

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a regular session at 9:00 a.m., Tuesday, November 7, 2006, in the County Administrative Center, 175 Fulweiler Avenue, Auburn. Supervisors Santucci, Weygandt, Holmes, Gaines and Kranz present. Chairman Santucci presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

PUBLIC COMMENT - Mechelle Buhan and Rosemary Frieborn, Friends of the Animals, discussed issues relating to Animal Services. Mary Dietrich, Facility Services, advised that the Central Valley Chapter of the American Institute of Architects presented a merit award to Williams+Paddon Architects+Planners for their design of the County's Community Development Resource Agency Building. Mike Giles expressed concern over the need for zoning regulations pertaining to winery tasting rooms.

SUPERVISOR'S COMMITTEE REPORTS - Supervisor Holmes spoke about a recent trip he took to Hidden Falls Park.

CONSENT AGENDA - Consent Agenda approved as presented with action as indicated.
MOTION Holmes/Weygandt/Unanimous

1. **ORDINANCES** - Second reading:
 - a. County Executive - Ordinance 5435-B adopted creating the Deputy Director of Facility Services, Environmental Engineering and Utility classification specification, deleting the Deputy Director of Facility Services, Solid Waste and Special Districts, and amending Chapter 3, Section 3.08.070 and 3.12.010, Appendix 1 and 3.12.030 relating to the Facility Services Department
 - b. Personnel/Civil Service Commission - Ordinance 5436-B adopted amending Placer County Code to approve classification revisions and reclassification of positions in the Office of Emergency Services, Sheriff's Department and Facility Services Department to establish the probationary period for Deputy Sheriff Trainee at one year.
2. **AGRICULTURE** - Resolution 2006-320 adopted authorizing the Chairman to sign a three-year rental agreement for FY 2006/09 with El Dorado County, in an amount of up to \$2,000 per year, for El Dorado County's weight testing truck and equipment.
3. **BOARD OF SUPERVISORS** - Approved a Proclamation declaring November as Prematurity Awareness Month in Placer County.
4. **CLAIMS AGAINST THE COUNTY** - Rejected the following claims, as recommended by Counsel:
 - a. 06-095, Jorgenson, Ba'Shay, \$40 (Property Loss).
 - b. 06-111, Wallace, Jeaneen, \$1,267.85 (Property Damage).
5. **COMMITTEES & COMMISSIONS**:
 - a. Auburn Veterans Memorial Hall Board - Approved appointment of Michael Crouson, alternate for Terry Crouson, to Seat 11 (Marine Corp League), as requested by Supervisor Holmes.
 - b. First 5 Placer Children and Families Commission - Approved reappointment of Dr. Sandra Naylor-Goodwin to Seat 7 (Child Behavioral Health) for a three-year term.
6. **COMMUNITY DEVELOPMENT RESOURCE AGENCY/ENGINEERING & SURVEYING/WILLOW PARK SUBDIVISION, TRACT #926, PROJECT #8280** - Accepted improvements as complete, reduced the Faithful Performance to 25% and Labor and Materials to 50%, holding for six months or longer if claims exist. The subdivision is located south of PFE Road and west of Cook-Riolo Road, in western Placer County.
7. **COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING**:
 - a. Authorized the County Executive Officer to execute the first contract amendment with Adrienne Graham, in the amount of \$40,000, to provide planning services for the Placer Vineyards project.
 - b. Authorized the Purchasing Manager to execute the third contract amendment with Quad Knopf Inc., based upon the scope of work amount of \$20,000, to assist the Planning Department with the expedited review for the Home Depot Project.

PLACER COUNTY BOARD OF SUPERVISORS

MINUTES

8. COUNTY EXECUTIVE:
 - a. Resolution 2006-321 adopted executing the California State Fair Official Entry Form and appointing James Durfee, Facility Services Director, to be the official representative for the County of Placer in matters pertaining to the County's 2007 State Fair Exhibit.
 - b. Approved a merit increase for Rui Cunha, Emergency Services Program Manager, from Grade 445, Step 3 4 to Grade 445, Step 4 5, retroactive to May 2, 2006.
 - c. Approved a merit increase for John Marin, Director of Community Development Resource Agency, from Grade 663, Step 3 to Grade 663, Step 4, effective November 8, 2006.
9. COUNTY EXECUTIVE/EMERGENCY SERVICES - Approved a budget revision for three portable changeable message signs to be purchased with Homeland Security Grant Program funds for the Department of Public Works, authorized the Purchasing Manager to solicit bids and sign a contract, in an amount not to exceed \$60,000, and added the items to the Master Fixed Asset List.
10. FACILITY SERVICES/AUBURN JUSTICE CENTER, PROJECT #4674 - Upon Procurement Services' determination of the lowest responsive and responsible bidder, authorized the Purchasing Manager to sign a purchase order for office furnishings, in an amount not to exceed \$200,000, for the new Auburn Justice Center located in the Placer County Government Center, North Auburn.
11. HEALTH & HUMAN SERVICES:
 - a. Administration - Approved the purchase of an Identix Livescan Fingerprint and Identification System, printer and software and support, in the amount of \$18,000, approved a budget revision in the total amount of \$18,000, and added the system to the Master Fixed Asset List.
 - b. Adult System of Care - Approved a consulting agreement with Streamline Consulting Group, Inc., from September 1, 2006 through August 31, 2008, in the amount of \$96,000, to provide facilitation and planning services for the Continuous Quality Improvement Program and authorized the Health & Human Services Director to sign the agreement and subsequent amendments.
 - c. Children's System of Care - Approved a consulting agreement with ProProse, from November 1, 2006 through June 30, 2007, in the amount of \$123,000, to provide social marketing services for the Substance Abuse and Mental Health Services Administration Children's Mental Health Initiative Grant, and authorized the Health & Human Services Director to sign the agreement and subsequent amendments.
 - d. Children's System of Care - Approved a contract for Intensive Treatment Foster Care Services with St. Vincent's Foster Family Agency, from July 1, 2005 through June 30, 2007, in the amount of \$100,000, and authorized the Health & Human Services Director to sign the agreement and subsequent amendments.
 - e. Children's System of Care - Approved a consulting agreement with Paul "Pablo" Stansbery, from November 1, 2006 through June 30, 2008, in the amount of \$120,000, to provide evaluation of the Substance Abuse and Mental Health Services Administration Children's Mental Health Initiative Grant and authorized the Health & Human Services Director to sign the agreement and subsequent amendments.
 - f. Children's System of Care - Approved a grant agreement with Stuart Foundation for FY 2006/07 awarding Placer County Health & Human Services \$25,000 for expansion of the Family to Family program and authorized the Health & Human Services Director to sign.
 - g. Children's System of Care - Approved a contract with The Effort, Inc., from July 1, 2006 through June 30, 2007, in the amount of \$16,000, for intensive out client substance abuse treatment services and authorized the Health & Human Services Director to sign the agreement and subsequent amendments.
 - h. Community Clinics - Approved a contract employee agreement with Mitchel Ruffman, D.D.S., from November 17, 2006 through November 16, 2007, for a total contract amount of \$181,214, to provide dental services
 - i. Community Health - Approved the Emergency Medical Services Appropriation Standard Agreement for FY 2006/07 and authorized the Chairman to sign in order to initiate the release of Placer County's allocation of \$82,530 from the State Department of Health Services.

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

- j. Community Health - Approved a revenue agreement with Sutter Health Sacramento Sierra Region, dba Sutter Roseville Medical Center and Sutter Auburn Faith Hospital, for Placer County to provide nursing services under the Family Support Project, from July 1, 2006 through June 30, 2007, in the amount of \$19,400, and authorized the Health & Human Services Director to sign the contract and subsequent amendments.
12. LIBRARY - Approved the 5:00 p.m. closure of Placer County Library branches on Wednesday, November 22, 2006 due to the Thanksgiving Holiday.
13. PERSONNEL - Ordinance introduced, first reading waived, amending Chapter 3, Section 3.12.010, relating to a salary increase to new state minimum wage level for the Occupational Trainee classification.
14. PERSONNEL/CIVIL SERVICE COMMISSION - Ordinance introduced, first reading waived, amending Chapter 3, Section 3.12.010, Allocation of Positions, relating to the reclassification of one Technology Solutions Analyst I/II position to Senior Technology Solutions Analyst in the Clerk Recorder-Registrar of Voter's Department and reclassification of one Client Services Program Manager position to Assistant Client Services Program Director in the Health and Human Services Department.
15. PROCUREMENT SERVICES - Authorized the Purchasing Manager to sign the following:
- a. Bid #9618, Clinical & Forensic Laboratory Services/Health & Human Services - Awarded to Laboratory Corporation, in the maximum aggregate amount of \$125,000.
 - b. Blanket Purchase Order #13584, Floor Covering Products & Services/Facility Services - Approved Change Order #1, with Contract Furnishings, in the amount of \$63,000.
 - c. Blanket Purchase Order #13607, Asphalt Emulsion/Public Works - Approved Change Order #2 with Kent's Oil Service, Inc., in the amount of \$125,000.
16. PUBLIC WORKS/CONGESTION MITIGATION AND AIR QUALITY PROGRAM - Approved the submittal of the Placer County request for Congestive Mitigation and Air Quality funding to Placer County Transportation Planning Agency for improved regional air quality.
17. 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 Chamber of Commerce for the annual Leadership Auburn Training Program, as requested by Supervisor Holmes.
 - b. Approved appropriation, in the amount of \$250, in Revenue Sharing monies to the Crime Victims United Charitable Foundation's 16th Annual Classic Cup Golf Tournament, as requested by Supervisor Holmes.
 - c. Approved appropriation, in the amount of \$400, in Revenue Sharing monies to the City of Roseville for the Annual Roseville Christmas Tree Lighting Celebration, as requested by Supervisor Santucci and Supervisor Gaines (\$200 each).
 - d. Approved appropriation, in the amount of \$1,750, in Revenue Sharing monies to the Newcastle Area Business Association for the 13th Annual Mountain Mandarin Festival, as requested by Supervisor Santucci (\$250), Supervisor Weygandt (\$250), Supervisor Holmes (\$1,000) and Supervisor Gaines (\$250).
 - e. Approved appropriation, in the amount of \$400, in Revenue Sharing monies to Placer County Ducks Unlimited for the 31st Anniversary Banquet fund raising event, as requested by Supervisor Santucci, Supervisor Weygandt, Supervisor Holmes and Supervisor Gaines (\$100 each).
18. SHERIFF:
- a. Ordinance introduced, first reading waived, amending Chapter 3, Section 3.12.010, Allocations and Compensation, Section 3.12.030, Schedule of Classifications, Salary Plan and Grade Unclassified Service, and Section 3.12.040, Salaries-Placer County Sheriff's Ordinance Initiative, to reflect the addition of the Assistant Sheriff position.
 - b. Accepted a vehicle donation, in the estimated amount of \$50,000, from Search and Rescue, a non-profit organization, to be used in Placer County Search and Rescue operations and add to the Master Fixed Asset List.

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

19. TREASURER/TAX COLLECTOR:

- a. Approved the temporary borrowing of Treasury funds for FY 2006/07, in the estimated amount of \$250,000, by the Auburn Area Recreation and Park District.
- b. Approved the temporary borrowing of Treasury funds for FY 2006/07, in the estimated amount of \$48,000, by the Newcastle Fire Protection District.

End of Consent Agenda

BOARD OF SUPERVISORS/COMMEMORATIVE COIN AWARDS – Awarded 2006 Commemorative Coin awards to recipients personally chosen by the Supervisor for their district in recognition for either their acts of heroism, longstanding community service, or exceptional acts that have dramatically improved or impacted people's lives.

The 2006 recipients are: District 1, Bill Boudier; District 2, Jerry Logan and Joe Ferreira; District 3, Gordon Ainsleigh and Ralph Roper; District 4, Tami Brodnick and Cathy Macauley; District 5, Larry Jordan, Bruce and Celia Broadwell.

COUNTY EXECUTIVE/COMMUNITY GRANTS & LOANS – Public hearing closed. Resolution 2006-322 adopted transferring \$60,000 of Community Development Block Grant Program Income to the Housing Rehabilitation Revolving Loan Account from the Business Assistance Revolving Loan Account. MOTION Holmes/Weygandt/Unanimous VOTE 4:0 (Gaines temporarily absent)

Rae James, Redevelopment Deputy Director, explained that Federal Block Grant guidelines require that any transfer of program income monies between revolving loan accounts must be approved by the governing body within a public hearing. The Agency Loan Committee conditionally approved a housing loan, necessitating shifting amounts from the Business Assistance Loan Fund into the Housing Rehabilitation Loan Fund. Program income funds are loan repayments the Agency receives back from borrowers. Federal guidelines require that the funds be re-circulated as soon as possible. This transfer will be shifting amounts from the end of this fiscal year. Board approval of this item will allow the Agency to fund the Housing Rehabilitation Loan with the program income monies.

COUNTY EXECUTIVE/PERSONNEL – This item will also be considered at the November 20, 2006 Board Meeting.

- a. Ordinance introduced, first reading waived, adopting the Memorandums of Understanding with the Placer Public Employee Organization Professional and General Units regarding salaries, benefits and rule changes for the period July 1, 2006 to June 30, 2010. MOTION Weygandt/Holmes/Unanimous
- b. Ordinance introduced, first reading waived, adjusting the salary, compensation, and benefits of management and confidential employees and Resolution 2006-323 adopted confirming Board policy for existing coverage groups. MOTION Weygandt/Holmes VOTE 4:1 (Kranz No)
- c. Ordinance introduced, first reading waived, adjusting the salary, compensation and benefits of elected department heads. MOTION Weygandt/Holmes VOTE 4:1 (Kranz No)

Thomas Miller, County Executive, stated that this item deals with three labor-related actions. All actions provide for a four year contract period of labor costs from July 2006 to June 2010. All three contain components that encourage cost sharing provisions. Mr. Miller indicated the Board has been in negotiations with the Placer Public Employee's Organization, with mediations recently being concluded. The employees voted to ratify the agreements.

Mr. Miller provided highlights of the salary and benefit provisions:

- A four-year agreement, with a provision for retroactive pay (4% to June 24, 2006); general wage increase of 3% (effective January 6, 2007); a 5% increase (effective November 10, 2007), with the last two years of the contract ranging between 2.5-5%.
- Health insurance premium cost sharing.
- Formation of an Advisory Health Care Committee, consisting of employees to review other options for affordable cost care.
- 401k limited match program to assist and encourage employees with funding for retirement.
- Total compensation study to be prepared in 2008.
- Implementation of equity adjustments.
- Increased or expanded special pays.
- Creation of vacation cash-out program.
- Additional benefits for Tahoe employees.
- Various Personnel rules affecting probationary periods.

PLACER COUNTY BOARD OF SUPERVISORS

MINUTES

Mr. Miller spoke about fiscal impact stating that the recommended cost for the first year is approximately \$10.8 million; years 2 through 4 the cost will be approximately \$7.2 million. Mr. Miller thanked the negotiating team for their efforts.

Supervisor Kranz stated he would support the compensation package for the Placer Public Employee Organization (PPEO) Professional and General Units, and added they are receiving a very substantial package. The compensation will be 12% over the next 17 months, with the potential of receiving a minimum of 5% for the following two years, which is far more than the Cost of Living Adjustments (COLA's). Mr. Kranz said there will be additional costs associated with the Deputy Sheriff's Association to also consider. He expressed concern regarding how the County would be able to continue financially at this rate in the future. Mr. Kranz stated he would not support item b. and c. He felt that the ordinance for management and confidential was not equitable. In his opinion, the support paper work justifying the increases did not support the action. The management and confidential employees would receive everything PPEO employees would receive, along with several individuals getting substantial pay raises. Mr. Kranz felt the same way regarding the benefits and compensation package for elected officials. He calculated their compensation to be a 32% increase over a 4-year period, without justification, and at the end of the 4-year period, would cost \$32.4 million to the County's obligation, which is a significant amount of money.

Supervisor Gaines was pleased with the PPEO agreement. He reminded the Board that a large amount of money will be taken out of Other Post Employment Benefits (OPEB), which is the liability obligation for health care for retired employees. Part of the negotiations included employees picking up more of their medical share, which will help reduce the obligation. The County will have to continue to find creative ways to fund the obligation. With the amount of "baby boomers" getting ready to retire, the County needs to try to hold on to the employee base. He stated the employees of Placer County are of higher caliber than other counties throughout the State, which is a testament to our ability to provide good services. We want to be known as a County that is innovative, takes care of their employees and is fiscally responsible. Regarding the benefits and compensation packages for PPEO and management and confidential, he felt the packages were justified. Mr. Gaines was not totally comfortable with item c., benefits and compensation for elected officials. He requested clarification from the County Executive Officer.

Thomas Miller, County Executive Officer, stated that a large component of the negotiations was having cost sharing for health care from all of the bargaining groups. The facts do not reflect that there will be an annual \$2 million per year offset on the health care, starting next January, increasing as the cost sharing increases. The 5% general wage increase in November 2007 was important to offset part of health care costs. Regarding the management and confidential study, there was a class and compensation study, which was used for benchmarking management positions with other communities. In order to bring management in line, 63 out of 260 management positions were identified for wage increases, over a three-year period. Mr. Miller pointed out it is not legal to discuss salary adjustments for the elected officials at closed session. The information used was based on the Assessor's salary review last year. A study comparison was made to similar sized, high growth counties, resulting in a 15% increase being warranted. The County recognizes the caliber of these individuals and wants to make sure they can keep them in office.

Supervisor Holmes stated that Placer County is well regarded throughout the State and the Nation, with many accomplishments to be proud of. The credit belongs to the people who do the work and go beyond the call of duty. He has seen this trend with elected officials, department heads and the people of rank and file. Mr. Holmes said he was pleased to be able to support all three items.

Chairman Santucci complimented the negotiating parties and stated the end result was a very good package. He said that the County conducted a survey and determined there were a number of employees that were not even being paid mid-level standards. They decided that 63 positions would be brought up to at least mid-level standards. Mr. Santucci stated that Placer County employees are just as deserving as the cities and other counties; therefore, they should get paid a just compensation. In his opinion, there was nothing wrong with being at the top of the pay level. He felt the County was blessed with department heads who know what they are doing and run their operation extremely well. There are elected officials who come to work every day and put in countless hours. There was a time when there was no accountability for elected officials.

Supervisor Weygandt agreed with the remarks made by Supervisor Holmes and supported all three items. He said in his 12 years of service, these were the most difficult negotiations with public employees. They were not ignoring the financial constraints in their budget responsibilities and there is a long-term contract in place that goes a long way in resolving the County's huge medical liability.

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

COUNTY EXECUTIVE/OTHER POST EMPLOYMENT BENEFITS (OPEB) – Adopted Resolution 2006-324 adopting the policy. MOTION Holmes/Weygandt/Unanimous

Thomas Miller, County Executive Officer, explained this action was related to the previous labor action. This item involves the obligation of the County to provide for health care for retirees. It is very important for the County to establish a policy and to put monies aside to fund this future obligation. Staff is requesting approval from the Board on this policy:

1. **Establish an Irrevocable Trust Fund** – The Board has set aside \$20 million towards this purpose. Public Employee Retirement System is in the process of setting up a trust fund so that the funds can earn a higher interest rate.
2. **Health Insurance Cost Sharing** – Employer will transfer an amount equal to the employee health care contributions for health insurance premiums into the OPEB Irrevocable Trust Fund at no less than their annual basis.
3. **County Budget:**
 - **Payroll** – Charge a percent of every dollar of salary paid each payroll cycle and deposit these funds into the OPEB Irrevocable Trust Fund. Increase this percent every year until the actuarially determined, annual required contribution is fully funded.
 - **New Position Allocations** – Every new position allocation added will require the department to advance fund the anticipated OPEB cost, less projected payroll contributions. The intent is to fully fund the OPEB obligation for that position. The advance funding shall be transferred to the OPEB Irrevocable Trust Fund in the year the position is added.
 - **Benefit Savings** – During each budget cycle, personnel benefit cost reductions will be redirected to the OPEB Irrevocable Trust Fund.
4. **Legislation** – Monitor legislation for changes in investment options and other actions related to Government Accounting Standards Board Statement 45.

There was discussion regarding projected annual contributions to the Irrevocable Trust Fund.

Chairman Santucci clarified that this is a liability that all cities and counties have had for a long time. By law, we now have to disclose the liability and produce a plan on how we will achieve our goal. He congratulated staff for their efforts.

COUNTY EXECUTIVE/CAPITAL FACILITIES IMPACT FEE – Resolution 2006-325 adopted accepting the FY 2005/06 annual report and findings. MOTION Weygandt/Holmes/Unanimous

Chairman Santucci stated this item is a Facility Impact Fee that the counties and the cities have all instituted several years ago. It has no fiscal impact on the County. We are officially adopting a resolution accepting the plan.

Public comment: Rosemary Frieborn, Friends of Placer County Animal Shelter, inquired if this action included the cities paying the impact fee for the new animal shelter facility. Thomas Miller, County Executive Officer, stated Placer County nor the cities have an animal control facility impact fee. The majority of the cities have agreed to adopt such a fee. County staff is working on the fee proposal and will be presenting it to the Board. The cities will be asked to adopt a similar base fee.

COUNTY CLERK/ELECTIONS – Demonstration of operation and deployment of Help America Vote Act (HAVA) compliant and accessible touch screen voting machines for November 7, 2006 General Election.

COUNTY EXECUTIVE/ISSUANCE & SALE OF TAX-EXEMPT BONDS/ESKATON PROPERTIES, GRANITE BAY - Public hearing closed to discuss the proposed issuance of tax-exempt revenue bonds by the Association of Bay Area Governments (ABAG) Finance Authority for Nonprofit Corporations (Authority) to finance or refinance the acquisition of an existing senior residential and care facility in Granite Bay by Eskaton Properties, Incorporated, and Resolution 2006-326 adopted authorizing the Authority's issuance of the bonds for the Granite Bay facility.

MOTION Gaines/Weygandt/Unanimous VOTE 4:0 (Kranz temporarily absent)

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

COUNTY EXECUTIVE/ISSUANCE & SALE OF TAX-EXEMPT BONDS/ESKATON PROPERTIES, ROSEVILLE - Public hearing closed to discuss the proposed issuance of tax-exempt revenue bonds by the Authority to finance the construction of a new residential and care facility in Roseville by Eskaton and Resolution 2006-327 adopted authorizing the Authority's issuance of the bonds for the Roseville facility. MOTION Gaines/Weygandt/Unanimous VOTE 4:0 (Kranz temporarily absent)

Thomas Miller, County Executive Officer, explained the actions are public hearings for the sale of tax exempt bonds. These are not bonds issued by the County nor bonds that the County has an obligation to pay. Last year, the Board conducted a similar public hearing for the facility in Granite Bay, but did not proceed with the refinancing. That is what is being requested of the Board today.

Chairman Santucci inquired why the Board is hearing this item. Bryan Hacker, County Executive Office, replied that Federal tax law requires that public hearings be held on tax exempt bonds by the governing body with authority over the project locations. The City of Roseville requested we hold a public hearing for the project to make the process more efficient.

COMMUNITY DEVELOPMENT RESOURCE AGENCY/LAND DEVELOPMENT PROCESSING, INSPECTION AND REVIEW FEES - Public hearing closed. 1) Ordinance 5437-B adopted amending sections of County Code Articles 2.18, 16.08, 16.16 and 16.20 increasing Engineering and Surveying fees and taking other related actions; 2) Ordinance 5438-B adopted adding County Code Section 17.58.015 regarding Mandatory Predevelopment Meetings on certain Planning applications; and, 3) Resolution 2006-328 adopted approving fee increases and confirming other fees associated with Planning applications. MOTION Holmes/Weygandt/Unanimous

John Marin, Community Development Resource Agency Director, stated that staff put a lot of effort into this item. Two letters were received from the Building Industry Association and from the Contractors Association of Truckee-Tahoe. Neither letter indicated opposition to the fee adjustment, but stated they appreciated our offer to review the fees after six months of implementation. Each organization was interested in reviewing actual cost accounting by department (per application) and to better define accountability and process improvements. Mr. Marin informed the Land Development Fee Schedule has not been modified or reviewed by the Board since 1989. Three or four years ago, the County hired an outside consultant to look at fees. This information was used as the basis for the recommendation of fee changes. He handed out cut sheets for each fee which provided more detail of the proposed fees shown on Page 280 of the Board's agenda package.

Mr. Marin stated that staff performed a thorough study of all 17 fee increases, reviewing application, type, labor cost, field review time and cost and public noticing cost. The proposed fee schedule outlines an approximate 70% cost recovery. Currently, Placer County receives less than 50% cost recovery on many applications. As specific cost accounting information is collected, the proposed fees will be further reviewed to better determine the exact cost of each application.

Wes Zicker, Community Development Resource Agency, provided a specific project scenario on the blackboard. The Board asked questions regarding operating more efficiently to get the public through the system, obtaining feedback from developers, record keeping of employee charging time, productivity measuring, cost accounting by project and impacts on workforce housing.

COUNTY EXECUTIVE/REDEVELOPMENT/COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM - Resolution 2006-329 adopted authorizing an increase in down payment assistance and housing rehabilitation maximum loan amounts to \$125,000, in the program guidelines. MOTION Kranz/Holmes/Unanimous

Rich Colwell, Chief Assistant CEO--Redevelopment Director, spoke about the success of the workforce housing projects, particularly the First Time Homebuyers and Rehabilitation Programs. This year, another \$800,000 in State monies was received to assist in making loans to County residents. Currently, there is a \$100,000 limit on down payments and rehabilitation assistance. Due to the rise in the cost of housing, staff is recommending raising the amount to \$125,000.

Supervisor Weygandt requested an annual update.

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

COUNTY EXECUTIVE/REDEVELOPMENT/HOUSING TRUST FUNDS - Resolution 2006-330 adopted authorizing an affordable housing covenant and regulatory agreement allocating \$200,000 in County housing trust funds to PEACE For Families and authorizing the Chief Assistant CEO–Redevelopment Director or Designee to execute all agreements subject to County Counsel approval.
MOTION Holmes/Kranz/Unanimous

Rich Colwell, Chief Assistant CEO–Redevelopment Director, stated the Board has supported affordable housing in the area of special needs housing and has made significant contributions to several programs. Today is a request to use County Housing Trust Funds to pay the \$200,000 in fees for the PEACE For Families transitional housing. The project will consist of 39 beds (an increase of 24 beds over the current facility), has a second phase providing three transitional housing duplex units and is primarily paid for by the non-private sector.

COUNTY EXECUTIVE/REDEVELOPMENT/SIPHON RELIEF PROJECT - Resolution 2006-331 adopted with findings for the allocation of \$2,000,000 for the North Auburn Redevelopment Project Area Siphon Relief Project, subject to review by County Counsel. **MOTION Kranz/Holmes/Unanimous**

Rae James, Deputy Director, Redevelopment, advised the action request is for repair and construction of the Highway 49 Siphon Relief Project and the Bowman Area Liftstation. In August 2006, the Board approved the issuance of tax increment bond proceeds in the Auburn redevelopment area. One of the components of the issuance was to work with Facility Services Department on the Siphon Relief Project. The project will benefit the Highway 49 area by preventing the overflow of raw sewage during heavy rain events and by increasing the wet weather capacity in the sewage collection system. The total project is planned to cost \$3.5 million. Facility Services will contribute \$1.5 million and the Agency will provide \$2 million.

Rich Colwell, Chief Assistant CEO–Redevelopment Director, added that it needs to be fixed in order to encourage the redevelopment of the Bowman area and the Highway 49 area and that is why the Redevelopment Agency is involved.

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

REDEVELOPMENT AGENCY BOARD/SIPHON RELIEF PROJECT - Resolution 2006-332 adopted with specific findings approving the expenditure of \$2,000,000 for the North Auburn Redevelopment Project Area Siphon Relief Project and authorized the Chief Assistant CEO–Redevelopment Director, or designee, to execute the documents subject to Agency Counsel approval.
MOTION Kranz/Holmes/Unanimous

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

FACILITY SERVICES - Approved agreement with MHM Engineering, in an amount not to exceed \$249,222, to provide aerial mapping services associated with the Regional Wastewater Project; and approved a budget revision appropriating funds. **MOTION Kranz/Holmes/Unanimous**

Jim Durfee, Facility Services Director, explained that this item and the following item are related. They both accomplish the Environmental Review Process (EIR) for the Regional Wastewater Pipeline. He noted that the budget revision appropriates funds for the next item. The services provided by MHM include aerial photography, sufficient to identify a 3,000-foot corridor for the proposed pipeline between Auburn and Lincoln, north of Highway 49 to Sewer Maintenance #1 (SMD #1) and from SMD #1 to Applegate. They will develop topographic maps from that corridor, information critical to focus on the area we need to analyze in the EIR.

FACILITY SERVICES - Approved agreement with MHM Engineering, in an amount not to exceed \$249,925, to provide surveying services associated with the Regional Wastewater Project
MOTION Kranz/Holmes/Unanimous

Jim Durfee, Facility Services Director, stated this agreement is for surveying and topographical work based on the aerial photography, included in the previous item discussed. The firm will take the work to develop all the baselines, the preliminary engineering that ultimately result in the preliminary design for the Regional Pipeline. It is also an important component to the Environmental Review Process. Staff put the actions into two contracts because they are separate disciplines of work.

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

FACILITY SERVICES/COUNTY SERVICE AREA 28, ZONE 6 (Sheridan) - Resolution 2006-333 adopted increasing the Sheridan Wastewater Pond Construction Project budget from \$800,000 to \$905,000, authorized a loan in the amount of \$135,000 from the County Service Area Revolving Fund to CSA 28, Zone 6; and approved budget revision appropriating the loan proceeds in FY 2006/07. MOTION Weygandt/Holmes/Unanimous

Will Dickinson, Facility Services, advised staff has been working on a two-phase compliance project to improve the sewage treatment system in Sheridan. Phase 1 involves constructing a fourth treatment pond. In 2006, the Board authorized the expenditure of \$800,000 for the construction of the pond. During construction, the engineers identified a change to the project that has a potential to reduce both the capital and long-term operating cost. Staff is requesting authority to spend the additional \$105,000 to make the change.

FACILITY SERVICES - Approved lease agreement with 49 Fitness, Inc., dba Courthouse Athletic Club, for the facility located in the Placer County Government Center, 11558 F Avenue, Auburn. MOTION Holmes/Gaines/Unanimous

Mary Dietrich, Facility Services, stated the action is to approve a three-year lease agreement with 49 Fitness. The Courthouse Athletic Club (CAC) has occupied the facility since 1980 under various lease agreements. The current lease agreement expired on April 2006, and has continued on a month to month basis. This arrangement was acceptable to the County providing flexibility for plans relating to the Government Center; however, the owner of the Courthouse Athletic Club has requested a three-year term for the lease to include an "exit" strategy for the facility. The owner is having difficulty securing memberships on a month to month basis. In addition, the owner has requested a buy down rental rate for the last six months of the term. CAC rent has fallen into arrears in the amount of \$49,000. There is a payment schedule in place for repayment over a 19-month schedule. The rents for September and October are current. There is a commitment from the owner to remain current for the outstanding term of the lease. The agreement will generate over \$165,800 during its first year and approximately \$490,250 over the three year term. Ms. Dietrich made a correction in the staff report indicating the 75% (should read 25%) rental reduction during the final six month of the term in recognition that revenues would continue to fall as closure comes near.

Public comment. Art Chappell, owner of CAC, thanked the Board and Facility staff for cooperation and help.

HEALTH & HUMAN SERVICES/ADULT SYSTEM OF CARE - Approved the FY 2006/07 Performance Agreement with the State Department of Mental Health, which delineates State requirements for mental health services, authorized the County to claim the allocated funds and authorized the Chairman to sign. MOTION Gaines/Weygandt/Unanimous

Maureen Bauman, Director of Adult System of Care, stated this is an annual contract that assures the State Department of Mental Health that Placer County is in compliance. The terms of the contract are relevant for the mental health services provided. The contract gives the County approximately \$1.5 million directly from the State for special projects for children and adults. There is a 1% required match of County general funds.

HEALTH & HUMAN SERVICES/CHILDREN'S SYSTEM OF CARE - Approved the contract with United Advocates for Children of CA. (UACC) from July 1, 2006 through June 30, 2007, providing State Department of Mental Health (DMH) pass-through funding to provide Statewide public policy and parent-to-parent education and support, in the amount of \$160,000, and approved an amendment to Contract #012199 with UACC, adding Parent Involvement Program (PIP) services to provide parent support and advocacy services to parents participating in the Children's System of Care from July 1, 2006 through June 30, 2007, in the amount of \$163,155, for a revised total contract amount of \$992,701, and authorized the Health and Human Services Director to sign the DMH agreement, the PIP amendment and subsequent amendments. MOTION Holmes/Gaines/Unanimous

Bud Bautista, Director of Children's System of Care, explained that the United Advocates for Children of CA (UACC) is a very unique organization. It provides parent advocates and youth advocates to the Children's System of Care to help provide guidance to staff and clients. The first part of the agreement with UACC is pass through funding of \$160,000. The State Department of Mental Health approached Placer County and requested we be a conduit for their Statewide efforts. The second action is amending the UACC contract that provides additional funding for an additional three parent partners for the children's System of Care.

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

PUBLIC WORKS/WILLOW CREEK DRIVE EXTENSION PROJECT, CONSTRUCTION CONTRACT #73265 – Resolution 2006-334 adopted to award contract to the lowest bidder, in an amount not to exceed \$2,200,000, for the project; authorized the Chairman execute the construction contract and authorized the Public Works Director to execute contract change orders up to 10% of the contract amount, with approval of County Counsel on required bonds and insurance. MOTION Holmes/Kranz/Unanimous

Kevin Ordway, Public Works, stated that the bid was awarded to Gabe Mendez, in the amount of \$1,339,308.

COUNTY COUNSEL/CLOSED SESSION REPORT:

(A) §54956.9 - CONFERENCE WITH LEGAL COUNSEL

(1) Existing Litigation:

- (a) Judi Jackson vs. County of Placer, et al., U.S.D.C. Eastern District Case No.: CIV.S. 05-79 FCD KJM – *The Board received a report from Counsel and gave direction.*
- (b) Kirsten Fisher vs. Placer County, et al., U.S.D.C. Eastern District Case No.: CV 00771 FCD DAD *The Board received a report that the County had successfully won the motion for summary judgment in that case.*
- (c) County of Placer v. Nacht & Lewis Architects, Inc., Placer Superior Court Case No. SCV-17993 – *The Board received a report from Counsel and gave direction.*

(B) §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – *The Board had a report and gave direction to its negotiators.*

- (a) Property: Commercial Building, 10 West Church Street, Colfax, CA: APN 006-091-006.
Negotiating Parties: County of Placer and Jeffery and Karen Williams, husband and wife as joint tenants. Negotiation: Terms of payment and conditions of the purchase and sale.

(C) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR - *The Board did not receive any labor negotiations with regards to PPEO or Management but got a brief update on the status of ongoing discussions with the DSA.*

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

ADJOURNED AS THE PLACER COUNTY BOARD OF SUPERVISORS AND CONVENED AS
THE PLACER COUNTY IN-HOME SUPPORTIVE SERVICES PUBLIC AUTHORITY

(D) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR – *Had discussions with its Labor Negotiators and gave direction.*

- (a) Authority negotiator: Executive Director, Employee organization: United Domestic Workers of America.

ADJOURNED AS THE IN-HOME SUPPORTIVE SERVICES PUBLIC AUTHORITY AND
RECONVENED AS THE PLACER COUNTY BOARD OF SUPERVISORS

ITEMS FOR INFORMATION:

- 34. TREASURER/TAX COLLECTOR - Treasurer's Statement for the month of September 2006.

ADJOURNMENT – Adjourned to the November 20, 2006 Board Meeting. Next regular meeting is Tuesday, December 5, 2006.

ATTEST:

Ann Holman
Clerk of the Board

Bill Santucci, Chairman
Placer County Board of Supervisors

Kathy Zick
Supervising Board Clerk

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a regular session at 9:00 a.m., Monday, November 20, 2006, in the County Administrative Center, 175 Fulweiler Avenue, Auburn. Supervisors Santucci, Weygandt, Holmes, Gaines and Kranz present. Chairman Santucci presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

CONTINUED ADJOURNED REGULAR MEETING OF NOVEMBER 7, 2006

PUBLIC COMMENT – Nancyjo Riekse, Agricultural Marketing Director, reported on Placer County issues appearing in various publications and the Mountain Mandarin Festival. Susan Prince thanked the Board for Hidden Falls Regional Park and said it is a real asset to Placer County residents.

SUPERVISOR'S COMMITTEE REPORTS – None.

CONSENT AGENDA – Consent Agenda approved with action as indicated.
MOTION Holmes/Weygandt/Unanimous

1. **BOARD OF SUPERVISORS** – Approved minutes of October 10, 16, 23, 24, & 30, 2006.
2. **ORDINANCES** – Second reading:
 - a. **PERSONNEL** - Ordinance 5439-B adopted amending Chapter 3, Section 3.12.010, relating to a salary increase to new state minimum wage level for the Occupational Trainee classification.
 - b. **PERSONNEL/CIVIL SERVICE COMMISSION** – Ordinance 5440-B adopted amending Chapter 3, Section 3.12.010, Allocation of Positions, relating to the reclassification of one Technology Solutions Analyst I/II position to Senior Technology Solutions Analyst in the Clerk Recorder-Registrar of Voter's Department and reclassification of one Client Services Program Manager position to Assistant Client Services Program Director in the Health and Human Services Department.
 - c. **SHERIFF** - Ordinance 5441-B adopted amending Chapter 3, Section 3.12.010, Allocations and Compensation, Section 3.12.030, Schedule of Classifications, Salary Plan and Grade Unclassified Service, and Section 3.12.040, Salaries-Placer County Sheriff's Ordinance Initiative, to reflect the addition of the Assistant Sheriff position.
3. **PUBLIC WORKS/SR 49 SAFETY AND OPERATIONAL IMPROVEMENTS** – Resolution 2006-335 adopted authorizing the Director of Public Works to sign amendments to the State/County Cooperative Agreement for the State Route 49 Safety & Operational Improvement Project subject to County Counsel approval.

End of Consent Agenda

COUNTY COUNSEL – Authorized County Counsel to implement Board of Supervisor vacancy notice and appointment process. **MOTION** Holmes/Weygandt/Unanimous

Anthony La Bouff, County Counsel, explained on November 7, 2006, Supervisor Gaines was elected to the State Assembly and will take his oath of office on December 4, 2006. The County Charter states that the Board has 30 days in which to make a replacement supervisor appointment. If the Board cannot make a unanimous appointment, the Governor of the State of California would appoint a Supervisor. Because it is an unscheduled vacancy, there are additional time restrictions and a limited amount of time to vote on the replacement. The vacancy will be noticed sometime before the vacancy occurs, December 4, 2006. There will be a process where applications are received by the Board of Supervisor's Office and screened by Mike Boyle, Assistant County Executive Officer, to assure the minimum tasks required are met. The applications will be given to the Board members for evaluation and consideration. Applications are public documents and available for review upon request. Mr. La Bouff suggested there be no interviews because of the time constraints and public hearing requirements. If the Board comes to a decision, there could be a unanimous vote and a supervisor appointed on December 19, 2006. Supervisor Gaines is a supervisor until December 4, 2006 but by having a resignation letter on file it allows the County to start the process and gives interested citizens more time to know about the vacancy.

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

COUNTY EXECUTIVE/PERSONNEL/ORDINANCES – Second reading:

- a. Ordinance 5442-B adopted adopting the Memorandums of Understanding with the Placer Public Employee Organization Professional and General Units regarding salaries, benefits and rule changes for the period July 1, 2006 to June 30, 2010. MOTION Holmes/Weygandt/Unanimous
- b. Ordinance 5443-B adopted adjusting the salary, compensation, and benefits of management and confidential employees. MOTION Holmes/Weygandt VOTE 4:1 (Kranz No)
- c. Ordinance 5444-B adopted adjusting the salary, compensation and benefits of elected department heads. MOTION Holmes/Weygandt VOTE 4:1 (Kranz No)

Tom Miller explained this is a second reading of these ordinances that the Board considered at the last meeting. The agreements cover four years and include general wage increases, cost of living increases, and employee cost sharing on all levels (except for existing retirees as of December 31, 2006).

6. COUNTY COUNSEL/CLOSED SESSION REPORT:

(A) §54957 - PUBLIC EMPLOYEE PERFORMANCE EVALUATION – *The Board met in closed session to discuss the performance evaluation of the position, County Executive Officer, and concluded that evaluation.*

Title: County Executive Officer

(B) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR – *The Board took up a brief conference with its labor negotiators with regards to DSA, PPEO and Management.*

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

COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING/PLACER COUNTY CONSERVATION PLAN (PCCP) – MOTION Kranz/Gaines/Unanimous to defer selection of any map until after it goes back to the biological working groups and other groups to come back and give them a chance to look at the other 14 maps and it be brought back to the Board at the second meeting in January (January 23, 2007 at 1:30 p.m.)

Financial analysis and prioritization of alternatives:

1. Direct staff to proceed with negotiations to refine the Alternative 14 reserve system for the PCCP.
2. Direct staff to work with the Financial Working Group to assist in the development of a finance plan for the PCCP.
3. Report back to the Board on the ability of the State and Federal agencies to support Reserve Map 14, as well as on the anticipated costs associated with completion of the PCCP.

Chairman Santucci said this workshop, on the Placer County Conservation Plan (PCCP), is to gather information, allow questions and answers from the supervisors and public, and give staff direction on how to proceed with the plan.

Supervisor Gaines requested to have this report given to the public and stakeholders for comment.

Supervisor Kranz said since the agenda packets were received on Friday there was not enough time to review information and to give direction to staff. He said Federal and State Agencies would not be reviewing this information before the first of the year with holidays and vacations and was not inclined to give any direction for an alternative until meeting with staff to review the plan. Supervisor Weygandt replied that many questions will be answered after the workshop and the process could move forward depending on the Board's preference.

Michael Johnson, Planning Director, explained the financial analysis was requested at the January 24, 2006 meeting. In order for cost estimates to be prepared, staff selected three alternative reserve map designs to be considered that offer a variety of options that could be used in the implementation of a program, such as the PCCP. The three maps include: the least amount of Placer County land conserved, the most amount of land conserved and a middle ground map. The financial analysis concluded that the actual costs of implementing the PCCP program would be approximately \$1.1 billion, estimated costs for the three alternatives were within \$200,000 of each other. The cost for purchasing land to mitigate impacts associated with development in western Placer County would be born by the property owners and land developers, not the County. The ongoing maintenance and operational costs for the PCCP are estimated to be \$7 to \$8 million per year, once the entire land mass is acquired. These costs would be born by those purchasing, operating and maintaining the land, not the County. Staff worked on map alternatives for the past 10 months, trying to find a map that would obtain the support of the State and Federal Resource Agencies. It is anticipated that approximately 54,000 acres of land, with the right composition of vernal pools and wetlands, would need to be acquired to offset the anticipated impacts

PLACER COUNTY BOARD OF SUPERVISORS

MINUTES

associated with the ultimate build out of development in Western Placer County. Before staff proceeds further and additional funds are spent on preparation of an Environmental Impact Report (EIR), Environmental Impact Statement (EIS) and the final financial documents, the Board requested that it be clear that any alternative map that went forward could receive general support from the State and Federal Resource Agencies. Staff has prepared Alternative Resource Map 14 and believes it is a good starting point for negotiations with the State and Federal Resource Agencies. The map provides regulatory coverage for Placer Ranch, Placer Vineyards and Regional University specific plans in the western Placer County area. It was designed to seek a balance between implementation of Lincoln's proposed general plan, as well as, build out development in other parts of western Placer County. Mr. Johnson requested the Board give staff direction to start negotiations to determine the level of support of State and Federal Resource Agencies. Staff would return to the Board when input and direction is received.

Supervisor Holmes said the cost to implement the plan would be \$1.1 billion, spread over 50 years. He asked if the cost to maintain the properties (\$7-8 million per year) would be reduced over time. Mr. Johnson responded the cost is anticipated after the entire land mass is purchased and would be a static cost.

Supervisor Kranz asked why alternative map 14 was chosen over the other maps and why the other alternatives were not discussed. Mr. Johnson replied that other alternatives were discussed at the January 24, 2006 meeting and at other meetings since that time. Previously, only one map was able to gain State and Federal Resource Agency support, but it had serious impacts to the City of Lincoln's desire to build out their general plan. Based on previous Board direction, that was not deemed as an appropriate alternative. Supervisor Kranz did not want to make a decision until he understood the other alternative maps.

Supervisor Kranz said costs of the PCCP would be placed on the home buyers and was concerned about higher priced homes. Mr. Johnson agreed but advised the costs would be the same even without a PCCP as State and Federal Law requires mitigation of impacts to vernal pools, wetlands and other environmental effects. Supervisor Kranz asked what the State and Federal mitigation requirements are and what requirements, if any, have been added.

Supervisor Kranz questioned how the 54,000 acre mitigation was calculated. Mr. Johnson replied that the 54,000 acre is an estimate based on the amount of vernal pools and wetland areas that would need to be acquired to offset development impacts.

Supervisor Kranz asked why the Curry Creek Community Plan was put on hold after the Board directed staff to proceed with it. Mr. Johnson responded that in 2005, after the Board directed staff to proceed with preparation of the plan and staff developed a contract, it was concluded there were not enough resources available to proceed and direction was provided to the Board. Thomas Miller, County Executive Officer and the previous CDRA Director, clarified that the Board directed staff to prepare the Curry Creek Plan when the Regional University, Vineyards and Placer Ranch projects were beginning the permit process. There were traffic components, resource demands and infrastructure resources that had to be calculated in the Curry Creek Community Plan. Costs were incurred, quarterly updates were given and staff calculated a cumulative analysis for all the projects. Staff requested the plan be delayed until the projects were further developed because of potential conflicts and the lack of staff resources to put a new community plan through the process. Staff's focus is on the three projects and working with the City of Lincoln and Roseville on their growth projects; however, staff is still working on the cumulative analysis of the Curry Creek Community Plan and community plan dollars are still preserved. Supervisor Kranz said that if staff's recommendations are approved the Board's previous direction to pursue the Curry Creek Plan would be overturned.

Supervisor Gaines asked for clarification on the resource value of Curry Creek. Loren Clark, Planning, explained it has a mix of rieland, grassland and vernal pool grasslands. There is a mix of high and low conservation protection valued land. Supervisor Gaines said it would be helpful for the Board to understand each of the alternatives including their pros and cons. He asked if having a conservation plan would save the County money versus conserving on a parcel by parcel basis. Michael Johnson said the goal of the PCCP is to gain consistency for the replacement ratio. Impacts for projects that are three acres or less would be addressed at the County level. The rest would be addressed at the Army Corp level and their goal is to have a 120 day turn around response time. Absent a PCCP there would be no established standard. Once we decide on an alternative that is acceptable by State and Federal Agencies we have to figure how much development could occur without a PCCP, is that level of development acceptable to the Board and are the benefits and liabilities of the PCCP worth that tradeoff.

Supervisor Weygandt explained the Board had a workshop in October 2003 regarding development and conservation in west Placer County. De La Salle University, Placer Ranch, Placer Parkway and the conservation plan were discussed. The framing of motion was that these projects did not injure Board priorities: continuation of the conservation plan, the ability to complete the Placer Parkway, the operation of the landfill, or the intent of the Sunset Industrial Area's primary mission to create a job site. Subsequent to this was continuation of the Curry Creek Plan. The request today is to use the attributes

31

PLACER COUNTY BOARD OF SUPERVISORS

MINUTES

of Map 14 to test. He described how some of the other alternative maps have failed. Map 14 has proposed development where previously none was proposed and it preserves approximately 55% of our vernal pool complexes. Somehow the Board will have to come to terms with the attributes contained in Map 14, if we are going to be successful. If Map 14 was approved by the Board, it would give everyone an opportunity to talk about the pros and cons. The next step would take two years and the Board would still have the opportunity to discard it during that time.

Chairman Santucci thanked staff for their work on the conservation plan. He said it would have been helpful to have individual meetings with the supervisors to make sure they understood about not moving forward on the Curry Creek Plan and to review staff report information. He recapped how staff arrived at the requirement of preserving approximately 54,000 acres at buildout. Loren Clark said with the assistance of Hausrath Economics Group (HEG), staff developed a development scenario for all of Western Placer County up to the year 2050 and then applied a land conversion rate to that growth. It takes approximately two thirds of Map 14 boundary to meet that requirement. Michael Johnson said one of the concerns raised by the Board is not precluding development in all areas of the county. Map 14 identifies an area for preservation, within that area 67% would need to be preserved to meet the anticipated State and Federal requirements. This provides the greatest latitude for the Board to consider projects on a case-by-case basis and if the Board deems it appropriate, allow for development within that identified area.

Chairman Santucci confirmed that by having a PCCP the County would be protected with a "no surprises" policy that protects the County from the impacts of future listings on the Endangered Species Act. Loren Clark said that if you provide a conservation strategy for a list of species, that you request, the goal is that the County would be covered. Supervisor Kranz stated there could be surprises and he thinks there would be surprises.

Chairman Santucci asked for clarification what is meant by further refining the balance between conservation, mitigation and restoration/enhancement on the preparation of the PCCP. Loren Clark replied those are the four components that build up the land that you acquire. Mitigation is required if development makes an impact. Conservation or protection would be used because of values that are present to build a reserve system of landscape that has integrity. Currently, the County General Plan does not have an adopted policy that mandates a replacement of open land for open land.

Chairman Santucci asked if Placer Vineyards was still negotiating with the agencies on mitigation of their land. He was advised by a representative of Placer Vineyards that they have applied to the Army Corp of Engineers for a permit and are still negotiating.

Chairman Santucci asked and received clarification from Loren Clark about the significant amount of urban edge that intrudes into the reserve area with Reserve Map 14. Mr. Clark said that the urban edge is a concern with the wildlife agencies and would produce more problems with the management and viability of the reserve map.

Chairman Santucci said in some areas of the Curry Creek Plan, there are lands with no vernal pools or endangered species. If the County were to allow development on that land there would be no mitigation required. Loren Clark replied, without a PCCP that is correct. With the PCCP there would be conservation mitigation. Supervisor Weygandt said there are no major projects proposed in Placer County that would not have an impact on natural resources and require State or Federal permits. Loren Clark said the nexus to the Clean Water Act and Wetlands is probably going to be apparent on any property in Western Placer County. Small projects might be ok but the larger projects would have wetland if not endangered species connections with them. Supervisor Weygandt said having the PCCP is better than having to apply for a permit with each project. Chairman Santucci pointed out there are other State and Federal requirements besides wetlands and endangered species. He said that once a map is chosen, the property owners would think that it would be nearly impossible to develop land that has been chosen as reserve. Supervisor Weygandt said it has been brought up that there is that notion of permanency but the reality is that this is only a 50 year permit. It is not in perpetuity and is retractable.

Chairman Santucci asked how the map would be different if it covered Roseville and Rocklin. Loren Clark explained the cities of Auburn, Roseville, Rocklin and the Town of Loomis have shown interest in the program but have elected not to participate. If they were to ask for coverage through this work program, it could change the boundaries of the map because there could be additional requirements for mitigation.

Chairman Santucci said if there are going to negotiations with the agencies, there needs to be a map that is supported. He had no objection to map 14, only the amount of time given to review the information. Loren Clark said an EIR and EIS must be prepared for the PCCP. Supervisor Weygandt said you have to have a map to show the State and Federal Agencies where conservation is planned.

Loren Clark reviewed Alternative Map 14. Supervisor Kranz asked why each of the alternative maps had a different amount for the existing reserve acreage. Loren Clark said with different alternatives, different

38

PLACER COUNTY BOARD OF SUPERVISORS

MINUTES

properties were considered as potential reserves. Supervisor Kranz said the existing reserve should remain the same for each alternative map. Michael Johnson said that staff will review the discrepancies and report back to the Board.

Supervisor Holmes asked if anyone stands to lose if Map 14 is sent to State and Federal Agencies for review. Michael Johnson said it is staff's opinion that Map 14 is a starting point for discussion to determine what would be supported by State and Federal Agencies. Based on their input and direction, staff would return to the Board for consideration. Supervisor Weygandt stated the county cannot move forward with a conservation plan until a map is chosen. Chairman Santucci asked if State and Federal Agencies saw Alternative Map 14. Loren Clark replied that the map was released to them at the same time the Board received it. Supervisor Kranz stated that property owners that are marked for conservation on one map and development on another may have a different opinion on what harm it does to pick a map.

Public Comment

Beata Olesniewicz-Owens supported the conservation plan and continuity of open space. Loren Clark explained the goal is to connect the upper and lower watershed. Creeks pass through non participating communities and the County is coordinating with them. Supervisor Weygandt said if we are successful, we will be in partnership with the cities of Lincoln and Roseville in jointly managing projects for conservation. Ms. Owens said there is a benefit of air quality with the conservation plan and it is important to have agriculture protected.

A representative from KT Communities, spoke about the process and said there would be a significant impact if one map was chosen at this time. He requested that staff review the alternative maps with the stakeholders. The mitigations calculated in the accumulative analysis are assuming that Curry Creek would be developed and before a decision is made on a conservation plan, it should be determined if this development will be allowed. Supervisor Weygandt said alternative maps have been reviewed with landowners and we cannot move forward until we have the attributes of a map that we can start testing. The map boundaries can change, the important part is the attributes. Mr. Terran requested the Board delay making a decision on a specific map.

Supervisor Kranz compared Map 5 with Map 14. He said Map 14 allows most of the County's buildout in Lincoln and the infrastructure is already inadequate and the bypass has not been approved. Thomas Miller pointed out that Map 5 includes mitigation in Sutter County. Supervisor Weygandt stated that is in violation of the County's General Plan Policy. Loren Clark replied there is no adopted General Plan Policy that says we have to mitigate in Placer County. However, with the PCCP is that we have to mitigate in Placer County because the resources are not available in adjoining counties. The adjoining counties have expressed concern that we do not mitigate within their counties. He thinks that the Corp of Engineers has sold mitigation bank credits outside of Placer County in their process. Chairman Santucci confirmed that to date we have not mitigated outside of Placer County. Rick Dondro, Public Works, explained the amount of work done on the Highway 65 bypass and advised they are close to construction. He explained other roadway projects that are underway. Staff is working with partners to insure funding to provide for the timely construction of these improvements.

Primo Santini, Lincoln City Council member, said the City of Lincoln is updating their General Plan with a 50 year build out. The City plans to obtain a population of 110,000 to 130,000 at build out to be financially solvent. They are working on transportation, water, drainage commitments, landfill, and sewage needs. If the City of Lincoln is not allowed to grow, then the South Placer Region will only have Roseville and Rocklin to provide a high level of service to its citizens. The City of Lincoln is supportive of the conservation plan and Sacramento Area Council of Government (SACOG) Blueprint and has formed their plan with those in mind. He requested the map choice be delayed 30 days. Chairman Santucci applauded the City of Lincoln's planning efforts. Supervisor Weygandt said the County needs build out of the Sunset Industrial Area and tax share negotiations with the cities.

Ken Sanchez, United States Fish and Wildlife Service, has worked with this conservation plan. He applauded Placer County's work with conservation and population growth. A conservation plan needs to be adopted or there will be court battles acre for acre. Supervisor Kranz asked what alternative maps have been discussed with him. Mr. Sanchez had reviewed approximately eight alternative maps but had not seen Map 14 until last Friday. He supported Map 14. Supervisor Kranz confirmed that it would be more difficult to develop land marked for conservation than land marked for development. Mr. Sanchez said Placer County has a tight landscape and has lost over 80% of its vernal pool wetlands and that now is the time to make the decision on what will be protected. He said Map 14 is a good start and should be discussed with all of the stakeholders and developers.

Sandy Morey, California Department of Fish and Game, registered support for Map 14 as a starting point for discussion. She said they are ready to work with Placer County to resolve outstanding issues. She replied to Supervisor Kranz that she has seen various maps throughout the year and Map 14 was received on Friday. Ms. Morey responded to Supervisor Holmes that even without an Alternative Map, conservation would be required.

39

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

Jim Martin, Senior Environmental Scientist, said he was pleased that the Board commented on the short amount of time given to evaluate the information. He said by sending an alternative forward it would be difficult to retract and change. He said inflation and catastrophic events should be factored in because they could impact the costs. He requested the Board take the plan and submissions into consideration and delay action.

Richard Ross, President of the Tahoe Cattleman's Association and member of the Placer County Biological Stakeholders Group, said the ranches are not concerned about being preserved but want to be viable. He does not want a property owner that has done a good job in preserving his land to be preserved in perpetual poverty while his neighbor who has done a lesser job can become wealthy from development. Supervisor Weygandt said one of the purposes was to have enough definition of a map that could be approved by the State and Federal Agencies and then get feedback from the stakeholders group.

Terry Davis, Sierra Club and member of the Placer County Biological Stakeholders Group, said his effort has been to get a program with buy in from all of the environmental groups. He did not want to anticipate litigation for each project and thought Map 14 was better than the other compromise maps he had seen before. Mr. Davis supported the Board moving forward and gain focus on the conservation plan.

Jane Tahti, Lincoln resident, requested the Board pick a map and take action. Litigation on a project by project basis is costly and time consuming for the public.

Kirk Scilacci, Farmer in District 2, requested the Board move slowly and thoroughly with the conservation plan. He advised his property is marked for conservation on Map 14 and was afraid of having limited opportunities in the future. Mr. Scilacci was in favor of land use planning.

George Phillips, Placer Ranch, requested the process move forward. He thought it would be difficult to find a map that the developers and environmentalist would agree on, but it needs to be done. He requested a fair opportunity for input, debate, and discussion before a map is chosen.

Supervisor Kranz said he received an e-mail from the Building Industry Association (BIA) and other interested parties requesting more time to discuss the information. He said by picking a map, the Board would be giving direction that would be hard to change. He requested the information be taken to the stakeholder groups to get their input brought back to the Board. Supervisor Weygandt said he would support bringing this back to the Board at the second meeting in January 2007. That would give enough time for the stakeholders and others to have input. Essentially, if we do not get started with the process and choose a map with the integrity that the regulatory agencies require we will not have a conservation plan. Efforts have been made to receive input on the plan. He has attempted and should meet soon with John Costa from the Building Industry Association (BIA). There is plenty of time for everyone to comment and measure the attributes on the Alternative Maps. Supervisor Kranz asked if staff has enough time to meet with the groups, receive input and return to the Board with an update the second meeting in January, 2007. Michael Johnson replied there should be adequate time to do the necessary outreach and time to respond to the issues that have been raised by the Board. Supervisor Kranz requested staff meet with the supervisors individually before the January meeting.

Chairman Santucci supported moving forward with the PCCP and making a decision at the January meeting. Supervisor Gaines applauded the comments received today and said the plan needs to be flexible to allow property owners to be economically viable. Private property owner's rights need to be observed and we need to review development and make sure we have enough housing stock to accommodate the anticipated growth. He requested development credit options be considered; they have been incorporated in other conservation plans and allow the conservation landowners to add value to their land. Supervisor Holmes supported the motion and thanked staff for their work on this complicated issue. Supervisor Weygandt offered to meet with anyone who wants information about the conservation plan.

ADJOURNMENT - There being no further business, the Board adjourned. Next regular meeting is Tuesday, December 5, 2006.

ATTEST:

Ann Holman
Clerk of the Board

Bill Santucci, Chairman
Placer County Board of Supervisors

Melinda Harrell
Senior Board Clerk

DATE November 20, 2006

PAGE 220

40