

COUNTY OF NEVADA

STATE OF CALIFORNIA

Heidi Hall, 1st District (Chair)

Ed Scofield, 2nd District

Dan Miller, 3rd District (Vice-Chair)

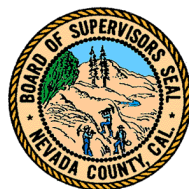
Susan Hoek, 4th District

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

SUMMARY MINUTES

<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

REGULAR MEETING: 9:00 AM

Rollcall

The following Supervisors present:

Heidi Hall, 1st District

Ed Scofield, 2nd District

Dan Miller, 3rd District

Sue Hoek, 4th District

Richard Anderson, 5th District

STANDING ORDERS:

Chair Hall called the meeting to order at 9:00 A.M.

Pledge of Allegiance held.

Corrections and/or deletions to agenda.

ACTION TAKEN: Ms. Julie Patterson Hunter, Clerk of the Board, reported that two Errata Agendas were posted: the first on Friday October 22nd revising a clerical error in Agenda Item #20 correcting the name of the property owner to Mr. Ramesh Pitamber, Trustee of the Pitamber Irrevocable Family Trust dated March 26, 2002; the second Errata Agenda was posted Monday October 26th in response to the current Public Safety Power Shutoff, and in case of a disruption in service, the Board of Supervisors added Facebook Live as an additional way to view the meeting.

CONSENT CALENDAR:**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)
Adopted.
Enactment No: RES 20-451
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)
Adopted.
Enactment No: RES 20-452
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)
Adopted.
Enactment No: RES 20-453

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.

Adopted.

Enactment No: RES 20-454

Director of Public Works: Trisha Tillotson

5. [SR 20-3511](#) Resolution approving Final Map 01-001 "Deer Creek Park IIa" 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)

Adopted.

Enactment No: RES 20-455

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)

Adopted.

Enactment No: RES 20-456

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)

Adopted.

Enactment No: RES 20-457

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)

Adopted.

Enactment No: RES 20-458

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.)
Adopted.
Enactment No: RES 20-459

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)
Adopted.
Enactment No: RES 20-460
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)
Adopted.
Enactment No: RES 20-461
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.
Adopted.
Enactment No: RES 20-462

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.
Accepted.

14. [SR 20-3506](#) Acceptance of Board of Supervisors Summary Minutes for October 13, 2020.
Accepted.

ACTION TAKEN: Chair Hall introduced the consent calendar.
No Public Comment was received for items on the consent calendar.

Approval of the Consent Agenda

Adopted.

MOTION: Motion made by Supervisor Miller, seconded by Supervisor Anderson, to approve the consent calendar. On a roll call vote, the motion passed unanimously.

Chair Hall recessed as the Board of Supervisors and convened as the Board of Directors of the Nevada County Sanitation District No. 1.

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

Chair Hall called the meeting to order. All Directors present.

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)

Adopted.

Enactment No: SD20-005

16. [SR 20-3526](#) Acceptance of Nevada County Sanitation District No. 1 Summary Minutes for June 23, 2020.

Accepted.

ACTION TAKEN: Chair Hall introduced the consent calendar.

Approval of the Consent Agenda

MOTION: Motion made by Director Scofield, seconded by Director Hoek, to approve the consent calendar. On a roll call vote, the motion passed unanimously.

Public comment:

ACTION TAKEN: No public comment received.

Adjournment:

Chair Hall adjourned the meeting of the Nevada County Sanitation District #1 and reconvened as the Board of Supervisors.

PUBLIC COMMENT:[SR 20-3533](#)

Public Comment: Chair Hall reported that on October 20th, as in previous years, the County Health Officer issued an order requiring County Health Workers to be vaccinated for influenza, or if they declined, to wear a mask while in contact with patients or in patient care areas. On October 26th the order was modified at the request of Sierra Nevada Memorial Hospital in order to allow for more flexibility in connection with the hospitals internal policy. A similar order has been issued annually for many years before the official start of flu season and this order is not a response to COVID-19. Health Care Facilities, Agencies and Entities are responsible for implementation and enforcement of the policy. Chair Hall reported that a number of letters have been received from local doctors, clinics and from Sierra Nevada Memorial Hospital in support of the order.

The following members of the public provided comment: Joseph Bonomolo, District III resident; Jenna Beecham, District IV resident; Susan Maguire, District I resident; David Collins, District III resident; Lisa Gonzalez, District IV resident; Dominique, County resident; Jennifer Jordan, County resident; Cheryl Heward, District I resident; John Bynes, Marine Corps League, Nevada County Consolidated Veterans Council - Chair Hall commented that staff would work with Mr. Bynes to find alternate locations for the Council to meet; Dylan Waddle, District II resident; Paul Daniel Jordan, District I resident; Reinette Senum, District I resident and Former Mayor of Nevada City; Dr. Heidi Hook, Naturopathic doctor in Auburn, CA; Judy Caylor, District I resident; Gregg Lien, District I resident and Nevada County Attorney; Denise Billberg, District III resident and representative of California Health Coalition Advocacy; Emergency Nurse, County resident; Laura Menard, County resident; Christoph, County resident; Penelope Sullivan, County resident and Nevada County for Vaccine Awareness representative; Soleil Webb, County resident; Susan Neher, District IV resident; Celia River, District III resident; and Unknown County resident.

Chair Hall reported approximately a dozen letters were received regarding the Vaccination issue and one letter regarding the Veterans Hall issue. All letters have been received by the Board and will be part of the meeting record.

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)

ACTION TAKEN: Mr. Paul Cummings, Office of Emergency Services (OES) Program Manager, and Ms. Jenn Tamo, OES Administrative Analyst, provided a wildfire prevention and preparedness presentation plus provided an update regarding community members who had losses from the Jones Fire.

Deputy Fire Marshall Patrick Mason, Nevada County Consolidated Fire District, and Sheriff's Lieutenant Robert Jakobs, County Emergency Operations Coordinator, provided updates regarding the Defensible space program. He reviewed the hiring, background and training of new employees who make up the Defensible Space Program Team.

Mr. Cummings provided information on Public Safety Power Shutoffs (PSPS) and reported on a video made in partnership with BriarPatch Food Co-op on the subject of "No Power Pantry Essentials". He provided information regarding a training led by OES and KVMR, which clarified how essential services are provided during a fire emergency or PSPS event. Mr. Cummings was pleased to report that the Ready Nevada County team was recognized with a Government Experience Award.

Ms. Tamo provided an update regarding State and Federal grants Nevada County has received, including FEMA Hazard Mitigation grants to help those affected by the Jones Fire. She reported on staff's work on updates to the Local Hazard Mitigation Plan and Community Wildfire Protection Plan.

Mr. Bryant Milesi, Manager of External Affairs, AT&T, reviewed AT&T's efforts to keep community members and County emergency agencies connected during PSPS and wildfire events.

Board questioning and discussion continued.

The following member of the public provided comment: Paul Carner, District I resident.

MOTION: Motion made by Supervisor Hoek, seconded by Supervisor Scofield, to accept the Wildfire Preparedness Report. On a voice vote the motion passed unanimously.

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)

Adopted.

Enactment No: RES 20-463

ACTION TAKEN: Mr. Mike Dent, Child Support Services, Collections, and Housing Director, and Ms. Jennifer Price, Chief Executive Officer, AMI Housing (Area Median Income Housing), provided information regarding AMI Housing and provided a presentation on the two resolutions related to the Project HomeKey grant application which will allow the County to purchase the Coach N' Four motel in Grass Valley. Mr. Dent reviewed property details of the Coach N' Four motel, listed the goals of the project, and reported on the projected benefits to the neighborhood. He noted that the County's long term goal is to convert the units into permanent housing for families, seniors and veterans.

Board discussion ensued.

MOTION: Motion made by Supervisor Miller, seconded by Supervisor Scofield, to adopt Resolution 20-463. On a roll call vote the motion passed unanimously.

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)

Adopted.

Enactment No: RES 20-464

MOTION: Motion made by Supervisor Miller, seconded by Supervisor Anderson, to adopt Resolution 20-464. On a roll call vote the motion passed unanimously.

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 Mr. Ramesh Pitamber, Trustee of the Pitamber Irrevocable Family Trust dated March 26, 2002 (Ron Pitamber - DBA Heritage Hotel Group), for the price of \$1,750,000.
Public hearing held.

ACTION TAKEN: Mr. Mike Dent, Child Support Services, Collections, and Housing Director, reviewed the HomeKey Project Purchase, and reported on the neighboring community public input he has received. He provided a presentation including photos and the condition of the property plus the owner history. Mr. Dent reviewed the assessment and value of the property submitted for the purchase at \$1,750,000.

Mayor Lisa Swarthout, City of Grass Valley, provided comments regarding the project and the purchase. She wanted the public to know that the purchase and project operations were being completed by the County in cooperation of the City of Grass Valley. Mayor Swarthout had questions regarding public outreach, project oversight, screening and occupancy rules for participants, neighborhood security and continued funding. Chair Hall, Mr. Dent, and Ms. Jennifer Price, Chief Executive Officer, AMI Housing, responded to the questioning. Mayor Swarthout suggested the City and County enter a Memorandum of Understanding regarding the property and program to provide the City the ability to provide input when issues are discussed.

Board questioning and discussion ensued.

20a. [SR 20-3500](#) Resolution approving the Purchase Agreement between the County of Nevada and Mr. Ramesh Pitamber, Trustee of the Pitamber Irrevocable Family Trust dated March 26, 2002 (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)
Adopted.

Enactment No: RES 20-465

MOTION: Motion made by Supervisor Miller, seconded by Supervisor Scofield, to adopt Resolution 20-465. On a roll call vote the motion passed unanimously.

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)
Adopted.

Enactment No: RES 20-466

MOTION: Motion made by Supervisor Miller, seconded by Supervisor Scofield, to adopt Resolution 20-466. On a roll call vote the motion passed unanimously.

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)
Public hearing held.

ACTION TAKEN: Mr. Brian Foss, Planning Director, and Ms. Janeane Martin, Associate Planner, provided a presentation of the proposed Penn Valley Community Church Project. Ms. Martin reported that a General Plan Amendment, Zoning change, and Comprehensive Master Plan Use Permit were all required in order for the Project to move forward; she reviewed the requirements for each of the changes needed. Ms. Martin explained that without these changes the property would not be usable; additionally without the revisions the property would continue to be subject to vandalism and decay. The conversion adds very little modification to the current site, and would provide office space for local employment and community services. Ms. Martin added that it would also be compatible with the adjacent property development and uses.

The following members of the public provided comment: Andy Cassano, Land Use Planner, Nevada City Engineering, Pastor David Hagey, Penn Valley Community Church.

Board questioning and discussion ensued.

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.

Adopted.

Enactment No: RES 20-467

MOTION: Motion made by Supervisor Hoek, seconded by Supervisor Miller, to adopt Resolution 20-467. On a roll call vote the motion passed unanimously.

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).

Adopted.

Enactment No: RES 20-468

MOTION: Motion made by Supervisor Hoek, seconded by Supervisor Anderson, to adopt Resolution 20-468. On a roll call vote the motion passed unanimously.

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).

Waived further reading and adopted.

Enactment No: ORD-2483

MOTION: Motion made by Supervisor Hoek, seconded by Supervisor Scofield, to Introduce, Waive further reading and Adopt Ordinance 2483. On a roll call vote the motion passed unanimously.

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.

Adopted.

Enactment No: RES 20-469

MOTION: Motion made by Supervisor Hoek, seconded by Supervisor Miller, to adopt Resolution 20-469. On a roll call vote the motion passed unanimously.

***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.

ACTION TAKEN: Not held.

ADJOURNMENT:

ACTION TAKEN: Chair Hall adjourned the meeting at 12:27 P.M.

Signature and Attestation

Heidi Hall
Heidi Hall, Chair

ATTEST:

By:

Lelia Lucchetti-Loomis
Lelia Lucchetti-Loomis, Deputy Clerk to the Board