

**SPECIAL MEETING OF THE BOARD OF SUPERVISORS
COUNTY OF PLUMAS, STATE OF CALIFORNIA
HELD IN QUINCY ON NOVEMBER 01, 2006**

1. ROLL CALL

The meeting is called to order at 9:00 a.m. with Supervisors Rose Comstock, William Powers, Ole Olsen and Chairman, Robert Meacher present. Supervisor William Dennison is absent.

2. FLAG SALUTE

Supervisor Powers leads the flag salute.

3. PUBLIC COMMENT OPPORTUNITY

None.

4. PLUMAS COUNTY DEPARTMENT HEADS COMMENT PERIOD

None.

5. PLUMAS COUNTY BOARD OF EQUALIZATION

PUBLIC HEARING – ASSESSMENT APPEALS FOR 2003-2005

Sitting as the Plumas County Board of Equalization, presentation by Charles Leonhardt, Assessor regarding assessment appeals for 2003-2005.

The public hearing is opened. There being no comment, the public hearing is closed.

Nancy DaForno, Clerk of the Board requests a motion to settle applications received for 2003 pursuant to Board of Equalization Code §RT 1604(c). Assessor Leonhardt requests additional time before action is taken by the Board to resolve the 2003 applications. Mr. Leonhardt has made a decision to not address the 2003 Board of Equalization appeals filed due to the heavy workload in his department.

The following is a list of applications filed for 2003, 2004 and 2005. The Board addresses requests for continuance and schedules February 13, 2007 for a public hearing. The Board requests an update by the Assessor regarding 2003 applications at that time.

PLUMAS COUNTY BOARD OF EQUALIZATION

SPECIAL MEETING OF NOVEMBER 01, 2006

2003 APPEALS

Bank of America	125-279-011, 125-279-003	applicants value to be enrolled(1)
Gold Mtn. Ranch, Inc.	131-210-020, 800-000-530, 800-000-621	applicants value to be enrolled(1)
Antaramian Family Revocable Trust	126-185-006	applicants value to be enrolled(1)
Melkon, Inc.	126-185-006, 131-120-019, 131-200-027	applicants value to be enrolled(1)

2004 APPEALS

Bank of America	115-063-017, 125-276-011, 125-276-003	continued —
Gold Mtn. Ranch, Inc	131-210-020, 131-270-027, 131-200-027	continued —
Antaramian Family Revocable Trust	126-185-006	withdrawn
Melkon, Inc.	126-185-006, 131-120-019, 131-200-027	continued —
Sierra Highlands, Inc	131-260-021, 131-270-028, 131-260-020	continued —

2005 APPEALS

Bank of America	115-063-017, 125-276-011, 125-276-003	continued —
Eastwood Minerals	mineral rights on 39 parcels	continued —
Gold Lake Ltd.	006-200-002	stipulated agreement
Melkon, Inc.	126-185-006, 131-120-019, 131-200-027	continued —
Gold Mtn. Ranch, Inc	131-210-020, 131-270-027, 131-200-027	continued —
Sierra Highlands, Inc	131-260-021, 131-270-028, 131-260-020	continued —
Safeway	800-000-059	stipulated agreement
Antaramian Family Revocable Trust	126-185-006	withdrawn

(1) See page 2 for reduction in tax bill.

<u>2003</u>		<u>Roll Value</u>	<u>Applicants Value</u>	<u>Assessed Value Reduction</u>	<u>1% tax rate</u>	<u>Tax Bill Reduction</u>
	Bank of America					
	125-276-003	63,861	40,000	23,861		
	125-276-011	1,071,606	600,000	<u>471,606</u>		
				<u>495,467</u>	0.01	\$4,954.67
	Gold Mtn. Ranch, Inc.					
	131-210-020	140,000	76,783	63,217		
	800-000-530	89,900	65,984	23,916		
	800-000-621	318,240	227,129	<u>91,111</u>		
				<u>178,244</u>	0.01	\$1,782.44
	Antaramian Family Revocable Trust					
	126-185-006	124,731	114,115	20,616	0.01	\$206.16
	Melkon, Inc.					
	131-120-019	88,434	82,741	5,693		
	131-200-027	93,636	58,911	34,725		
	131-220-007	93,636	58,911	<u>34,725</u>		
				<u>75,143</u>	0.01	\$751.43
					<u>TOTAL</u>	<u>\$7,694.70</u>
					County portion (@ 20%)	<u>0.20</u>
						<u>\$1,538.94</u>

6. BOARD OF SUPERVISORS **DEVELOPMENT IMPACT FEES**

Further discussion regarding establishing Development Impact Fees in Plumas County. Impact Fees are charges imposed on new development, residential and otherwise, for the purpose of generating additional revenues to offset local government's capital improvement expenditures. On August 15, 2006, the Board adopted Resolution No. 06-7302, by a three/two vote with Supervisor Dennison absent and Supervisor Olsen opposed, establishing Development Impact Fees and adopting the Comprehensive Impact Fee (Nexus) Study for the County of Plumas, effective January 01, 2007.

Before the Board adopts a County Ordinance, as required, Chairman Meacher has requested this matter be revisited as a workshop to explore other ways impact fees are imposed. Chairman Meacher refers to information received from the Rural Council of Rural Counties regarding this matter. Supervisor Meacher refers to information from Tuolumne County and their process used to establish a growth impact fee that was labeled, County Services Impact Fee. The material provides the Board with information not provided by Pacific Municipal Consultants (PMC). Supervisor Meacher believes the information from Tuolumne County could help guide the Board in their decision how impact fees are imposed.

There is further discussion by the Board regarding how impact fees may be assessed. They proceeded to discuss how to define affordable housing in Plumas County. The Board agrees the impact fee should apply to residential development, meaning single-family residences, etc., and agree to establish a "fee waiver" policy for 1500 square feet or less for single-family residences outside of a development.

Jack Ingstad, CAO recommends the Board give direction of what they are trying to accomplish and let staff provide the tools needed to move forward.

Jonathan Schnal, Director of planning & Building recommends imposing monetary fee exactions on development projects to mitigate the impacts of such projects on the public facilities and services.

Following discussion by the Board, motion is made by Supervisor Comstock, seconded by Supervisor Powers and unanimously carried, with Supervisor Dennison absent, directing staff to return with an array of possibilities to include an Ordinance requiring that all development projects countywide have a 10% zoning for affordable housing; a model for an exaction fee; identify a fee waiver program and components and the requirements for a budget and trust fund.

This matter is continued to December 05, 2006.

7. COMMUNITY DEVELOPMENT COMMISSION **PUBLIC HEARING/RESOLUTION 06-7331 RE: STATE CDBG PROGRAM- FEATHER RIVER CANYON CSD**

The public hearing is opened. There being no comment, the public hearing is closed. Motion is made by Supervisor Olsen and seconded by Supervisor Comstock adopting Resolution No. 06-7331, approving an application for funding and the execution of a Grant Agreement and any amendments thereto from the General Allocation of the State CDBG Program (Feather River Canyon CSD, water system rehabilitation). AYES: Supervisors Olsen, Comstock, Powers and Meacher. NOES: None. ABSENT: Supervisor Dennison. Carried and so ordered.

8. BOARD OF SUPERVISORS

LETTER OF RESIGNATION – DIRECTOR OF ALCOHOL & DRUG

Motion is made by Supervisor Comstock, seconded by Supervisor Olsen and unanimously carried to accept a letter of resignation from Reginald Valencia as Director of Plumas County Alcohol & Drug, effective November 17, 2006.

CLOSED SESSION

The Board meets in closed session from 12:00 p.m. to 12:30 p.m. regarding personnel.

Public employee appointment or employment – Plumas-Sierra County Fair Manager

9. CONSENT AGENDA

Motion is made by Supervisor Comstock, seconded by Supervisor Olsen and unanimously carried to approve the following consent agenda items.

BOARD OF SUPERVISORS

- 1) Approval of expenditures from Community Service Funds.

Department 20720 – Supervisor Meacher

Indian Valley Septic – Donation, rental of portable toilets (4th of July events) \$350.00

- 2) Approval of Board minutes for October 2006.

10. APPOINTMENTS

None.

11. CORRESPONDENCE

None.

12. LEGISLATION UPDATE

None.

URGENCY ITEM – COUNTY COUNSEL

CLOSED SESSION

Motion is made by Supervisor Olsen and seconded by Supervisor Comstock to add this matter to the agenda as an urgency item because the need for action was not apparent prior to the posting of the agenda. AYES: Supervisors Olsen, Comstock, Powers and Meacher. NOES: None. ABSENT: Supervisor Dennison. Carried and so ordered.

The Board meets in closed session from 12:00 p.m. to 12:30 p.m. for conference with Legal Counsel regarding existing litigation.

ADJOURNMENT

The Board adjourns at 12:30 p.m. to meet again on November 07, 2006 at 9:00 a.m. as the Community Development Commission and at 10:00 a.m. as the Board of Supervisors for all purposes.