

BOARD OF SUPERVISORS  
Yolo County, California

Tuesday, September 15, 1998

MINUTES

The Yolo County Board of Supervisors met on the 15th day of September, 1998 in regular session in its Chambers in the Erwin Meier Administration Center, Woodland, California at 9:00 A.M. pursuant to County Code Section 2-1.103. All members were present. Chairman Pollock presided. Roy Pederson, County Administrator and Charles Mack, County Counsel were present. Sally Franchi, Auditor-Controller led all in attendance in the Pledge of Allegiance to the Flag.

Entry No. 1

Minute Order No. 98-347: Approved the agenda for this meeting with deletion of consideration of county-wide advisory committee bylaws.

MOTION: Oakley. SECOND: McGowan. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 2

The Chairman invited individuals of the public to make statements on matters relating to County business. Dick Klenhard addressed the Board on office space for the Departments of Social Services and Community Partnership.

Entry No. 3

Supervisor Rosenberg announced that Melanie Turner who has covered the Board of Supervisors meetings for several years for the Davis Enterprise has been assigned to the Davis City Council function and introduced David Lacy who will now be covering the Board of Supervisors.

Entry No. 4

Minute Order No. 98-348: Approved the Minutes of the Board of Supervisors' meeting of September 1, 1998.

MOTION: Stallard. SECOND: Rosenberg. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 5

Minute Order No. 98-349: Acted on the Consent Agenda as follows:

1. Ratified the following:

- A. **Resolution No. 98-149** congratulating the University of California, Davis on the opening of Primero Grove
  - B. **Resolution No. 98-150** congratulating Catellus Residential Group on the opening of Primero Grove
  - C. **Resolution No. 98-151** congratulating Ecumenical Association for Housing on the opening of Primero Grove
2. Received and filed the following:
- A. Summary of August 24, 1998 West Sacramento 2x2 meeting
  - B. Summary of September 8, 1998 Davis 2x2 meeting
3. Appointed Scott Paulsen to the position of Agricultural Commissioner & Sealer of Weights and Measures at Step D of Salary Range 49.14 (\$68,268/year). Granted Mr. Paulsen 80 hours of sick leave and 80 hours of vacation leave immediately upon appointment. Further, authorized vacation accrual at the rate of three weeks per year and authorized a one-time, lump-sum payment of \$3,600 for relocation expenses.
4. Approved an appropriation transfer of \$647,767.30 from General Fund Balance to General Fund Contingency.
5. Approved and authorized the Chairman to sign **Agreement No. 98-300**, amending Agreement No. 98-28 with TransTech for technical assistance in installing the Human Resources Payroll System.
6. Approved and authorized the Chairman to sign **Agreement No. 98-301**, multi-county agreement with the California Assessors' Association and Harold W. Bertholf, Inc. for oil and gas sales analysis services.
7. Approved and authorized the Chairman to sign **Agreement No. 98-302** with Innovative Solutions, Inc., for the conversion of the Business Property Audit function of the Assessor's Office.
8. Adopted and authorized the Chairman to sign **Resolution No. 95-15.99**, amending the Salary Resolution for the positions of County Probation Officer and Assistant to the County Clerk/Recorder.
9. Adopted the class specification of Consulting Specialist. Adopted and authorized the Chairman to sign **Resolution No. 95-15.100** amending the Salary Resolution adding the classification of Consulting Specialist.
10. Took the following actions on Reorganization of Information Technology, Final Phase:
- A. Adopted the class specification series entitled Network Systems Specialist I/II/III and Systems Software Specialist I/II/III.
  - B. Adopted and authorized the Chairman to sign **Resolution No. 98-121.8**, amending the Authorized Position Resolution and **Resolution No. 95-15.101**, amending the Salary Resolution to implement this reorganization.

11. Approved the design development documents for the Esparto Regional Library Project, including a construction budget estimate of \$768,316 and authorized the General Services Agency staff to proceed with construction drawings.
12. Received and filed a report by the County Clerk on Yolo County's participation in the Secretary of State's Cal Voter Program.
13. Adopted and authorized the Chairman to sign **Resolution No. 98-155** commending the contributions made by individuals and organizations to the Yolo Adult Day Health Center on the occasion of National Adult Day Services Week (September 13-19, 1998)
14. Approved and authorized the Chairman to sign the following:
  - A. **Agreement No. 98-303**, amendment to the agreement with the State Department of Mental Health for Managed Care
  - B. **Agreement No. 98-304** with Short Term Emergency Aid Committee to allow for the continuation of services provided to clients who are homeless or at risk of becoming homeless
  - C. **Agreement No. 98-305**, amendment to the combined Drug Medi-Cal and Negotiated Amount Contract with the State Department of Alcohol and Drug Programs to fund programs in Yolo County
15. Approved and authorized the Chairman to sign the following:
  - A. **Agreement No. 98-306** with Guardian Health Group, doing business as Medical Hill Rehabilitation Center (Medical Hill) for long-term psychiatric treatment for Yolo County Alcohol, Drug and Mental Health Services clients in fiscal year 1998-99.
  - B. **Agreement No. 98-307** with Guardian Health Group, doing business as Medical Hill Rehabilitation Center (Medical Hill) for long-term psychiatric treatment for Yolo County Alcohol, Drug and Mental Health Services clients in fiscal year 1997-98.
16. Approved and authorized the Chairman to sign **Agreement No. 98-308** with QuadraMed for billing services for Yolo County Alcohol, Drug and Mental Health Services.
17. Approved and authorized the Chairman to sign **Agreement No. 98-309** with 911 Emergency Services, doing business as American Medical Response Sacramento Valley to provide transportation of mental health patients between health facilities and from health facilities to the courts.
18. Appointed the following to the Private Industry Council:
  1. Jennifer Pearson - Employment Services Representative, California Human Development Corporation

2. Renee Craig - Deputy Director, Yolo County Department of Social Services
  3. Thomas J. Lawson - Executive Secretary, Sacramento Central Labor Council
  4. Catherine Beecher - Director of Nursing Services, Woodland Skilled Nursing Facility
  5. Joseph Safran - Physician Practice Administrator, Woodland Healthcare
  6. Lee Humes - Owner, Attorney, Law Offices of Lee Humes
  7. Elizabeth Zemmels - Superintendent, Yolo County Offices of Education (term ending December 31, 1998)
19. Took the following actions on Williamson Act Successor Agreements:
- A. Recognized that the environmental determination for the project is a Categorical Exemption in accordance to Section 15317, Class 17 of the California Environmental Quality Act and Guidelines
  - B. Approved and authorized the Chairman to sign Williamson Act Successor Agreements with the following:
    1. **Agreement No. 98-310** with George F. And Suzette H. Canfield
    2. **Agreement No. 98-311** with R.C.M.R., Limited
20. Authorized the Chairman to sign letters to the congressional representatives in support of the five year extension of Section 29 tax credit to environmentally clean projects and the amendment to Section 45 tax credit in the event the Section 29 tax credit extension is not adopted.
21. Awarded and authorized the Chairman to sign **Agreement No. 98-312** with R.C. Collet, Inc. for the El Macero Overlay Project Phase IV.
22. Accepted the work as complete and authorized the Director of Planning and Public Works to file a notice of completion on the El Macero Curb and Gutter Project, Phase IV.
23. Approved and authorized the Chairman to sign **Agreement No. 98-313**, amending Agreement No. 97-184 with Helmick and Lerner, Inc. for engineering services for a water system master plan for the Willowbank County Service Area.
24. Approved and authorized the Chairman to sign **Agreement No. 98-314** with Cal Trans concerning federal apportionment exchange program and state match program.

MOTION: McGowan. SECOND: Oakley. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

#### Entry No. 6

Minute Order No. 98-350: Adopted and authorized the Chairman to sign **Resolution No. 98-154** designating September 14-18, 1998 as "National Payroll Week" and commended all Yolo County payroll staff.

MOTION: Pollock. SECOND: Oakley. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.



### Entry No. 7

Minute Order No. 98-351: Introduced a proposed ordinance amending Title 2, Chapter 1, Article 1 of the Yolo County Code concerning rules governing meetings. After reading the proposed ordinance by title only, the Board waived further readings and set September 22, 1998 to consider adoption of the ordinance.

MOTION: Rosenberg. SECOND: Oakley. AYES: McGowan, Oakley, Rosenberg, Pollock. NOES: Stallard.

### Entry No. 8

Minute Order No. 98-352: At the conclusion of a public hearing on the lot line adjustment, zone boundary adjustment and amendment to a Williamson Act Land Use Contract (APN 025-340-17 & 18, Sam & Sherri Whitehead), the Board took the following actions:

- A. Certified that the categorical exemption was prepared in accordance with the California Environmental Quality Act and Guidelines (CEQA).
- B. Adopted the following findings:
  1. To facilitate a lot line adjustment, pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract and simultaneously enter into a new contract pursuant to this chapter:
    - a. The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term at least as long as the unexpired term of the contract being rescinded, but in no event for less than 10 years.
    - b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of land restricted by the new contract is at least as great as the aggregate acreage restricted by the rescinded contracts.
    - c. At least 90% of the land under the former contract remains under the new contract.
    - d. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as that term is used in Section 51222.
    - e. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or of other contracted lands.

2. Regarding the Lot Line Adjustment:
  - a. The application is complete.
  - b. That all record title holders who are required by the Subdivision Map Act of the State to consent have consented to the proposed lot line adjustment and the Public Works Department has approved the proposal as complying with said Act.
  - c. That the deed to be utilized in the transaction accurately describes the resulting parcels.
  - d. That the lot line adjustment will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed of the subsequent owner expressly reserves any street or utility easement of record.
  - e. That the lot line adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access to parcels in the location and of the size as those proposed to be created.
  - f. That the design of the resulting parcels will comply with existing requirements as to the area, improvements and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and all other requirements of State laws and this Code and is in conformity with the purpose and intent of the General Plan and zoning provisions.
3. Regarding the Williamson Act Conservation Act Contract Adjustment:
  - a. That the parcels created are consistent with the zone by preserving the agricultural use from the encroachment of nonagricultural uses.
  - b. That the parcels resulting from the lot line adjustment will tend to maintain the agricultural economy.
  - c. That the parcels resulting from the lot line adjustment will tend to assist in the preservation of prime agricultural lands.
  - d. That the parcels resulting from the lot line adjustment will preserve lands with public value as open space.
  - e. That the proposed use is consistent with the General Plan.



- f. That the proposed contract is in conformity with all the requirements of the Subdivision Map Act of the State.
  - g. That the parcels are at least 80 gross acres where the soils are capable of cultivation and are irrigated, 160 gross acres where the soils are capable of cultivation but are not irrigated and 320 gross acres where the soils are not capable of cultivation (including rangeland and lands which are not income producing).
- C. Adopted and authorized the Chairman to sign **Ordinance No. 681.173** approving the zone boundary adjustment from A-P to A-1 zone.
- D. Approved the lot line adjustment with the following conditions:
  - 1. The property owner shall record with the Yolo County Recorder, at the property owner's expense, a map and legal description of the approved lot line adjustment within sixty (60) days from the date of the Board's decision or the lot line adjustment shall be deemed null and void.
  - 2. The property owner shall provide a recorded copy to the Planning and Public Works Department within five (5) days of recordation of the lot line adjustment or said lot line adjustment will be deemed null and void.
  - 3. The owner, his successors or assignees shall contact the Yolo County Counsel's Office within 30 days of the effective date of the recommended action, and submit a revised agricultural preserve legal description to be incorporated into the revised land use contracts for the subject property, for completion of the required amendment to agreement No. 73-219.
  - 4. The owner must demonstrate annually that except for a homesite, no larger than a single acre, the remainder of the acreage is being used for the commercial production of agricultural products or is planted with bearing or maturing fruit or nut trees, vines or other perennial agricultural crops, is used partly for storage of commodities from the owner's owned or leased land elsewhere or for equipment used to farm the owner's other owned or leased land. In no case shall this parcel fall below 20 acres in size for irrigated land, or 40 acres for non-irrigated land. The annual demonstration must be made by filing of a declaration or a Williamson act questionnaire with the County Assessor not later than April 1 of each year. Failure of the property owner to meet the above criteria shall cause the property to be assessed pursuant to Section 423 (3) of the Revenue and Taxation Code, at this factored base year value. If the requested forms have not been filed for two consecutive years, the County shall consider a notice of non-renewal of the Williamson act contract.
  - 5. Failure to comply with the conditions of approval as approved by the Planning Commission and Board of Supervisors may result in legal action and/or the non-issuance of future building permits.
  - 6. Informational Condition - It is the policy of the County of Yolo to

vigorously conserve and preserve the agricultural lands in the County. The County of Yolo shall protect and conserve agricultural land use especially in areas presently farmed or having prime agricultural soils, and outside of existing planned urban communities and city limits. Individual property owners shall recognize the rights of adjacent property owners conducting agricultural operations and practices in compliance with the agricultural zone and in accordance with the Right to Farm Ordinance adopted by the Board of Supervisors.

- E. Approved an amendment to Land Use Contract No. 74-028 of the Williamson Act Agricultural Preserve No. 81 to reflect the reconfiguration of the parcels created by said lot line adjustment.
- F. Adopted and authorized the Chairman to sign **Resolution No. 98-156** to adjust Agricultural Preserve No. 81 to reflect the reconfiguration of the parcels created by the lot line adjustment request.

MOTION: Oakley. SECOND: McGowan. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

#### Entry No. 9

Minute Order No. 98-353: Adopted and authorized the Chairman to sign **Resolution No. 98-157** of intention to vacate a public service easement to the east and south of El Macero and set a public hearing for October 6, 1998 at 9:45 A.M. to consider this matter. Directed the Clerk to publish and post notices of this hearing.

MOTION: Stallard. SECOND: Rosenberg. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Supervisors McGowan and Stallard were excused at 9:45 A.M. due to their conflict in the following matter.

#### Entry No. 10

Minute Order No. 98-354: Took the following actions on purchase and renovation of the Old Daily Democrat Building:

- A. Approved in concept each of the following actions:
  - 1. Sale of Certificates of Participation on or about October 15, 1998, with closing of the sale to occur on or about November 5, 1998.
  - 2. Borrowing \$700,000 from the County's Landfill Cash Account so that renovation of the Old Daily Democrat Building can begin in early October with repayment of the \$700,000 plus interest to be accomplished upon closing of the sale of the Certificates of Participation which is expected to

occur November 5, 1998.

3. Establish a non-profit corporation to serve as lessee of the new offices for the District Attorney with the County as lessor.
  4. Waive any applicable County fees required of the contractor for renovation of the Old Daily Democrat Building and seek waiver of any other applicable fees that may be legally imposed by other public agencies with regards to the Old Daily Democrat Building.
  5. Begin the process of retaining a construction manager to directly oversee the renovation of the Old Daily Democrat Building.
- B. Directed staff to bring back to the Board at its September 22, 1998 meeting, all necessary documentation to accomplish the aforementioned actions as a conceptually approved by the Board.

MOTION: Oakley. SECOND: Rosenberg. AYES: Oakley, Rosenberg, Pollock.  
ABSENT: McGowan, Stallard.

The Board of Supervisors recessed at 10:10 A.M. and reconvened at 10:20 A.M. All members were present. Chairman Pollock presided.

#### Entry No. 11

Minute Order No. 98-355: At the conclusion of a public hearing, the Board adopted and authorized the Chairman to sign **Resolution No. 98-158**, adopting and enacting the 1998/99 Final Budgets and Appropriations Limits of the Special Districts governed by the Board of Supervisors.

MOTION: Rosenberg. SECOND: Stallard. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

#### Entry No. 12

Minute Order No. 98-356: Took the following actions on the CalWORKS County Plan:

- A. Received and filed the report on the Welfare Reform Diversion
- B. Approved and authorized the Chairman to sign an amended CalWORKS County Plan for Yolo County including the Diversion Plan.
- C. Directed staff to report back to the Board in six months on the diversion plan.

MOTION: Stallard. SECOND: Oakley. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 13

Deferred action to a later date on the Homeless Families Survey Report to allow for further review and requested staff to make recommendations for the future and to invite representatives of the cities within Yolo County to participate in discussion.

Entry No. 14

Minute Order No. 98-357: Took the following actions on merger of the Social Services Advisory Committee and the Community Action Board:

- A. Approved merger of the Social Services Advisory Committee and the Community Action Board to create the Community Service Action Board.
- B. Rescinded Resolution Nos. 79-17 and 88-99 which previously created the separate Social Services Advisory Committee and Community Action Board.
- C. Directed County Counsel to prepare a resolution creating the Community Service Action Board for consideration by this Board.

MOTION: Pollock. SECOND: Rosenberg. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 15

Minute Order No. 98-358: Took the following actions:

- A. Adopted the recommendations of the Community Services Action Board and authorized the Chairman to sign agreements with the following totaling \$123,253 in Family Preservation and Support Program and Community Based Family Resource Program Funds for the period from October 1, 1998 through September 30, 1999:
  - 1. **Agreement No. 98-315** with CommuniCare Health Center for \$15,143
  - 2. **Agreement No. 98-316** with Lekotek Family Resource Center for \$31,126
  - 3. **Agreement No. 98-317** with Lekotek Family Resource Center for \$6,560
  - 4. **Agreement No. 98-318** with Sexual Assault and Domestic Violence Center for \$12,778
  - 5. **Agreement No. 98-319** with UC Davis Medical Center Child Protection Center for \$27,196
  - 6. **Agreement No. 98-320** Yolo Family Service Agency for \$10,082
  - 7. **Agreement No. 98-321** with Yolo Connections for \$20,368
- B. Approved modifications to the Yolo County Family Preservation and Support Program Five-Year Plan.

MOTION: McGowan. SECOND: Oakley. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 16

Minute Order No. 98-359: Adopted and authorized the Chairman to sign **Resolution No. 98-121.9**, amending the Authorized Position Resolution to add four Limited Term Career

Development Instructors for the Community Partnership Agency.

MOTION: Oakley. SECOND: Stallard. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.  
Entry No. 17

Minute Order No. 98-360: Took the following actions on office space for the Department of Social Services and Community Partnership Agency:

- A. Received and filed a comparison of the proposals by Panattoni Development Company (PDC) and Datwyler and Martin for a facility with parking to house the Department of Social Services (DSS) and Community Partnership Agency (CPA) and related agencies/programs in Woodland.
- B. Authorized staff to enter into negotiations with Panattoni Development Co. (PDC) for lease or purchase of a facility as proposed on county-owned land in the northwest campus of County facilities in Woodland for completion and occupancy no later than December 31, 1999.
- C. Authorized staff to work with the State Employment Development Department with related job training and placement agencies to develop agreements for Board consideration for inclusion in their offices in the new building on a rental basis to further the concept of a one-stop regional employment center.

MOTION: Rosenberg. SECOND: Oakley. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 18

Minute Order No. 98-362: Authorized the Chairman to sign a letter to Governor Wilson urging his signature to SB 1477 appropriating additional funds to local governments for maintenance and repair of county roads and repairing storm damage to county roads.

MOTION: Stallard. SECOND: Oakley. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 19

Minute Order No. 98-363: Accepted the resignation of J. Ann Moyland from the Maternal, Child & Adolescent Health Advisory Board.

MOTION: McGowan. SECOND: Rosenberg. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 20

Minute Order No. 98-364: Appointed the following:

- A. Lisa Powell to the Local Child Care Planning Council
- B. Al Royval to the Housing and Community Development Advisory Committee
- C. Yvonne LeMaitre to No Man's Land Fire Protection District Board
- D. Jerry Kaneko to the Health Council

MOTION: Oakley. SECOND: McGowan. AYES: McGowan, Oakley, Stallard, Rosenberg, Pollock.

Entry No. 21

The Board of Supervisors adjourned at 12:00 noon in memory of Deborah von Kaenel, a 25-year employee of the Yolo County Probation Department. The Board of Supervisors convened in closed session on the following: (The Clerk was excused from attending the closed session)

- 1. Conference with real property negotiator  
 Property: I.O.O.F. Building  
 Parties: Harrison Revocable Trust, Richard W. Harrison, Trustee and Roy Pederson, Yolo County Administrative Officer  
 Re: Price/Terms of Payment
- 2. Conference with legal counsel on existing litigation
  - a. County of Yolo v Ranger Insurance Company
  - b. Martinez v County of Yolo
- 3. Conference with legal counsel on one case of anticipated litigation
- 4. Conference with labor negotiator Tim Chapman, ACAO for bargaining units of Local 39
- 5. Evaluation of county employees: County Administrative Officer and Assistant County Administrative Officer

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 Lynnel Pollock, Chairman  
 Yolo County Board of Supervisors

Paula M. Cooper, Clerk to the  
 Board of Supervisors