT AGENCY** - Resolution 2007-270 adopted to re-commit up to \$1,000,000 in North Lake Tahoe Redevelopment Project Area Housing Funds for an affordable senior rental housing development near Tahoe City and authorized the Chief Assistant CEO-Redevelopment Director, or designee, to sign related documents subject to review by Agency Counsel.

MOTION Rockholm/Holmes/Unanimous

Rae James, Redevelopment Deputy Director, explained the action is for the construction of 42 affordable senior housing units in Highland Village Development in Dollar Hill, near Tahoe City. Affordable housing in the Tahoe basin is at a premium. The Agency has encouraged developers to take advantage of the incentives given to affordable housing producers. The development consists of a mixed use, mixed

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income project, with a total cost of development estimated at \$12 million. The \$1 million loan request is for 30 years at 3% simple interest. The affordable units will be deed restrictive for 55 years. Repayment will be made from residual receipts from the developer.

## ADJOURNED AS THE PLACER COUNTY REDEVELOPMENT AGENCY BOARD AND RECONVENED AS THE PLACER COUNTY BOARD OF SUPERVISORS

**SHERIFF** - Approved Law Enforcement Services Contract, Amendment #1, to the three year contract with the Town of Loomis. The annual amount has been updated to reflect current known increases, except for pending deputy sheriff's negotiated increases, in the amount of \$1,282,810, for FY 2007/08. This is an increase of \$83,056 or 7%. **MOTION** Holmes/Rockholm/Unanimous

Barbara Besana, Sheriff Department, explained the contract adjustment does not include the Deputy Sheriff Association negotiations, but does include the Proposition F negotiations. In order to adjust the budget and contract, staff has implemented the first amendment and will return with an additional amendment once the increases are known. The Town of Loomis approved the amendment in a July meeting. The increase includes the base service levels and funding for additional traffic officers. Funds are included in the 2007/08 Budget. There is an adjustment of approximately \$23,000 that can be made to the final budget, based on the approval of the contract amendment.

**COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING - Whisper Creek Residential Planned Development (PSUBT20070118) Tentative Subdivision Map/Rezone/Conditional Use Permit, Environmental Impact Report (PEIR T20040332)** - Public hearing to consider a request from Baker-Williams Engineering Group, on behalf of Dry Creek Water Works, LLC, for the approval of a Tentative Subdivision Map and Conditional Use Permit for a 104-lot, single-family residential Planned-Development subdivision, eight open space lots, one open space/recreational lot, one private street lot and three landscape lots. The applicant also requests a rezone to add PD (Planned Development) to APN 023-260-006, 007 and 017. The property (APN 023-260-002, 006, 007, 017) is located at the south side of PFE Road, west of Don Julio Boulevard, in the Dry Creek West Placer area, and is currently zoned RS-AG-B-20, PD 2.0 (Residential Single Family, Combining Agricultural, Building Site size is 20,000 square feet, Planned Development two dwelling units per acre).

**MOTION** Rockholm/Holmes/Unanimous to close the public hearing, adopt Ordinance 5479-B approving the rezone and certify the EIR based on findings and conditions. In the Findings, starting on page 9 of the agenda, strike all references to Planning Commission and replace with Board of Supervisors and strike all references to General Plan Amendment/Community Plan Amendment previously removed.

Leah Rosasco, Planning Department, provided a Power Point presentation describing the property location as being in the west Placer area, adjacent to the Sacramento County Line, the south side of PFE Road, between Cook Riolo Road and Walerga Road. The project is a planned residential development, consisting of 104 single family residential dwellings and eight open space slots. The project site consists of four separate lots which total approximately 60 acres. Three of the lots do not include the planned development designation. Approval of the request for the rezone would add the PD designation to the three parcels. The project was presented to the Planning Commission on May 10, 2007; the Commission approved the tentative subdivision map, conditional use permit and the Environmental Impact Report was certified, subject to the rezone.

Anthony La Bouff, County Counsel, made corrections to the record regarding the motion.

**COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING - General Plan Amendment Rezone Paitich (PGPA T20050792) Mitigated Negative Declaration** - Public hearing to consider a request from Ron and Barbara Paitich to consider a General Plan Amendment to change the General Plan designation from Agriculture 10 acre minimum to Rural Residential 1 to 10 acre minimum and a rezoning to change the current zoning from F-10 (Farm 10 acre minimum parcel size) to F-4.6 (Farm 4.6 acre minimum parcel size.) The property (APN 026-410-013-510) is located off Bell Road, between Cramer and Lone Star, directly across from Ranch Road in Auburn. A Mitigated Negative Declaration has been prepared for this project.

**MOTION** Rockholm/Holmes/Unanimous to close the public hearing, Resolution 2007-271 adopted amending the Placer County General Plan, and Ordinance 5480-B adopted approving the rezone.

George Rosasco, Planning Department, advised the property contains one residence on-site, which is located on the rear-half of the property. If approved, the General Plan Amendment and Rezoning would allow the applicant to subdivide the property into 2 five-acre parcels. The Planning Commission found the request to be consistent with surrounding parcels. On February 22, 2007, the Planning Commission unanimously recommended approval of the General Plan Amendment and Rezone.

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**COUNTY COUNSEL/CLOSED SESSION REPORT**

**(A) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR – *The Board discussed.***

(a) Agency negotiator: CEO/Personnel Director  
Employee organization: PPEO/DSA/Management

**(B) §54956.9 - CONFERENCE WITH LEGAL COUNSEL**

Existing Litigation:

(a) Porter vs. County of Placer HHS, Placer County Superior Court Case No.: SCV-19561 *The Board discussed and gave direction to Counsel.*

**COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING - General Plan/Granite Bay Community Plan Amendment and Appeal of Planning Commissions Approval of a Conditional Use Permit/Vesting Tentative Map - Residences @ Granite Bay Golf Club, Phase II (PSUB T20050394) –** Public hearing to consider an appeal by GW Consulting Engineers, on behalf of Douglas Group Inc., of the Planning Commission's imposition of Condition of Approval #30 on the Tentative Subdivision Map for the project that requires a turn around at the gated entrance fronting East Roseville Parkway. The Board will also consider an amendment to the Granite Bay Community Plan to designate APN 465-140-004 as a "Density Receptor Parcel" to allow the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004. APN #465-140-004 is located at the northwest corner of East Roseville Parkway and Barton Road, Granite Bay, and is currently zoned RS-AG-B-40 PD 1.1 (Residential Single Family, Agricultural, Building Site 40,000 square feet, Planned Development). The "Density Transfer Parcel" (APN 048-083-023) is located on the south side of Douglas Boulevard, approximately 0.2 mile west of Barton Road, Granite Bay, and is currently zoned RA-B-100 (Residential Agricultural, Building Site 100,000 square feet).

**MOTION Uhler/Holmes/Unanimous to close the public hearing, accept withdraw of the appeal of Condition of Approval #30, and adopt Resolution 2007-272 amending the General Plan/Granite Bay Community Plan subject to Findings.**

E. J. Ivaldi, Planning Department, explained the project as a four lot planned development. The Board is being asked to consider a General Plan Amendment and an appeal of Condition 30, which has since been resolved. The appellant submitted a letter to the Board indicating an agreement has been reached on the turnaround design at the gated entrance that meets the County's concerns. The four lot planned development was approved unanimously by the Planning Commission on June 14, 2007 with a recommendation that the Board amend the Granite Bay Community Plan to designate the property as a density receptor parcel. This would allow density to be transferred from a parcel located within the 300 foot setback, along Douglas Boulevard and with a recordation of a open space easement, would ensure the retention of a significant open space buffer along the south side of Douglas Boulevard. The Planning Commission and the Granite Bay Municipal Advisory Council unanimously supported adding more density receptor parcels.

Dave Cook thanked the Board and staff stating the project was very complicated.

Supervisor Uhler pointed out that he did not see anything in the staff recommendation addressing Condition #30, which has been resolved. Mr. Ivaldi clarified that the Board is being asked to withdraw the appeal.

**COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING - Third-Party Appeal of Planning Commissions Approval of a Modification of a Minor Use Permit – Pescatore Winery (PMPM 20060909) Categorically Exempt (Class 1, 18.36.030 and Class 3, 18.36.050) –** Public hearing to consider the third-party appeal from Laurence Graves, Mike Giles and the Neighborhood Rescue Group Association, of the Planning Commission approval of a Modification of a Minor Use Permit to allow wine tasting and wine sales by appointment in conjunction with a previously approved winery. The property (APN 031-161-028) is located at 7055 Ridge Road in the Newcastle area, and is zoned F-B-X 4.6 Acre Minimum (Farm, Combining Minimum Building Site of 4.6 acres).

**MOTION Holmes/Rockholm/Unanimous to close the public hearing and deny the appeal subject to findings.**

Alex Fisch, Planning Department, provided a Power Point presentation stating the third party appeal is of the Planning Commission's decision to uphold an appeal of the Zoning Administrator's decision to approve a modification of a minor use permit to allow wine tasting and wine sales by prior appointment for up to 15 vehicles per week and no more than 24 people at any one time. Staff recommends the Board uphold the decision of the Planning Commission and deny the appeal. He described the site as being located on Ridge Road in rural farm area west of Newcastle. In March 2000, a minor use permit was approved for the Pescatore Winery to construct a 2,800 square foot agricultural building to be used for making and storing wine. On March 1, 2007, the Zoning Administrator approved a modification to the use permit to allow wine tasting on a by appointment basis and also approved an offsite winery sign on the adjacent parcel to the south. The approval was subject to 27 conditions. The appellants, Laurence Graves and Mike Giles and

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the Neighborhood Rescue Group Association, appealed the decision to the Planning Commission. On May 10, 2007, the Commission heard the item and unanimously voted to uphold the appeal and approve the project with modifications to Condition #7 and the addition of Condition #27, regarding a need to demonstrate legal access to the property. An appeal was filed on May 21, 2007. The major points of the appeal include:

Past Violations of the Minor Use Permit – The appellants state that the Winery has operated in violation of the permit on an on-going basis by conducting public wine tasting and other public events. The applicant has made an application to modify the use of the Winery. County review of the applicant's request found the limited scope of activities and limited number of patrons served is consistent with the rural quality of the neighborhood.

Unsafe Access to a Public Roadway – One of main issues of the appeal is the shared common road encroachment. The appellants contend the existing encroachment onto Ridge Road is unsafe due to inadequate vehicle sight distance, and because the encroachment is used as a school bus stop, and includes access to Welcome Road to the east and a residential driveway to the north. The encroachment onto Ridge Road is paved to a width of 35 feet. It is required to meet a minimum sight distance of 330 feet in either direction. Staff has evaluated the sight distance and found it exceeds the requirement in both directions.

Inconsistency with the Rural Character of the Neighborhood – The appellants believe the establishment of the wine tasting room would be inconsistent with the rural quality of the neighborhood. The Zoning Administrator and the Planning Commission found the limited scope of activities associated with the project are compatible with the rural character of the neighborhood and would not be disruptive to the neighborhood.

Lack of Factual Basis – The appellants contend that the project representations are not grounded in fact and that the conclusions reached by staff and the Zoning Administrator are poor. The Planning Commission did not agree with the assertion by the appellants.

The Planning Commission concluded that if operated within the limitations set forth by the permanent conditions of approval that wine tasting, by appointment, would be consistent with the rural character of the neighborhood and would not unduly inconvenience or jeopardize the health or safety of the adjacent property owners. Staff recommends the Board uphold the Planning Commission's approval and deny the appeal, subject to the findings in the staff report.

Laurence Graves, Appellant, stated that none of the property owners are against wine testing. The opposition is there have been no guidelines established for wine tasting. He stated commercial wine tasting should not be allowed where there are 16 property owners and where a private road is being utilized for the activity. The prior permit was approved in 2001 with no wine tasting allowed. During the last two to three years, there have been wine tours with up to 150 cars traveling on a private road. There have been instances where music was played until 11:00 p.m. In his opinion, it was not the appropriate place for this activity. He disagreed with Mr. Fisch's presentation stating the southwest entrance from the private driveway to the southwest on Ridge Road, is immediately blind for 50-60 feet. Mr. Graves raised questions regarding easements and private road liability.

Michael Ladon, President, Newcastle Community Association, felt the Board should defer action on the item, and other related items, until the County has drafted a wine ordinance. In his opinion, the activities of wine and wine tasting involve complicated policy issues regarding their setting in a rural/residential neighborhood. The issue is best decided by a county-wide ordinance rather than case by case. If the Board decides to take action today, he requested a condition to the modifications on the use permit be added stating all wineries comply with sections of the winery ordinance within a year of its adoption.

Dale Smith spoke about County e-mails and certain information not contained in the package. He felt there has been preferential treatment and that Pescatore Winery has operated illegally, according to Placer County Codes and the Alcohol & Beverage Commission. The narrow lanes are not conducive for wine tours.

Cathy Haagen-Smit, resident, spoke in support of the winery.

Stewart Perry, Farmridge Winery owner, stated they were granted a minor use permit several years ago. At that time, they redrew a request for a tasting room until a winery ordinance was developed. He supported the Board approving the project.

Dave Wegner, applicant, Pescatore Winery owner, advised the County agreed that he could conduct tastings by appointment and private functions, but he could not be open to the public on a regular basis. He was told he could apply for an event permit if he wanted to have a public event. When he did go to the County to apply for the event permit, they no longer existed. He made an appointment with the County Executive Officer to discuss the option of operation pending a working agreement. Mr. Wegner received a

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complaint from Mr. Graves regarding winery visitor cars entering his property. Mr. Wegner made signs, showed them to Mr. Graves, who thought they were great. He followed up with Mr. Graves a year later and was told there was no longer a problem. Last year, law enforcement appeared at the winery advising they received a complaint from Mr. Giles about the noise. The officer determined the winery was not in violation. Mr. Wegner approached Mr. Giles in an effort to work out the issue. He received another complaint last October as a result of an open house. He stated he felt the winery was located in an appropriate location, with conditions, for tastings. The winery is located a great distance from the neighbors; therefore, he felt he should be entitled to have some wine tastings. He has limited the winery activity to 15 cars per week and no more than 24 people at a time. He has agreed not to have amplified music and would not have weddings or special events. They have limited the time frame of tastings by having them finish at 7:00 p.m. and to be off the property by 8:00 p.m. He stated he has followed the County process.

Supervisor Holmes raised questions about the easement issue and asked about the status of the winery ordinance. Anthony La Bouff, County Counsel, replied it is a concern but is not an issue County Counsel or the County will rule on. The rights and burdens of these residents sharing a private road easement are a private issue between the road easement parties. The issue will have to be satisfied before building permits are issued. Michael Johnson replied that the draft ordinance has been prepared, has been reviewed at two community meetings and presented at a hearing before the Agricultural Commission. Staff is modifying the draft ordinance from the comments received and will re-present the ordinance to the public, the Agricultural Commission and to the Planning Commission within the next 60 days. Supervisor Holmes suggested delaying the project until the winery ordinance was complete and the issues regarding the easement are resolved.

Chairman Kranz disagreed with delaying the project stating the applicant has been following the process and has been on hold for some time. He asked staff if Mr. Wegner was in compliance with the draft ordinance. Michael Johnson stated the project's conditions of approval are consistent with the language of the draft ordinance.

Anthony La Bouff suggested if the Board wanted to delay the motion, the motion should be in the form of a continuance of the hearing to a date certain

Dave Wegner stated deferring the project would create a problem with him complying with certain conditions for parking and paving.

**COUNTY EXECUTIVE/CAPITAL FACILITIES FINANCING PLAN:**

a. Affirmed priorities for County Capital Facility Construction Projects through FY 2015/16 and provided direction to staff to proceed with capital financing recommendations for the projects.

MOTION Rockholm/Weygandt/Unanimous

b. Directed staff to initiate the preliminary work to issue certificates of participation for the South Placer Courthouse. MOTION Rockholm/Weygandt/Unanimous

Holly Heinzen, Assistant County Executive, advised in July 2006, the Board approved a Capital Facilities Financing Plan. The County Financing Committee, including Kathy Martinis, Auditor-Controller, Jenine Windeshausen, Treasurer-Tax Collector, Jim Durfee, Facility Services Director and Therese Leonard, County Executive Office, recommended the plan be updated each year and affirm the construction priorities identified. The purpose of the yearly review is to accommodate cost fluctuations, take advantage of funding sources, and to consider construction alternatives and to accommodate changes in economic conditions. The framework developed is practical and prudent to implement Capital Facility projects over the next 10 years. The plan aligns funding with our capital needs and serves as a guide reflecting parameters and considerations for managing County resources, including debt management and management of other capital expenditures. It is consistent with the adopted financing policies and provides for one-time funding for one-time expenditures and minimizes debt issuance.

Jim Durfee, Facility Services Director, explained that the action is the continuation of a very long, on-going process that started in the mid 1990's, when a Comprehensive Facilities Master Plan was developed. We are in the second phase of this type of capital finance planning. The first phase resulted in the construction of new facilities built over the last two years. The Board will be very involved in the development of the actual facilities that are a result of the plan. There will be an opportunity for the Board to have input into the size and shapes of buildings along with the design parameters. The Comprehensive Facilities Master Plan provided a guideline for how we focus the development of capital facilities to provide the infrastructure for County programming. Under the plan we would centralize operations to the degree appropriate in the Auburn area and provide satellite services to the more distant regions of the County, Tahoe and the eastern slope areas, and as South Placer develops, we would provide appropriate facilities. The capital facilities we recommended for the Placer Vineyards Project were in line with the previous policy direction. In 2002 the Board approved a plan, approximately \$220 million, which lead to the construction of

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the Community Development Resource Agency Center, the new Auburn Justice Center and the facilities being constructed in South Placer.

Mr. Durfee provided background stating that with the Board's support, the Finance Administration Building, the Juvenile Detention Center, the Main Jail Housing, Unit 4 were built using the same premise that is being brought forward today. There was also a major renovation of the Fulweiler Administration Building. Staff is working on relocating the Tahoe area Public Work's operation at Cabin Creek. The renovation is freeing up space at the Burton Creek site to address the deficiency in the Tahoe Criminal Justice Center. Staff is proceeding with the South Placer Justice Center and nearing the end of construction for the Children's Emergency Shelter.

Mr. Durfee described the five-tiered 2007 Capital Facilities Financing Plan:

Tier 1 – Projects currently under construction, that have significant funding allocated by the Board.

Tier 2 – Projects where the Board previously provided specific policy direction but do not have significant project funding allocation. Included in the tier are South Placer Adult Detention Center, the Burton Creek Justice Center, the West Placer Animal Shelter, the Auburn Animal Shelter, the Rocklin Library, the Foresthill Library and the South Placer Justice Building.

Tier 3 – Projects representing the next series of anticipated projects after Tier 1 and 2 projects are completed. Included in the tier are the Tahoe General Government Facility, a Health & Human Services Office Building and a clinic and laboratory facility.

Tier 4 – Miscellaneous projects typically smaller in nature and cost, but occur with regularity every year and that need funding. Projects include a warehouse/archive facility. Mr. Durfee pointed out a typo in the program, it is not \$19.4 million annually, it is \$19.4 million in total.

Tier 5 – Projects slated for construction beyond the end date of this finance plan and will require direction from the Board in the future. The projects are primarily the build out of the South Placer Bill Santucci Center including Sheriff substation, District Attorney and Probation office building, South Placer Adult Detention Center, Phase 2 and the Administration Office.

Therese Leonard, County Executive Office, stated capital construction is a dynamic environment. The plan is flexible, minimizes new debt and is a cash flow plan. Staff is suggesting the County issue debt for about \$34 million for the completion of the Courthouse to help fund the project. The plan minimizes new debt and maximizes the use of capital facility impact fees. The County and the cities collect development funding that is used to help the capital infrastructure project funding. The plan also promotes the County's future financial stability. It is a cash flow plan. Where necessary, debt will fill that cash flow gap.

Capital Project Funding Mechanisms - Ms. Leonard discussed funding sources needed. Each project is identified by what kind of funding sources it can bring with it, if impact fees will be used, will the community help support it, and are there grants or bonds available. The plan has a built in securitization of a master settlement agreement revenue stream. In three to four years; the County could gain \$10 million. The plan spreads over a nine-year cycle and requires a continued commitment for general fund contributions. Beginning in 2008/2009, there will be a new base for County contributions to infrastructure at approximately \$12 million/year. Each year thereafter, there is a 5% inflator built in. It also relies on continued set-aside reserves for capital infrastructure. The plan uses capital facility impact fees and is heavily weighted towards the justice and jail component. Federal and State grants are an important part of the plan. The plan is consistent with all Board adopted policies

Therese Leonard said the Finance Committee looked at where the general fund is today and where it is going over the next decade. They questioned if the plan is affordable. The Treasurer, Auditor-Controller and staff agree that the County can maintain the plan. Considering project construction is not black and white, staff thinks the plan is reasonable. A cost inflator has been built in to compensate for the unpredictability of construction costs

South Placer Courthouse - Ms. Leonard discussed the South Placer Courthouse's need for the issuance of debt. The current lease agreement with the developer, JB Management, indicates they will obtain financing and construct the courthouse facility and the County will lease the completed project for a term of twenty years. At the conclusion of the lease term, the County would have the option to purchase the facility for the nominal consideration of a dollar. The developer is not able to obtain debt financing at a rate as low as the County can obtain. Staff is looking at adding new debt and is analyzing the effects it would have on the County's credit rating. Currently, Placer County's credit rating is among the top three counties in the State. Staff is also considering whether to issue debt or use cash on hand. The County uses more money on a monthly basis than is being brought in. If reserves are not set aside to help fund the short term shortfall, money will have to be borrowed from the Treasury every month, at a cost to the County. Having reserves in the bank earns interest. The plan insures the debt is issued prudently. Staff will continue to monitor. At the end of the debt issuance or developer financing, the County will be turning the facility over to the State. If the County selects debt financing, it will be in a 20-year term. There are a

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couple of options with the Courthouse. The County is looking at issuing approximately \$34.7 million in debt. If the County were to issue debt, instead of developer financing, there would be a savings of \$9 million on the life of the issuance. It would, however, cost the County approximately \$2.6 million in debt service per year (which is included in the proposed budget).

Ms. Leonard spoke about debt ratios, stating the County is superior in comparison to other counties, in terms of the small amount per capita that is spent, and the debt ratio for assessed value. The financial status of the State and Federal Government also has to be taken into consideration. The economy has shifted considerably since last year. Staff is moving cautiously since revenues have declined, the cost of doing business has gone up substantially and the State has not adopted a budget. If there is another shift in the economy, staff will be back before the board revising the plan.

In conclusion, Ms. Leonard advised the Board can ask staff to continue the strong financial management of the County that we have been able to do over the last several years.

Supervisor Uhler asked a question about the Capital Facilities Financing Plan and if the 6.62% developer finance was based under the assumption we agree to a long term lease. Ms Leonard replied this was correct. He inquired what the opportunity cost of having County's money tied up versus the developer's dollars and if another project could move sooner without having the debt encumbered in this project. Ms. Leonard replied the advantage would be that this is a capital lease and at the end of the term, the County would own the facility. Jenine Windeshausen, Treasurer-Tax Collector stated the County would either be making a lease payment or a debt payment. The debt payment would be less than a lease payment.

Chairman Kranz raised a question about Health & Human Services having to be leased agreements for building space because the State will not reimburse if the buildings are County owned. Mr. Durfee replied it is on a case by case basis. Staff felt it prudent to program the square footage needs into the plan in order to provide office space, as the laws allow.

**ITEMS FOR INFORMATION:**

**AUDITOR** – Independent Accountant's Report on the Treasurer's Statement of Assets for quarter ending March 31, 2007.

**ADJOURNMENT** – The next scheduled meetings are budget workshops, August 13, 14, & 15, 2007. The next regular meeting is Tuesday, August 28, 2007.

**ATTEST:**

\_\_\_\_\_  
Ann Holman  
Clerk of the Board

\_\_\_\_\_  
Bruce Kranz, Chairman  
Placer County Board of Supervisors

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**PLACER COUNTY BOARD OF SUPERVISORS  
MINUTES**

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The Placer County Board of Supervisors met in a special session at 9:00 a.m., Monday, August 13, 2007, in the County Administrative Center, Conference Room A, 175 Fulweiler Avenue, Auburn. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

**PUBLIC COMMENT** – None received.

**COUNTY EXECUTIVE** – Opening comments and overview.

**BUDGET WORKSHOP SCHEDULE** – Conducted Budget Workshops with the following departments: Sheriff, District Attorney, and Probation.

**LUNCH** – Placer County Administrative Center, Conference Room B, 175 Fulweiler Avenue, Auburn/Agenda Scheduling.

**BUDGET WORKSHOP SCHEDULE** – Conducted Budget Workshops with the following departments: Health & Human Services, Child Support Services, and Veterans Services.

**ADJOURNMENT** - Adjourned to Budget Workshop Tuesday, August 14, 2006.

**ATTEST:**

\_\_\_\_\_  
Ann Holman  
Clerk of the Board

\_\_\_\_\_  
Bruce Kranz, Chairman  
Placer County Board of Supervisors

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**PLACER COUNTY BOARD OF SUPERVISORS  
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The Placer County Board of Supervisors met in a special session at 9:00 a.m., Tuesday, August 14, 2007, in the County Administrative Center, Conference Room A, 175 Fulweiler Avenue, Auburn. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

**PUBLIC COMMENT** – None received.

**BUDGET WORKSHOP SCHEDULE** – Conducted Budget Workshops with the following departments: Community Development Resource Agency, Public Works and Agricultural Commissioner.

**LUNCH** – Placer County Administrative Center, Conference Room B, 175 Fulweiler Avenue, Auburn/Agenda Scheduling.

**BUDGET WORKSHOP SCHEDULE** – Conducted Budget Workshops with the following departments: Farm Advisor, Assessor, Auditor-Controller, Treasurer-Tax Collector and County Clerk-Recorder.

**ADJOURNMENT** - Adjourned to Budget Workshop Wednesday, August 15, 2007.

**ATTEST:**

\_\_\_\_\_  
Ann Holman  
Clerk of the Board

\_\_\_\_\_  
Bruce Kranz, Chairman  
Placer County Board of Supervisors

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a special session at 9:00 a.m., Wednesday, August 15, 2007, in the County Administrative Center, Conference Room A, 175 Fulweiler Avenue, Auburn. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

**PUBLIC COMMENT** – None received.

**BUDGET WORKSHOP SCHEDULE** – Conducted Budget Workshops with the following departments: County Counsel, Board of Supervisors/County Executive Office, Personnel, Administrative Services, Library, and Facility Services/Capital Projects.

**COUNTY EXECUTIVE/BUDGET** – Wrap up.

**MOTION** Holmes/Rockholm/Unanimous to accept County Executive Office recommendations for the final budget.

**MOTION** Holmes/Rockholm/Unanimous to accept County Executive Office recommendations, Item 1-7.

1. Appropriate \$2,113,176 to the General Fund Contribution to Health and Human Services (HHS) appropriation for service level restoration. Appropriate \$510,051 for one-time technological improvements to the General Fund Contribution to HHS appropriation. The \$2.6 million will be held pending a midyear budget review and approval for redistribution by the Board.
2. Redirect \$300,000 from current budget recommendations to Tiburon maintenance (\$212,000), coroner services (\$23,000), lead disposal maintenance (\$11,000) and telecomm service needs (\$54,000).
3. Jail Booking Mitigation (\$1,385,000) – Wait for the completion of a study currently in progress to further validate requirement. Review request at midyear for possible funding options. If warranted, fill with existing but currently "unfunded" department allocations.
4. Take-Home Car Program Phase III (\$0) – Executive Office staff to work with the Sheriff Department staff to address possible restructuring / redistribution of vehicles currently in the "take home" program to more effectively and efficiently meet patrol needs while also maintaining recruiting and retention benefits of the program.
5. Tasers (\$110,000) – Sheriff Department to provide further validation of "full costs" to include maintenance, cartridge replacement and training costs. Ongoing costs are currently estimated at 10% of acquisition cost. Possible redirection of a portion of funds previously made available for construction of the new boat barn.
6. In Car Cameras (\$876,000) – Sheriff Department to conduct further analysis to capture all associated operational costs beyond the one-time purchase and installment of the cameras. Review request at midyear for possible funding options including increased revenue sources that are available for one-time purchases. Ongoing costs are currently estimated at 15% of the acquisition cost.
7. Evidence Impound Lot (\$240,000) – Possible redirection of a portion of the funds previously made available for construction of the new boat board.

**COUNTY COUNSEL/CLOSED SESSION REPORT:**

- (A) **§54957.6 - CONFERENCE WITH LABOR NEGOTIATOR** – *The Board did not discuss.*  
(a) Agency negotiator: CEO/Personnel Director  
Employee organization: PPEO/DSA/Management
- (B) **§54956.9 - CONFERENCE WITH LEGAL COUNSEL** – *The Board had discussion with Counsel about an anticipated litigation matter and gave direction regarding a tolling agreement.*  
(1) Anticipated Litigation:  
(a) Significant exposure to litigation pursuant to subdivision (b) of Government Code §54956.9: one potential case

**ADJOURNMENT** – There being no further business, the Board adjourned. Next regular meeting is Tuesday, August 28, 2007.

**ATTEST:**

Ann Holman  
Clerk of the Board

Bruce Kranz, Chairman  
Placer County Board of Supervisors

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a regular session at 9:00 a.m., Tuesday, August 28, 2007, in the County Administrative Center, 175 Fulweiler Avenue, Auburn. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

**PUBLIC COMMENT** – Barbara Whiteman spoke about the need for senior rent Control in Placer County.

**SUPERVISOR'S COMMITTEE REPORTS** - Supervisor Holmes advised that the Auburn City Council renamed the Auburn Multimodal Train Station after Robert Conheim, frequent Capitol Corridor commuter, who recently passed away.

**CONSENT AGENDA** – Consent agenda approved with action as indicated.

**MOTION** Rockholm/Uhler/Unanimous

11. **ASSESSOR** – Approved a Memorandum of Understanding (MOU) with the City of Rocklin for joint parcel base updating and maintenance responsibilities within the City limits of Rocklin. The MOU is a cooperative arrangement for coordination and sharing of Geographic Information System parcel data that avoids duplication of certain updating activities.

12. **AUDITOR/CONTROLLER** – Resolution 2007-273 adopted approving the 2007/08 property tax rates for voter-approved indebtedness, pursuant to Government Code Sections 29100 and 29106.

13. **BOARD OF SUPERVISORS:**

a. Approved minutes of June 12, 26 and July 10, 2007.

14. **CLERK RECORDER/ELECTIONS** - Resolution 2007-274 adopted authorizing the Registrar of Voters to render election services on November 6, 2007, for the Sacramento County Superintendent of Schools (Grant Joint Union High School District/Proposed North Area Unified School District) for the portion of the Grant Joint Union High School District within Placer County.

15. **COMMITTEES & COMMISSIONS:**

a. **Building Appeals Board** – Approved reappointment of Lee Buckingham to Seat 3 (District 3), as requested by Supervisor Holmes; Richard Wyatt to Seat 2 (District 2), as requested by Supervisor Weygandt and David Saydak to Seat 4 (District 4), as requested by Supervisor Uhler.

b. **Foresthill Veterans Memorial Hall Board** – Approved appointment of Clinton Weaver, Stephen A. Coffman (Alternate), Seat 1; Ramona Lee Wright-Schmiedel (Alternate), Seat 5 and the reappointment of Vincent Robinson, Travis Reed (Alternate), Seat 2; Francis Stevenson, John W. Clark (Alternate), Seat 3; Stephen Cannizzaro, Seat 4; Marjorie D. Jones, Seat 5 and Vicki Haskins Campbell, Larry Jordan (Alternate), Seat 6, as requested by Supervisor Kranz.

c. **Historical Advisory Board** – Approved appointment of Tracy Falk to Seat 4 (District 4), as requested by Supervisor Uhler

d. **Lincoln Veterans Memorial Hall Board** – Approved appointment of Thomas E. Davenport, George M. Schwartz (Alternate), Seat 1; Victor Ioppolo (Alternate) Seat 2, and the reappointment of Richard L. Lercari, Seat 2; Len Valasek, Bud Duncan (Alternate) Seat 3; Samuel Silvas and John McCulloch (Alternate) Seat 4; as requested by Supervisor Weygandt.

e. **Loomis Veterans Memorial Board** – Approved the appointment of Lawrence Johnson (Alternate) Seat 2, and reappointment of Thomas I. Seth, Seat 1; Earl Chinnock, Seat 2; Russ Kelley, Seat 3; Ron Jamagin, Seat 4; Robert Miller, Ruben Ramos (Alternate) Seat 6; and Geray M. Bressie, Seat 7, as requested by Supervisor Holmes.

f. **North Auburn Municipal Advisory Council** – Accepted letters of resignation from Laurence Farinha, (Seat #2) and Todd Lindstrom, (Seat #7).

g. **Planning Commission** – Approved appointment of Richard A. Johnson (District 3), as requested by Supervisors Holmes and Laurence Farinha (District 5), as requested by Supervisor Kranz.

16. **COMMUNITY DEVELOPMENT RESOURCE AGENCY:**

a. **Engineering & Surveying/Cisco Grove Subdivision Phase 1, Tract #964** – Approved the final map and authorized recording of the project, located north of the Yuba River in Cisco Grove

b. **Engineering & Surveying/Loomis Ranch Phase II, Tract #925** – Approved the final map and authorized the recording of the project, located east of Sierra College Boulevard at Delmar Road.

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- c. Engineering & Surveying/Timilick Tahoe (aka Eaglewood) Phase 2A, Tract #963 – Approved the final map and subdivision improvement agreement and authorized the recording of the project, located off of Highway 267 in Martis Valley.
  - d. Planning - Approved Refund Request PMPM 20070189 to Roseville Design Group, in the amount of \$1,419, to correct an over-charge on a Planning application
  - e. Planning - Authorized the County Executive Officer to execute a contract amendment with Hausrath Economics Group for additional funding, in the amount of \$20,000, for a total contract amount not to exceed \$64,908.
17. COUNTY EXECUTIVE:
- a. Administration – Resolution 2007-275 adopted proclaiming September 2007 as "Placer County Combined Giving Campaign Month" and authorized solicitation of County employees as part of the 2007 campaign.
  - b. Emergency Services - Approved agreement with VESTRA Resources, Inc., who had the winning bid for completion of work in the on-going update of Placer County's Local Hazard Mitigation Plan, in the amount of \$59,960, and authorized the Procurement Manager to sign.
18. FACILITY SERVICES:
- a. B Avenue Extension, Project #4777 - Resolution 2007-276 adopted accepting the project as complete and authorizing the Facility Services Director to execute and record the Notice of Completion. Subject property is located in the Placer County Government Center, north Auburn.
  - b. Lease Agreement - Approved a Lease Agreement with B.B., LLC, a California Limited Liability Company, in the annual amount of \$14,793.60, for the premises located at Store "D", 8645 North Lake Boulevard, in Kings Beach, for occupancy by the Health & Human Services Department for the Women infants and Children Program.
  - c. Lease Agreement - Approved a lease agreement with the Lee T. Leong and Daisy A. Leong Revocable Trust, in the annual amount of \$232,945.92, for 375 through 379 Nevada Street, Auburn, for occupancy by the Health & Human Services Department.
  - d. Manhole Lining Rehabilitation, Project #40204, 2006/2007 - Resolution 2007-277 adopted accepting project as complete and authorizing the Facility Services Director to execute and record the Notice of Completion.
  - e. Purchase Order - Ratified a purchase order, in the amount of \$450, for rental of temporary fencing at the Juvenile Detention Center, and approved payment to Security Contractor Services, Inc.
19. HEALTH & HUMAN SERVICES:
- a. Adult System of Care - Resolution 2007-278 adopted proclaiming September 2007 as National Alcohol & Drug Prevention, Treatment and Recovery Month.
  - b. Adult System of Care - Approved revenue agreement for in-patient treatment of Nevada County clients at the Cirby Hills Psychiatric Health Facility for FY 2007/08, in an amount not to exceed \$250,000, and authorized the Health & Human Services Director to sign the agreement and subsequent amendments.
  - c. Community Health - Approved amendment to Blanket Purchase Order #13879 with Becton Dickinson Biosciences for FY 2006/07, increasing the maximum amount from \$49,500 to \$51,375, for the purchase of communicable disease testing reagents and authorized the Purchasing Manager to sign.
20. PERSONNEL - Ordinance introduced, first reading waived, relating to position reclassifications and title changes as approved by the Civil Service Commission in the period April through July 2007 affecting the Community Development Resource Agency and the departments of the District Attorney, Facility Services, and Probation.
21. PROCUREMENT SERVICES - In accordance with County Policy, non-contested competitively awarded bids under \$250,000 are placed on the Consent Agenda. Authorized the Purchasing Manager to sign the following:
- a. Change Order, Vaccines/Health & Human Services – Approved Change Order #1 to Blanket Purchase Order #14256 with Glaxosmithkline, to increase the maximum amount from \$48,000 to \$65,500.

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

## 22. PUBLIC WORKS:

- a. Abandonment - Resolution 2007-279 adopted abandoning a portion of an overhead utility easement on Lot 14, Serene Lakes Unit #3, at the request of the lot owners.
- b. Abandonment - Resolution 2007-280 adopted abandoning a portion of Schaffer Mill Road, located in the Lahontan Subdivision, due to a realignment of the road.
- c. Agreement - Authorized the Chairman and Public Works Director to execute an agreement to reimburse Nevada County, in an amount of \$43,362, for providing transit service between Auburn and Grass Valley.
- d. Grant Application - Resolution 2007-281 adopted approving preparation of the California Tahoe Conservancy Planning Grant application, in an amount of up to \$500,000, for mapping stormwater facilities and authorizing the Public Works Director to execute the grant documents for the 2007/08 grant funding cycle.
- e. Grant Application - Resolution 2007-282 adopted approving preparation for California Tahoe Conservancy Site Improvement/Acquisition Grant application, in an amount of up to \$1,000,000, and authorizing the Public Works Director to execute the grant document for the 2007/08 grant funding cycle. Grant funding will support right-of-way acquisition, and final design and construction of storm water quality improvements for the Brockway Erosion Control Project, located in the Brockway residential subdivision near Kings Beach.
- f. Stormwater Quality Violations – Ordinance introduced, first reading waived, amending Chapter 8, Article 8.28, Section 8.28.190, to clarify enforcement provisions for Stormwater Quality violations.

## 23. REDEVELOPMENT AGENCY:

- a. Resolution 2007-283 adopted approving an amendment to contract with LFR, Inc., in the amount of \$225,000, for a total amount not to exceed \$700,000, for environmental services on various sites in North Lake Tahoe Redevelopment Project area and authorizing the Chief Assistant CEO-Redevelopment Director to execute the amendment, subject to Agency Counsel review.
- b. Redevelopment - Resolution 2007-284 adopted amending land dedication agreement with the Tahoe Yacht Harbor LLC, regarding the Tahoe City Marina public parking structure, and authorizing the Chief Assistant CEO-Redevelopment Director, or designee, to sign documents, subject to Agency Counsel review.

## 24. REVENUE SHARING – In approving the following appropriations, the Placer County Board of Supervisors makes the finding that each and every approved contribution serves a public purpose by promoting the general welfare of the County and its inhabitants; therefore, the County benefits.

- a. Approved appropriation in the amount of \$500 in Revenue Sharing monies to the Auburn Community Concert Association, 62<sup>nd</sup> Annual Concert Season, as requested by Supervisor Holmes.
- b. Approved appropriation in the amount of \$250 in Revenue Sharing monies to the Auburn Mermaids, Synchronized Swimming Team, as requested by Supervisor Holmes
- c. Approved appropriation in the amount of \$400 in Revenue Sharing monies to The Gathering Inn, as requested by Supervisor Rockholm (\$150) and Supervisor Uhler (\$250).
- d. Approved appropriation in the amount of \$250 in Revenue Sharing monies to the Keaton Raphael Memorial, Gold Ties and Tiaras Event, as requested by Supervisor Rockholm.
- e. Approved appropriation in the amount of \$1,350 in Revenue Sharing monies to the Lincoln Chamber of Commerce, 6<sup>th</sup> Annual Lincoln Showcase, as requested by Supervisor Rockholm (\$100) and Supervisor Weygandt (\$1,250).
- f. Approved appropriation in the amount of \$600 in Revenue Sharing monies to the Lincoln Hills Community Association, Volunteer Trail Crew, as requested by Supervisor Weygandt.
- g. Approved appropriation in the amount of \$500 in Revenue Sharing monies to the Loomis Basin Chamber of Commerce, Building Fund, as requested by Supervisor Rockholm and Supervisor Holmes (\$250 each).
- h. Approved appropriation in the amount of \$200 in Revenue Sharing monies to the Rocklin Chamber of Commerce, Scramble for Scholars, as requested by Supervisor Holmes

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- i. Approved appropriation in the amount of \$250 in Revenue Sharing monies to Roseville Chamber of Commerce 12<sup>th</sup> Annual, "SPLASH 2007", as requested by Supervisor Rockholm.
  - j. Approved appropriation in the amount of \$500 in Revenue Sharing monies to Rocklin Historical Society, St. Mary's of the Assumption Catholic Church Renovation Project, as requested by Supervisor Weygandt.
25. SHERIFF – Adjusted the final budget, in the amount of \$15,000, to upgrade a helicopter search light, and modified the Master Fixed Asset List and resulting budget revision to reflect the adjustment. Funds will be transferred from the helicopter maintenance within the Sheriff's Department.

\*\*\*End of Consent Agenda\*\*\*

**BOARD OF SUPERVISORS** – Washoe/Sunnyside, Tahoe City fire update and report from Chairman Kranz regarding Tahoe Regional Planning Agency related actions.

Rui Cunha, Emergency Services, advised on August 18, 2007 there was a significant fire in the North Tahoe area.

Brad Harris, Unit Chief Cal Fire's Nevada/Yuba/Placer Unit, provided a PowerPoint presentation regarding the fire. He said because the fire was within the Lake Tahoe Fire Protection District and within the jurisdiction of the Tahoe Management Unit of the U.S. Forest Service they went into unified command. The fire was contained at 20 acres with 5 primary residences destroyed.

Rui Cunha, Emergency Services, said the size and scope of scale did not meet the criteria used for a local declaration of emergency. As a result, per County Executive direction, Placer County is doing everything it can to ease some of the burden that homeowners are feeling from the total loss of their homes. The law enforcement contribution, in doing an orderly evacuation, was significant. An evacuation center was set up, public information was provided to the community and there is a recovery effort underway.

Chairman Kranz thanked all involved because this could have been a situation as bad as the Angora fire. He prepared a letter and made a presentation to the Tahoe Regional Planning Agency (TRPA), stating that we cannot afford to wait for the Blue Ribbon Coalition to make their recommendation March 28 of next year. He said we need to use environmentally sensitive mechanical equipment in our stream environment zones, which has been prohibited by Lahontan and by TRPA. Stream environmental zones act as wicks. We need to adhere to the California Resources Code Section 429f and insist it be fully enforced and we should not allow an agency to trump public safety. We have to adhere to that and that standard calls for a 30' mineral earth clearance and an additional 70' vegetation modification for a total of 100' between homes. This needs to be done on private and public property. Members of TRPA agree and the Nevada side is looking at adopting the California standard so we are consistent. We also need to recognize that we need to be able to remove trees larger than 6 inches in the Tahoe Basin. A resolution has been introduced that would create a TRPA Catastrophic Wildfire Mitigation Board made up of seven members of the governing board and review processes. We need to have an ordinance on the County level which talks about defensible space around public and private properties and we need to hold property owners accountable. We also need to establish a Placer County fire warden position to provide guidance from the fire community. He wanted to make it clear he wants to have the professionals be in charge, not code enforcement.

Supervisor Holmes said he toured the site and commended all involved in getting the fire out.

Brad Harris said the proposed ordinance would be a benefit to the fire service community and a fire warden would give the fire community a voice to bring issues to the forefront.

Mike Boyle, Assistant County Executive, reminded the Board that it has a critical role in directing and funding emergency response profile. He presented Supervisor Uhler and Supervisor Rockholm with Placer County identification badges to allow them to get to a scene of a controlled area.

**HEALTH & HUMAN SERVICES/ADULT SYSTEM OF CARE** – Resolution 2007-278 adopted proclaiming September 2007 as National Alcohol & Drug Prevention, Treatment and Recovery Month.

Maureen Bauman and Cheryl Trenwith, Adult System of Care, thanked the Board for support of the alcohol and drug treatment programs and provided information. Valerie Roepke spoke about her personal story of recovery and her appreciation of programs that help recovery happen.

**PLACER COUNTY BOARD OF SUPERVISORS  
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**FACILITY SERVICES/CONNECTION FEE INCREASES FOR SEWER DISTRICTS UTILIZING ROSEVILLE TREATMENT PLANTS** - Public hearing closed. Received comments concerning a proposed adjustment to the regional portion of the connection fee for Sewer Maintenance District (SMD) 2 (Granite Bay area), SMD 3 (Auburn Folsom area), County Service Area 28, Zone 2A3 (Sunset Whitney) and County Service Area 28, Zone 173 (Dry Creek). Ordinance 5481-B adopted adjusting connection fees enumerated in Section 13.12.350 of the Placer County Code; made a finding pursuant to Section 21080(b) (8), of the Public Resource Code, that the higher fee is derived directly from the cost of providing service and is necessary to meet operating expenses required for maintenance of service and is, therefore, exempt from environmental review. MOTION Rockholm/Uhler/Unanimous

Will Dickinson, Facility Services, advised four sewer districts within unincorporated Placer County, SMD 2 & 3 and CSA Zone 2A3 and 173, send their wastewater to the City of Roseville treatment plants. Within the four districts, each new customer is required to pay a connection fee that is passed on to the city for use in future plant expansion. In addition, each district collects a \$1,450 per Equivalent Dwelling Unit (EDU) fee that is used in the local district for capital improvement projects and a \$240 Public Utility District fee for design of a new maintenance facility to be built within the next 3-5 years. Effective July 1, 2007, the City of Roseville raised their connection fee from \$5,550 to \$5,815 per EDU, an increase of \$315. Staff recommends the Board pass this regional fee increase directly through without raising either of the local connection fees. That would raise the current connection fee in SMD 2 & 3 and the two sewer CSA's from \$7,190 to \$7,505 per EDU.

Supervisor Uhler said he assumed residences that have paid an annexation fee would not have to pay a connection fee when SMD 3 connects to the new facility in the future. Will Dickinson advised that there is no reason to collect an annexation fee but the district will be required to pay a connection fee. He said a citizen committee is being set up to discuss funding issues and he will carry this discussion back to the committee to review.

**PUBLIC WORKS/COUNTY SERVICE AREA #28, ZONE 206 (Water Quality Monitoring)/THE NORTHSIDE (North Star Tahoe)** - Public hearing closed. Resolution 2007-285 adopted creating Zone of Benefit 206 and setting charges, at a maximum cost of \$306 per dwelling unit equivalent, to monitor surface and groundwater quality in the Martis Valley watershed. MOTION Rockholm/Holmes/Unanimous

Bob Costa, Public Works, advised the Northside project is a 51 acre condominium and townhouse development located west of the North Star Village area. The project conditions of approval require participation in a cumulative water quality monitoring program, which is required by the Lahontan Regional Water Quality Control Board and is included as an element of the 2003 Martis Valley Community Plan. Pursuant to Proposition 218, the formation of a CSA is subject to a property owner vote. The owner of record has signed ballots approving the annual charge of up to \$306 per dwelling unit equivalent. He noted that there was an error in the engineers report on the ownership page, however, that has been updated and will be provided to the clerk. No public comment was received.

**PUBLIC WORKS/COUNTY SERVICE AREA 28, Zone 205 (Transit Services) THE NORTHSIDE (North Star Tahoe)** - Public hearing closed. Resolution 2007-286 adopted creating Zone of Benefit 205 and setting charges, at a cost of \$36.47 per dwelling unit equivalent, to operate transit service in the Martis Valley. MOTION Holmes/Rockholm/Unanimous

Will Garner, Public Works, advised establishment of this Zone of Benefit is set forth as policy in the Martis Valley Community Plan, the project conditions and Tahoe Area Regional Transit System Plan. No public comment was received.

**COMMUNITY DEVELOPMENT RESOURCE AGENCY/The NORTHSIDE PHASE 1, TRACT #950** - Approved the final map, two subdivision improvement agreements and authorized the recording. Subject property is located at the intersection of Big Springs Drive and Northstar Drive in the Northstar at Tahoe ski area. No public comment was received. MOTION Holmes/Rockholm/Unanimous

**FACILITY SERVICES/SEWER MAINTENANCE DISTRICT 1** - Public hearing closed. Resolution 2007-287 adopted annexing the Mary E. Bardellini property, APN 038-121-022, 038-121-028, 038-121-029, into the district. Subject property consists of an 11.53 acre parcel located on Blitz Road in Auburn. MOTION Holmes/Rockholm/Unanimous

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

**FACILITY SERVICES/SEWER MAINTENANCE DISTRICT** – Public hearing closed. Resolution 2007-288 adopted annexing the Timothy and Rhonda Boughton property, APN 051-100-046, into the district. Subject property consists of a 5.1 acre parcel located on Kemper Road in Auburn.  
MOTION Holmes/Rockholm/Unanimous

**FACILITY SERVICES/SEWER MAINTENANCE DISTRICT** – Public hearing closed. Resolution 2007-289 adopted annexing the Cobblestone Homes, Inc. property, APN 051-090-031, into the district. Subject property consists of a 24.4 acre parcel located on Kemper Road in Auburn.  
MOTION Holmes/Rockholm/Unanimous

**FACILITY SERVICES/SEWER MAINTENANCE DISTRICT** – Public hearing closed. Resolution 2007-290 adopted annexing the Lance Engelstad property, APN 051-100-049, into the district. Subject property consists of a 5.9 acre parcel located on Kemper Road in Auburn.  
MOTION Holmes/Rockholm/Unanimous

**FACILITY SERVICES/KINGS BEACH CLINIC TENANT IMPROVEMENTS, PROJECT #9176** - Approved Plans and Specifications and authorized staff to solicit bids for the project; Resolution 2007-291 adopted authorizing the Facility Services Director to execute the resulting construction contract, in an amount not-to-exceed \$370,506, upon review and approval by County Counsel and Risk Management, and to approve change orders, consistent with the County Purchasing Manual and Section 20142, Public Contract Code. MOTION Uhler/Holmes/Unanimous

Joel Swift, Facility Services, advised on March 16, 2007, Facility Services entered into a contract with Lionakis Beaumont Design Group to provide architectural, mechanical, and engineering services for tenant improvements required at the Kings Beach Clinic. Probable cost for the project is \$308,755 and an additive alternate to demolish and replace the parking lot paving and provide adequate drainage, at a probable cost of \$61,751. The total cost is estimated at \$440,506, including \$370,506 for construction and contingency, and \$70,000 for design, project management, bidding, and contract administration. There is sufficient funding for the project.

**FACILITY SERVICES/MAIN JAIL BOOKING UNIT 4 PLASTER & SHOWER REMEDIATION, PROJECT #4623** - Authorized the Facility Services Director to execute construction contract with S.W. Allen Construction, Inc., in the amount of \$1,068,692, upon review and approval by County Counsel and Risk Management, and to approve change orders, consistent with County Purchasing Manual and Section 20142, Public Contract Code, and approved a budget revision, in the amount of \$631,966.  
MOTION Uhler/Rockholm/Unanimous

Joel Swift, Facility Services, advised on July 24, 2007 the Board authorized staff to solicit proposals for the project. After staff review and evaluation it was determined that S.W. Allen Construction, Inc., provided the most responsive proposal for the project. The estimated total project cost is \$1,531,996, including \$1,068,692 in construction, \$160,000 in construction contingency, \$228,000 in architectural and engineering and consulting services and \$75,000 in project management.

**FACILITY SERVICES/SEWER MAINTENANCE DISTRICT 1, TREATMENT PLANT DIGESTER CLEANING, PROJECT #40207** - Approved the Plans and Specifications and authorized staff to solicit bids; Resolution 2007-292 adopted authorizing the Facility Services Director to award and execute the resulting contract, in an amount not to exceed \$250,000, upon review and approval by Risk Management and County Counsel, and to approve contract change orders, consistent with the County Purchasing Manual and Section 20142, Public Contract Code. MOTION Uhler/Holmes/Unanimous

Will Dickinson, Facility Services, advised one of the processes utilized in this plan is the digesting of sewage solids. Periodically, the two digesters must be cleaned in order to perform effective digestion. They were last cleaned 14 years ago and are nearing capacity.

**HEALTH & HUMAN SERVICES/ADULT SYSTEM OF CARE** - Approved agreement with Advocates for the Mentally Ill Housing (AMIH), Inc., from July 1, 2007 through June 30, 2008, in the amount of \$128,800, for housing support services and authorized the Health & Human Services Director to sign the contract and subsequent amendments up to 10% of the total contract amount.  
MOTION Rockholm/Holmes/Unanimous

Maureen Bauman, Director of Adult System of Care, advised this agreement provides independent housing for persons with severe mental illness. Through this public private partnership, the AMIH housing organization purchases or leases houses and Mental Health staff provide counseling services

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

to help them achieve and sustain the greatest independence possible. In addition, this program partners with other community agencies to assist with employment and ancillary services. These programs have made a difference in the lives of those served with significant reduction in psychiatric hospitalizations and jail incarcerations. There is no County general fund contribution required.

**PUBLIC WORKS/AGREEMENT** - Resolution 2007-293 adopted authorizing the Chairman to execute Cooperative Agreement (03-0325) with California Department of Transportation (Caltrans) for the Sunset Boulevard/State Route 65 Interchange. MOTION Weygandt/Rockholm/Unanimous

Richard Moorehead, Public Works, explained the Department of Public Works is overseeing the design and construction of the Sunset Boulevard/State Route 65 Interchange and will remove the last signalized intersection between I-80 and Lincoln. This agreement will define roles and responsibilities between the State and County. The project cost is estimated to be \$30 million. Approximately \$5 million in additional funding will need to be identified prior to construction.

**PUBLIC WORKS/WILLOW CREEK EXTENSION PROJECT CONTRACT #73265** - Resolution 2007-294 adopted authorizing the Public Works Director to approve contract change orders with Gabe Mendez Inc., for an increase not to exceed the amount of \$370,000, for a total contract amount of \$1,709,308. MOTION Holmes/Rockholm/Unanimous

Kevin Ordway, Public Works, advised this project will connect Highway 49 with the Dewitt facility. He explained the amount of the change order is large because as the design end neared they became aware of two changes that needed to be made; however, they needed to have the contract bid and awarded prior to December 6 in order to secure funding. Therefore, they went forward with the plans they had, secured funding and issued two changes: 1) lowering the profile of the road to accommodate future development and 2) changing the round about design to be the most current and safe standard.

#### COUNTY COUNSEL/CLOSED SESSION REPORT:

(A) §54956.9 - CONFERENCE WITH LEGAL COUNSEL - *Discussed the three actions brought against the County with regard to the approval of the Placer Vineyards Project. The Board received a status report from Counsel and gave direction.*

(1) Existing Litigation:

- (a) Sierra Club, et al. vs. Placer County, et al., Case No. SCV-21529.
- (b) County of Sutter vs. County of Placer, et al., Case No. SCV-21488.
- (c) Rob Collins, et al. vs. County of Placer, et al., Case No. SCV-21525.

(2) Anticipated Litigation: *The Board met with County Counsel and received a report. The Board gave a report.*

Initiation of litigation pursuant to subdivision (c) of Government Code §54956.9: one potential case.

(B) §54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATOR - *The Board gave directions to staff with regards to the Rocklin Library.*

Property: Rocklin Library. Negotiating Parties: County of Placer and City of Rocklin

Under Negotiation: Price, terms of payment and conditions of lease

(C) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR - *There was a brief discussion and update with regard to DSA discussions and labor.*

- (a) Agency negotiator: CEO/Personnel Director
- Employee organization: PPEO/DSA/Management

**COUNTY EXECUTIVE** - The Board convened the required public hearing on the FY 2007/08 Final Budget and took public comment. Public hearing closed and staff directed to prepare the resolution for presentation at the next Board meeting to adopt the Proposed Budget including the following revisions:

- (1) Approved \$8,613,315 net allocations in the County Budget; and
  - (2) Approved allocations for proprietary funds; and
  - (3) Approved items listed on the Master Fixed Asset List; and
  - (4) Approved the recommended Position Allocation Listing; and
  - (5) Approved reserve provisions and cancellations for county funds; and
  - (6) Approved allocations in Board of Supervisor governed special districts, and
- Approved for inclusion in the final budget an addition to the Fixed Asset List items for Fleet and the Sheriff. MOTION Rockholm/Holmes/Unanimous

Jeff Bell, County Executive Office, stated we are moving into the final steps of the approval process for the Final Budget for 2007/08. The Proposed Budget, adopted June 12, 2007, acts as the County's interim spending plan. Any budget changes made today will be incorporated into the Final Budget, scheduled for September 18, 2007. The County budget is balanced.

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

Mr. Bell described the components of the Final Budget.

Final budget Goals Achieved - Critical operations and programs are preserved, with the exception of Health & Human Services, with the anticipation of \$2-4 million in service level reductions (pending State budget). This budget funds Public Safety operations consistent with FY 2006/07 levels. Funding for previous funded capital projects is included.

Final Budget Concerns - The budget uses \$4 million in one-time funding to pay for ongoing operating costs. The State Budget adoption and its impact on the County are unknown. During the Board Budget Workshops, the need to bring some items back at midyear was discussed. There is a limited operating contingency funding for those considerations. Slowing and declining revenues over the next several years makes it difficult to fund growing labor and operating costs. Capital reserves are adequate, but \$3.5 million lower than Board financing Policy direction. Funding for bridges/infrastructure match reserve is not included; \$1.5 million short.

County Budget - The budget is increasing \$103 million. It is important to note that within the increase, two-thirds of it (\$71 million) is dedicated to capital and road budgets. There is an increase of \$17.3 million in general fund revenues. Included in this component is \$10 million in increased general purpose general fund revenue and \$7.3 million in general fund revenue dedicated to State, Federal and other programs.

Final Budget funding projects were discussed as follows:

#### **Road Construction Projects**

- Auburn Folsom Road (4-lane)
- Sunset 65 Interchange
- Highway 49 Signal
- Kings Beach Sidewalk
- Tahoe City Marina Parking Facility

#### **Capital Improvements**

- South Placer Courthouse & Justice Office Complex
- South Placer Jail
- Burton Creek Justice Center
- Rocklin Library
- West Placer & Auburn Animal Shelters
- Children's Emergency Shelter

County Position Allocations - There were 52 County positions requested with 3 recommended for inclusion to the County workforce (total of 2,844 employees). The Placer County position allocation is at .86 County employees per 100 County citizens.

2007/08 Proposed Budget vs. Final Budget. The increase between Proposed and Final Budget is \$8.6 million.

New Funding Sources - Include approximately \$10 million more in carry over, some reductions in revenue sources and cancelled some reserves that balanced out to the \$8.6 million.

New Uses of Funds - Total \$6.2 million in expenditures and \$2.5 million in provisions to reserves

The General Fund/The difference between Proposed and Final - Total new General Fund since the proposed is \$6.6 million. Of that amount, only \$2.1 million is of an on-going nature; \$4.5 million is one time in nature. The total is \$373 million, a \$6.6 million increase, with a \$2.1 million increase as an on-going nature.

Uses of Funds Since the Proposed Budget - We had \$6.6 million, but there was \$10.5 million in new uses that include Public Safety, Health & Human Services, Restricted/Grant Programs and Retiree Health Cost. To accommodate these needs, there were reallocations of appropriations and operating contingencies of approximately \$3.9 million. The total new uses of funds amounts to \$6.6 million.

Public Safety Fund/New Funding Sources - Funds the Sheriff's Office, District Attorney, Probation Office and other criminal justice areas. This fund has increased \$8.5 million. The General Fund augmentation to the Public Safety Fund has been increased, in the amount of \$11.1 million. As mentioned above, this increase includes \$8.5 Million in new funding, plus an additional \$2.6 million provided as a result of declining revenues in this fund. While staff was unable to address all the Public Safety funding requests, the budget contains \$13.6 million in new operating contributions; plus an additional \$3 million in capital contributions, for a total of \$16.8 million in new support.

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# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

Mr. Bell reviewed Board directions from the Budget Workshops:

- Health & Human Services to return to the Board in October/November to provide updates regarding revenues, impact of State Budget and to receive direction for \$2.6 million set aside.
- Returning to the Board at midyear (January) to provide revenue and expenditure updates.
- Reconsider \$3.4 million in items requested by the Sheriff Department.

Special Districts –The budget is recommended at \$37 million, an increase of \$11.77 million. There is a significant set aside for future infrastructure needs and adjustments from sewer district fees and cancellation of reserves.

Bekki Riggan, County Executive Office, stated consistent with direction of the Board at the close of the Budget Workshops, staff has continued discussions with the Sheriff Office regarding their outstanding funding requests. Staff and the Sheriff Office are not in agreement as to what meets base funding levels for FY 2007/08. The County Executive Officer feels the FY 2007/08 recommended Final Budget provides a funding level that covers base budget needs and insures the FY 2006/07 service levels will be maintained. The Sheriff Department believes their base budget funding needs have not been met with the recommended final budget. The County Executive and Sheriff Department are in agreement to continue to work together to resolve the outstanding issues. The County Executive commits to working with the Department to conduct a review of the following issues:

- Jail Booking Station Mitigation Project
- Relocation of the Evidence Impound Lot to include the EOD Bunker
- Identify options for the Bailiff for the newly appointed Superior Court Judge

The County Executive Office commits to working with the Sheriff Department on the remaining operation issues identified at the Budget Workshops. County Executive staff will return in January with an analysis of the revenues and expenditures for further consideration.

Supervisor Holmes asked for clarification regarding the \$4 million one-time funding for on-going costs and the impact in the future. Mr. Bell explained the County has used \$4 million in one time funds to cover on-going costs in the 2007/08 Budget. As we move forward, we may not have the ability to continue funding. Mr. Holmes stated our growth rate is declining and we may be forced to make cuts in future years. Chairman Kranz advised that Washoe County is laying off employees in the Building Department due to the decline of building permits. Thomas Miller, County Executive, responded indicating the Building Department is monitoring the workloads and revenues over the last nine months, prompted by the market decline. The Building Department contracts out for plan review and inspection services. The greatest decline has been seen in the Auburn Office, residential sector, not commercial sector. The Building Department has cancelled contracts for services and ceased using temporary employees. Supervisor Rockholm spoke about the need for the Booking Stations and car cameras.

Sheriff Bonner stated the issue gap is closing between the County Executive Office and Sheriff Department. He acknowledged that this is a tough year for government and the department accepts that. He thanked the Board for being funded at a level that meets their base needs and expressed confidence in resolving the list of issues at mid year.

Supervisor Uhler spoke about the obligation of department heads to bring their concerns before the County Executive and/or Board in order to run more efficiently.

#### ITEMS FOR INFORMATION:

26. **AGRICULTURE** – 2006 Agricultural Crop Report.
27. **AUDITOR/CONTROLLER** - Supplemental Law Enforcement Services Fund Report for 07/01/06-06/30/07.
28. **TREASURER/TAX COLLECTOR** - Treasurer's Statement for the month of July 2007.

**ADJOURNMENT** – The next regularly scheduled meeting is Tuesday, September 18, 2007

#### ATTEST:

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Ann Holman  
Clerk of the Board

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Bruce Kranz, Chairman  
Placer County Board of Supervisors

\_\_\_\_\_  
Kathy Zick  
Supervising Board Clerk

DATE August 28, 2007

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