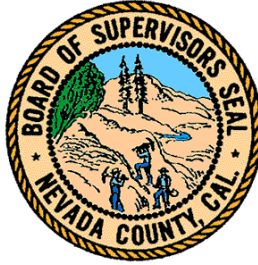


COUNTY OF NEVADA

STATE OF CALIFORNIA

Heidi Hall, 1st District (Chair)
Ed Scofield, 2nd District
Dan Miller, 3rd District (Vice-Chair)
Susan Hoek, 4th District
Richard Anderson, 5th District

Julie Patterson Hunter, Clerk of the Board
Alison Lehman, County Executive Officer
Katharine L. Elliott, County Counsel



BOARD OF SUPERVISORS

950 Maidu Avenue
Nevada City, CA 95959-8617
(530) 265-1480
Fax: (530) 265-9836
bdofsupervisors@co.nevada.ca.us

AGENDA

<u>Date</u>	<u>Time</u>	<u>Location</u>
Tuesday, October 27, 2020	9:00 AM	Board Chambers, First Floor Eric Rood Administrative Center 950 Maidu Avenue Nevada City, California

The Board of Supervisors welcomes you to their regular meeting.

Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID-19 pandemic, the County of Nevada will hold its regularly scheduled meeting of the Board of Supervisors from inside the Board Chambers, located at the Eric Rood Administrative Center, 950 Maidu Avenue, Nevada City, CA 95959. This meeting is broadcast live on Nevada County Media Channel 17 in the Western County and on Suddenlink Channel 78 in the Eastern County, and can be viewed live through the web at <https://nevco.legistar.com/Calendar.aspx>. Closed Captioning is available for hearing impaired viewers.

Members of the public who are unable to view the meeting on television or through the web may call 1 (415) 655-0001 to listen to the meeting live. You will be prompted to provide the Meeting ID# 126 664 6306 & Password# 5558587.

Public comment for items not on the agenda will be taken following adoption of the Consent Calendar, or as soon thereafter as possible. Please refer to Pages #9 and #10 for information on how to participate in the meeting, as well as options being made available for members of the public to provide comment in both Western and Eastern County.

The meeting room is accessible to people with disabilities. Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board's office by calling (530) 265-1480 at least four days prior to the meeting. (TTY/Speech-to-Speech users may dial 7-1-1 for the California Relay Service.)

This agenda and certain supporting documents may be obtained at <https://nevco.legistar.com/Calendar.aspx>. To view the supporting documents on this agenda for a particular item, click on the SR number to the left of the item. Please note that the on-line agenda may not include all related or updated documents. Proposed actions and supporting documents are considered draft until acted upon by the Board. All items listed on the agenda may be acted upon by the Board of Supervisors.

REGULAR MEETING: 9:00 AM**STANDING ORDERS:**

Call the meeting to order.

Pledge of Allegiance.

Corrections and/or deletions to agenda.

CONSENT CALENDAR:

These items are expected to be routine and noncontroversial. The Board of Supervisors will act upon them at one time without discussion. Any Board member may request that an item be removed from the consent calendar for discussion. Members of the public wishing to ask questions or hear discussion on items listed under the consent agenda, may raise their concerns to the Board members prior to the consent agenda being introduced. The Supervisors will take the concerns under consideration and decide if there is adequate reason to remove the item from consent.

Child Support Services, Collections, and Housing Director: Mike Dent

1. [SR 20-3455](#) Resolution approving a renewal contract between the County of Nevada and the United Methodist Church of Truckee dba Emergency Warming Center related to providing non-congregant emergency shelter for medically vulnerable homeless households at-risk of contracting COVID-19 and winter overflow shelter to homeless individuals and families during extremely cold winter nights, in the maximum amount of \$126,500, for the period October 1, 2020 through June 30, 2021, authorizing the Chair of the Board of Supervisors to execute the contract, and directing the Auditor-Controller to amend the Fiscal Year 2020/21 Health and Human Services Agency Housing and Community Services Division budget. (4/5 affirmative vote required) (Housing)
2. [SR 20-3521](#) Resolution approving a Reciprocal Maintenance and Use Agreement between Penn Valley Pacific Associates and AMG & Associates LLC for the development of additional low-income housing and the shared use of common areas of the Penn Valley Lone Oak Senior Apartment Complex, and authorizes the Chair of the Board of Supervisors to execute the Consent of Beneficiary of Deed of Trust. (Housing)
3. [SR 20-3522](#) Resolution approving the submittal of an amended grant application to the California State Department of Housing and Community Development for grant funding in the amount of up to \$1,000,000 under the CalHome Program, and authorizing the Director of Housing and Community Services to execute the application, Standard Agreement, and all other documents required to participate in the CalHome Program. (Housing)

Sheriff-Coroner/Public Administrator: Shannan Moon

4. [SR 20-3515](#) Resolution approving a renewal agreement between the County of Nevada and the County of Sierra for the provision of booking and jail services for Sierra County inmates at the Nevada County Jail, with a reimbursement rate of \$136 per detainee per day, for the period July 1, 2020 to June 30, 2023 allowing for two additional one-year renewals, and authorizing the Chair of the Board of Supervisors to execute the agreement.

Director of Public Works: Trisha Tillotson

5. [SR 20-3511](#) Resolution approving Final Map 01-001 "Deer Creek Park Ila" as complete, authorizing the Chair of the Board of Supervisors and the Clerk of the Board to sign the Map, and directing the County Surveyor to record the Map with the Nevada County Clerk-Recorder's office. (Dist. I)
6. [SR 20-3512](#) Resolution approving Contract No. 710000 between the County of Nevada and Bennett Engineering Services Inc. for engineering and design services for the Higgins Area - Residential Off-site Improvements Project 19-PGP-13441, in the amount of \$263,283, for the period October 27, 2020 through December 31, 2021, and authorizing the Chair of the Board of Supervisors to execute the Contract. (Dist. II)
7. [SR 20-3427](#) Resolution approving the General Fund to accept unused allocation intended for the Combie Road Corridor Improvement Project from the Nevada County Sanitation District No. 1 (Lake of the Pines, Zone 2), in the amount of \$344,625. (Dist. II)
8. [SR 20-3514](#) Resolution approving a Maintenance Agreement between the County of Nevada and Caltrans pertaining to maintenance of bollards within State Highway right-of-way on Route 20 within the County of Nevada, and authorizing the Chair of the Board of Supervisors and the Director of the Department of Public Works to execute the Agreement. (Dist. IV)
9. [SR 20-3513](#) Resolution approving a contract between the County of Nevada and Richard R. Harris for registered professional forester services for the Egress/Ingress Fire Safety Project, for the term October 27, 2020 through December 31, 2022, in the amount of \$89,000 plus a ten percent contingency of \$8,900, for a total amount of \$97,900, and authorizing the Chair of the Board of Supervisors to execute the contract. (All Dists.)

Chief Information Officer: Stephen Monaghan

10. [SR 20-3510](#) Resolution approving the Exclusive Negotiation Agreement between the County of Nevada and Ace Welding for a proposed development at the Nevada County Airport for an aircraft storage hangar on ramp four. (Airport)

11. [SR 20-3507](#) Resolution approving the Notice of Acceptance and Completion of the contract between the County of Nevada and Extreme Roofing for the Nevada County Roof Restoration and Replacement Project at Various Locations 2020, for Composite Roof replacement at the Bost House located at 145 Bost Avenue, Nevada City (Res. 20-340), with contract costs totaling \$65,190, and directing the Clerk of the Board to record this Notice in accordance with Civil Code section 9208. (Facilities)
12. [SR 20-3517](#) Resolution approving the Notice of Acceptance and Completion of the contract between the County of Nevada and D.G. Granade, Inc. for construction of the Nevada County Operations Center Project located at 12350 La Barr Meadows Road, Grass Valley (Res. 19-062), with contract costs totaling \$15,038,777, and directing the Clerk of the Board to record this Notice in accordance with Civil Code section 9208.

Clerk of the Board: Julie Patterson Hunter

13. [SR 20-3505](#) Acceptance of the letter of resignation from Ms. Pam Stone, Equine Industry member, from the Agricultural Advisory Commission.
14. [SR 20-3506](#) Acceptance of Board of Supervisors Summary Minutes for October 13, 2020.

Regular meeting of the Board of Directors of the Nevada County Sanitation District No. 1.

Call the meeting to order:

Consent:

These items are expected to be routine and noncontroversial. The Board of Directors of the Nevada County Sanitation District No. 1 will act upon them at one time without discussion. Any Board member may request that an item be removed from the consent calendar for discussion. Members of the public wishing to ask questions or hear discussion on items listed under the consent agenda, may raise their concerns to the Board members prior to the consent agenda being introduced. The Directors will take the concerns under consideration and decide if there is adequate reason to remove the item from consent.

15. [SR 20-3431](#) Resolution approving a Combie Road Corridor Improvement Project budget amendment for Fiscal Year 2020/21, and directing the Auditor-Controller to release fund balance in the amount of \$370,225 from Fund 4740 (Lake of the Pines, Zone 2). (4/5 affirmative vote required) (Dist. II)
16. [SR 20-3526](#) Acceptance of Nevada County Sanitation District No. 1 Summary Minutes for June 23, 2020.

Public comment:

(Members of the public shall be allowed to address the Board on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Board.)

Adjournment:

PUBLIC COMMENT:

[SR 20-3533](#) Members of the public shall be allowed to address the Board on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Board during the meeting by using one of the following options:

- 1) Emailing BOS.PublicComment@co.nevada.ca.us
- 2) Leaving an eComment at www.mynevadacounty.com/boardmeetings
- 3) Calling (530) 270-3474 to comment live over the phone
- 4) Attending the meeting in person inside the Board of Supervisors Chambers
- 5) Attending by remote at a kiosk located outside of the Eric Rood Administrative Center in Western County
- 6) Attending by remote at a kiosk located at the District V Board of Supervisors office in Eastern County

Masks are mandatory inside all County facilities.

DEPARTMENT HEAD MATTERS:*Chief Information Officer: Stephen Monaghan**

17. [SR 20-3456](#) Acceptance of the Wildfire Preparedness Informational Presentation to the Board of Supervisors by the Office of Emergency Services and Stakeholders. (Emergency Services)

Child Support Services, Collections, and Housing Director: Mike Dent

18. [SR 20-3504](#) Resolution authorizing the Nevada County Health and Human Services Agency Director to submit an application to the California State Department of Housing and Community Development's HomeKey Program for grant funding in the amount of \$5,900,000, and if approved, authorizing the Nevada County Health and Human Services Agency Director to execute the Standard Agreement and any other documents required to participate in the Homekey Program. (Housing)
19. [SR 20-3508](#) Resolution accepting grant funding in the amount of \$2,797,750 from the California State Department of Housing and Community Development (Department) HomeKey Program, authorizing the Nevada County Health and Human Services Agency Director to execute a Standard Agreement between the County of Nevada and the Department for the acquisition and rehabilitation of a building meeting Homekey requirements for the purpose of creating interim or permanent housing for people at high-risk of COVID-19 and experiencing or at-risk of experiencing homelessness, and directing the Auditor-Controller to amend the Fiscal Year 2020/21 Health and Human Services Agency Housing and Community Services Division budget. (4/5 affirmative vote required) (Housing)

SCHEDULED ITEM: 11:00 AM**Child Support Services, Collections, and Housing Director: Mike Dent**

20. [SR 20-3532](#) Public hearing to consummate the purchase of certain real property described as 1.13 acres located at 628 South Auburn Street, Grass Valley, California, 95945, Assessor's Parcel Number: 029-241-028-000 from Ron Pitamber - DBA Heritage Hotel Group, for the price of \$1,750,000.
- 20a. [SR 20-3500](#) Resolution approving the Purchase Agreement between the County of Nevada and Ron Pitamber, dba Heritage Hotel Group for purchase of +/- 1.13 acres of real property located at 628 South Auburn Street, Grass Valley, California (APN 029-241-028-000), in the amount of \$1,750,000, authorizing the Director of Information and General Services to execute the Agreement and accept conveyance of the deed, approving the use of the real property to expand interim and permanent housing options for vulnerable County residents impacted by the COVID-19 pandemic and experiencing homelessness pursuant to the California Department of Housing and Community Services Homekey Program, and directing the Clerk of the Board to file a Notice of Exemption pursuant to Public Resources Code section 21152(b) and (c) within five days of adoption of this Resolution. (Housing)
- 20b. [SR 20-3501](#) Resolution approving Amendment 1 to the agreement between the County of Nevada and Nevada County Housing Development Corporation for services related to community-based housing projects, housing for residents with mental and/or physical health disabilities or other significant barriers to housing, and reimbursement for authorized lease/rental agreements (Res. 20-332), increasing the maximum contract amount from \$460,524 to \$1,318,970 for Fiscal Year 2020/21, revising Exhibit "A" Schedule of Services to reflect the addition of duties related to rehabilitation and operation of a Home Key site, revising Exhibit "B" Schedule of Charges and Payments to reflect the increase in the maximum contract price, for the period July 1, 2020 through June 30, 2021, and authorizing the Chair of the Board of Supervisors to execute the Amendment. (Housing)

SCHEDULED ITEM: 11:30 AM**Planning Director: Brian Foss**

21. [SR 20-3516](#) Public hearing to consider the Nevada County Planning Commission's September 24, 2020, (5-0 Vote) recommendation for the Penn Valley Community Church Project for a General Plan Amendment, Zone Change and Comprehensive Master Plan/Use Permit to allow use of the former Pleasant Valley Elementary School campus by the Penn Valley Community Church who proposes to occupy portions of the site and, as the owner, will also serve as property manager for the entire campus, managing tenants in other buildings and the sports fields as an office/professional and recreational complex. A General Plan Amendment and Zone Change proposes two Zoning and General Plan designations: Recreation; and Office-Professional to replace the current Public designations. The Recreation designation will overlay the existing field areas and gymnasium on the site (roughly 11.1-acres), the remainder of the site will carry the Office-Professional designation (roughly 6.4-acres). Both zoning designations will carry a Site Performance Combining District requiring compliance with the proposed Comprehensive Master Plan (CMP). (Dist. IV)
- 21a. [SR 20-3528](#) Resolution adopting a Mitigated Negative Declaration (EIS19-0003) for the Penn Valley Community Church, which includes a General Plan Amendment (GPA19-0001), Zoning District Map Amendment (RZN19-0001) and Use Permit / Comprehensive Master Plan (CUP19-0002), and making Findings A through D for the two properties known as Assessor's Parcel Numbers 050-020-032 and 050-020-072; 14567 and 14685 Pleasant Valley Drive, Penn Valley.
- 21b. [SR 20-3529](#) Resolution amending the Nevada County General Plan land use map designations for the Penn Valley Community Church, and making Findings A through E for the two properties known as Assessor's Parcel Numbers 050-020-032 and 050-020-072; 14567 and 14685 Pleasant Valley Drive, Penn Valley (GPA19-0001).
- 21c. [SR 20-3530](#) (Introduce/Waive further reading/Adopt) An Ordinance amending Zoning District Map No. 14A to rezone 17.47 acres (APN 050-020-032 & 050-020-072; 14567 and 14685 Pleasant Valley Road) located in the unincorporated area of Nevada County, from Public (PUB) to Office-Professional with the Site Performance Combining District (approximately 6.4-acres, OP-SP) and Recreation with the Site Performance Combining District (approximately 11.1-acres, REC-SP) (RZN19-0001) (Penn Valley Community Church).
- 21d. [SR 20-3531](#) Resolution approving the Use Permit Application (CUP19-0002) to establish a Comprehensive Master Plan for the Penn Valley Community Church, and making Findings A through K, for the two properties known as Assessor's Parcel Numbers 050-020-032 and 050-020-072; 14567 and 14685 Pleasant Valley Drive, Penn Valley.

***ANNOUNCEMENTS:**

Pursuant to Government Code Section 54954.2, Board members and County Executive Officer may make a brief announcement or brief report on his or her activities. Board members and County Executive Officer may also provide a reference to staff or other resources for factual information, request staff to report back to the Board at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

ADJOURNMENT:

**(The Board of Supervisors can discuss these items at any time during the meeting.)*

This agenda was posted on bulletin boards 72 hours in advance of the meeting at the following locations:

- 1. Eric Rood Administrative Center; outside Board office, outside Board Chambers, and outside main entrance.*
- 2. Truckee Joseph Center.*
- 3. Outside the District V Board of Supervisors office.*
- 4. Online at <https://nevco.legistar.com/Calendar.aspx> and <http://www.mynevadacounty.com/boardmeetings>.*

Posted: October 22, 2020.

PERSONS DESIRING TO ADDRESS THE BOARD**CONTROL OF MEETING:**

The Board Chairperson shall first caution any person at the meeting who is abusive, disruptive, or out of order, and then ask that person to leave if the person will not stop; additionally, the Chair reserves the right to recess the meeting until the person leaves or is escorted out and order is restored.

PUBLIC COMMENT:

Matters on the Agenda: The Board shall allow public comment on items appearing on the agenda when the agenda item is considered by the Board. The Chair may limit the total amount of time for comment on any agenda item and may limit any individual desiring to address the Board to no less than three (3) minutes. Comments by the public must be relevant to the item on the agenda being considered by the Board.

Matters not on the Agenda: At regular meetings of the Board, members of the public shall be allowed to address the Board of Supervisors on matters not appearing on the agenda which are of interest to the public and which are within the subject matter jurisdiction the Board. Pursuant to the Ralph M. Brown Act, the Board shall not take any action or discuss any matter not appearing on the agenda; although staff may be asked to briefly respond to or follow up on such items. Members of the public wishing to ask questions or hear discussion on items listed under the consent agenda may raise their concerns to the Board members when the consent agenda is introduced. The Supervisors will take the concerns under consideration and decide if there is adequate reason to remove the item from consent.

At special meetings of the Board, public comment will only be allowed on matters appearing on the agenda.

The Chair of the Board may limit the total amount of time allocated for public comment; provided, however, the Board will allocate at least fifteen (15) minutes for receiving public comment during any Board meeting. The Chair of the Board may limit any individual desiring to address the Board to no less than three (3) minutes. Time to address the Board will be allocated on the basis of the order in which the requests were received.

WAYS TO PARTICIPATE DURING THE OCTOBER 27, 2020 BOARD MEETING:

- 1) Listen inside the Eric Rood Administrative Center Lobby if wearing a mask
- 2) Listen outside the Eric Rood Administrative Center at the Outside Public Comment Kiosk if not wearing a mask
- 3) Listen by calling 1 (415) 655-0001 (Meeting ID#: 126 664 6306 and the Password#: 5558587)
- 4) View at www.mynevadacounty.com/boardmeeting
- 5) View on Nevada County Media Channel 17 in the Western County
- 6) View on Suddenlink Channel 78 in the Eastern County

PROVIDE PUBLIC COMMENT BEFORE THE OCTOBER 27, 2020 MEETING BY:

- 1) Writing a letter to the Board of Supervisors at 950 Maidu Ave, Suite 200, Nevada City, CA 95959
- 2) Emailing BOS.PublicComment@co.nevada.ca.us
- 3) Leaving an eComment at www.mynevadacounty.com/boardmeetings

PROVIDE PUBLIC COMMENT DURING THE OCTOBER 27, 2020 MEETING BY:

1) In-Person:

Eric Rood Administrative Center: Members of the public can provide comment in-person inside the Board of Supervisors' Board Chambers at the Eric Rood Administrative Center. Members of the public will be allowed into the Chambers one-at-a-time. Masks are mandatory inside all County facilities.

2) Virtual Kiosks:

Eric Rood Administrative Center: Members of the public can provide comment in-person at a virtual public comment kiosk outside at the Eric Rood Administrative Center on the left-side of the front entrance.

Truckee District V Supervisor Office/Sheriff Substation: Members of the public can provide comment in-person at a virtual public comment kiosk inside the Truckee District V Supervisor Office/Sheriff Substation. Masks are mandatory inside all County facilities.

3) Over the Phone:

Members of the public can call (530) 270-3474 and will be placed in a call-in queue until they are permitted into the meeting for comment. (Please note that the 1 (415) 655-0001 number is only for listening to the meeting.)

Please provide your name, City or District of residence, and the agenda item you wish to comment on.

PUBLIC HEARINGS:

All members of the public shall be allowed to address the Board as to any item which is noticed on the Board's agenda as a public hearing. The Chair of the Board may limit the total amount of time allocated for the public hearing and may limit any individual desiring to address the Board to not less than three (3) minutes. Any person may provide the Board with a written statement in lieu of or in supplement to any oral statement made during a public hearing. Written statements shall be submitted to the Clerk of the Board. Whenever a public hearing is conducted, the public hearing is closed and the matter is continued to a subsequent meeting for Board deliberation and/or action, the Board shall not allow public comment and/or testimony on that item at the subsequent hearing.

However, at the initial public hearing, prior to taking action, the Board may, at its sole discretion, elect to continue the matter and reopen the public hearing. At the subsequent hearing, all information will be considered. The Board may also, at the initial public hearing, prior to taking action, announce that the public hearing is being continued for specific information and the public testimony will only be heard on new information specific to the Board's direction. If, after the public hearing is closed and the Board later decides to reopen the public hearing for public testimony, appropriate notices must be published.

ORDER AND DECORUM:

Individuals or organizations desiring to address the Board shall: 1) Address the Board from the podium. Speakers are encouraged but not required to give their name and city of residence before addressing the Board. Speakers shall direct their comments to the Board, not the audience or staff. 2) Comment on the specific matter before the Board with reasons for the position taken. 3) The Chair may, at his or her discretion, allow up to five (5) minutes for those who are serving as a spokesperson for a group or organization. 4) A speaker may not yield time to another speaker. 5) No individual may speak more than once during the Public Comment period or on an item on the agenda unless recognized by the Chair as having new information. 6) In the interest of civil discourse, the rules specified in this Order and Decorum of Board Business and Robert's Rules of Order, to the extent such Rules are not in conflict with the Brown Act, shall apply at all Board meetings. It shall be the responsibility of the Chair to ensure public comments are conducted in such a manner that avoids disruptive activity, promotes mutual respect, keeps comments focused on issues, and avoids personal attack. 7) Applicants, applicant representatives and appellants desiring to speak shall be permitted to speak first during the public comment portion of a public hearing for not more than ten (10) minutes (or fifteen (15) minutes at Appeal Hearings), unless different rules for conducting the hearing are provided by County code. Time limits may be modified at the Chair of the Board's discretion.

ORDINANCES:

- 1) By statute, an ordinance may be passed immediately upon introduction only after notice and a public hearing.
- 2) An urgency ordinance may be passed immediately upon introduction.
- 3) Ordinances shall not be passed within five days of their introduction, nor at other than a regular meeting or at an adjourned regular meeting unless authorized by statute as indicated above. The Board of Supervisors will address ordinances at first readings. The public is urged to address ordinances at first readings; as passage of ordinances will be held at second readings, after reading the title.
- 4) Adoption of the ordinance is made by majority vote.
- 5) The Board reserves the right to amend any proposed ordinances and to hold a first reading in lieu of a second reading. (Gov. Code Section 25131, et seq.)

INFORMATIONAL CORRESPONDENCE:

The Board may direct any item of informational correspondence to a department head for appropriate action.

REFERENCES:

- Nevada County Resolution 17-084 (Public comment)
- Ralph M. Brown Act, California Government Code Sec. 54950, et. seq. (Open meetings law)
- Nevada County Land Use Code Sec. L-II 5.12 (Appeals)