

BOARD OF SUPERVISORS
Yolo County, California

November 21, 2000

MINUTES

The Yolo County Board of Supervisors met on the 21st day of November, 2000 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.* Present were Supervisors Stallard, Rosenberg, McGowan, and Chair Wolk. Supervisor Pollock was absent. Chair Wolk presided. Victor Singh, County Administrator and Steve Basha, County Counsel were present. Yolo County Assessor Dick Fisher led all in attendance in the Pledge of Allegiance to the Flag.

Agenda Item No. 2
Approval of the Agenda

Minute Order No. 00-405: Approved the agenda for this meeting with the following amendment:

Item No. 19 - Agreement with Carissimi Rohrer McMullen Associates and Planners, Inc. for a new health services building in Woodland removed from the agenda.

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

Agenda Item No. 3
Public Comment

The Chairman invited individuals of the public to make statements on matters relating to County business.

Agenda Item No. 5
Approval of Minutes

Minute Order No. 00-406: Approved the minutes of the Board of Supervisors meeting of November 7, 2000.

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

Consent Agenda

Minute Order No. 00-407: Acted on the Consent Agenda as follows:

1. Received and filed annual reports from the following departments:
 - A. Employment and Social Services
 - B. Agriculture
 - C. Assessor
 - D. Public Guardian/Administrator
 - E. Public Defender
2. Approved and authorized the Chair to sign **Agreement No. 00-271** with the City of Woodland for property tax revenue exchange for the Woodland Wastewater Treatment Plant annexation.
3. Adopted and authorized the Chair to sign **Resolution No. 00-222** certifying the amounts shifted to the Educational Revenue Augmentation Fund (ERAF) from Yolo County and all other local jurisdictions within the County.
4. Received and filed the monthly investment report.
5. Approved and authorized the Chair to sign **Agreement No. 00-272** with the State Department of Health Services (State Contract No. 00-91065) for the establishment of a Chlamydia Awareness and Prevention Project in Yolo County and authorized the Health Director to sign for additional funds made available during the term of the State Contract.
6. Approved and authorized the Chair to sign **Agreement No. 00-273** with San Diego State University Foundation for Kids License Plates Childhood Injury Prevention Activities and adopted and authorized the Chair to sign **Resolution No. 00-142.13** amending the Budget Resolution to increase appropriations and revenues.
7. Authorized the release of Request for Qualifications for Management Information System for the Department of Alcohol, Drug, and Mental Health.
8. Approved and authorized the Chair to sign **Agreement No. 00-274** with Davis Waste Removal for reimbursing the County to provide Employee Assistance Program (EAP) counseling services.
9. Approved and authorized the Chair to sign **Agreement No. 00-275** with Yolo Wayfarer Center to continue Cold Weather Shelter for homeless individuals during the winter months of 2000/01.
10. Adopted and authorized the Chair to sign **Resolution No. 00-142.14** amending the Budget Resolution to increase appropriations and revenue of the District Attorney-Criminal Grants Division with regards to the 1999-2000 Major Narcotic Vendors Prosecution grant.
11. Approved and authorized the Chair to sign **Agreement No. 00-276** with the California Highway Patrol (CHP) for Traffic Stop Demographic Data Collection Grant funding.
12. Adopted and authorized the Chair to sign **Resolution No. 00-223** approving and establishing the Yolo County Disadvantaged Business Enterprise Program and authorized the Director of Planning and Public Works or designee to implement the program.

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

Agenda Item No. 6
Commending Dana Johnson

Officially commended Dana Johnson for outstanding performance as the Interim Director of the Department of Employment and Social Services .

Agenda Item No. 20
Hunting Regulations for
Putah Creek Parks

Heard a verbal presentation by Parks Director Jim Ball regarding hunting issues along the Putah Creek Parks.

Agenda Item No. 21
Assistant Director of
Employment and Social Services

Minute Order No. 00-408: Took the following action:

- A. Approved the class specification for Assistant Director of Employment and Social Services.
- B. Adopted and authorized the Chair to sign **Resolution No. 00-144.18** amending the Authorized Position Resolution and **Resolution No. 95-15.178** amending the Salary Resolution by adding the position of Assistant Director of Employment and Social Services, deleting other positions and designating the position as an Assistant Department Head.
- C. Authorized the Chair to read the proposed ordinance by title only amending the County Code Section 2-6.26 to provide that appointments to the position of Assistant Director of Employment and Social Services need not come from an eligible list and set December 5, 2000 for second reading and adoption.

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

Agenda Item No. 23
Pipeline Franchise

Minute Order No. 00-409: At the conclusion of a public hearing of a proposed ordinance to grant a county-wide pipeline franchise to CPN Pipeline Company, the Board read the
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proposed ordinance, by title only, waived further reading and set December 5, 2000 to consider adoption of the ordinance.

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

Agenda Item No. 26
Advisory Boards

Minute Order No. 00-410: Took the following action:

Accepted the following resignations:

- A. Charlynnne Murphy from the Yolo County Child Care Planning Council
- B. Zachary Wochok from the Economic Development Council
- C. Cindi Unger from the Commission on Aging
- D. John Brinley from the Davis Cemetery District
- E. Rick Gonzalez from the Housing and Community Development Advisory Committee
- F. Bill Diemer from the Transportation Advisory Committee

Appointed the following:

- A. Bernice Blickle to the Commission on Aging representing District 4
- B. Robbie Townsely to the Yolo County Child Care Planning Council representing District 4
- C. Valente F. Dolcini to the Davis Cemetery District

Reappointed the following to the Adult Day Health Care Advisory Board:

- A. Myra Gable representing at At-Large category
- B. Betty Martin representing community organizations with particular interest in programs for the elderly
- C. Jack Shaf representing community organizations with particular interest in programs for the elderly

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

Agenda Item No. 22
Court Planning Options

Minute Order No. 00-411: At the conclusion of a lengthy work session with the City of Woodland and the Yolo County Courts to address court planning options through 2020 for Yolo County, the Board provided staff with the following direction by the following action:

- A. Affirmed that efforts be focused on providing a Courthouse in the downtown Woodland area.
- B. Conveyed preference for Options 3 that would vacate all present court spaces and build a new replacement facility or Option 4 that would reuse the historic Courthouse as an out-of-custody facility or other uses and construct a new criminal/traffic court facility.
- C. Requested staff to analyze the cost differential with respect to Option 3 and Option 4 including operation and maintenance, parking, and the ripple effect on related departments.
- D. Directed continuance of the process of involving the Courts, the City of Woodland, and the County including essential and related departments.
- E. Requested the Courts and the City of Woodland renew their analysis of option 3 under the assumption that it would be a downtown location with a possible mixed use of commercial, parking, and City offices.

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

Supervisor Rosenberg left the dais at 9:55 A.M. and returned at 10:40 A.M.

Agenda Item No. 27
Capay Valley Vineyards

Minute Order No. 00-412: At the conclusion of a public hearing to consider a Zone Boundary Adjustment, Williamson Act Successor Agreement, Tentative Parcel Map and a Conditional Use Permit for Capay Valley Vineyards, the Board took the following action:

- A. Certified a Negative Declaration as presented in the October 12, 2000 Planning Commission staff report.
- B. Adopted and authorized the Chair to sign **Ordinance No. 681.187** an ordinance rezoning certain properties from Agricultural Preserve (A-P) to "Agricultural General (A-1) and Agricultural General (A-1) to Agricultural Preserve (A-P) for Pamela S. Welch, Capay Valley Vineyards.
- C. Approved the Tentative Parcel Map #4315 for Zone File #2000-027.
- D. Approved and authorized the Chair to sign **Agreement No. 00-277**, a Williamson Act Successor Agreement, for Tentative Parcel #1.
- E. Approved a Conditional Use Permit for Zone File #2000-027.

- F. Adopted the Findings and the following Conditions of Approval for the project as presented in the October 12, 2000 Planning Commission staff report:

Conditions
Planning

General

1. The project shall be developed in compliance with all adopted conditions of approval for Zone File #2000-027 as contained herein and identified below.
2. The project shall be constructed and developed, including private and public improvements, in compliance with all applicable Federal and State laws, Yolo County Code regulations and Engineering Design Specifications and Standards.
3. All private roadway, storm drainage, water system and waste water system improvements and permits shall be completed by the applicant to the satisfaction of the Director of the Planning and Public Works Department prior to the issuance of Certificate of Occupancy.
4. Prior to issuance of a building permit, all necessary permits as required by Federal, State and local agencies and districts shall be provided to the Planning and Public Works Department.
5. Within 60 days of approval of the proposed Williamson Act Successor Agreement by the Planning Commission, the applicant shall submit to the Planning and Public Works Department the following:
 - a. Complete legal descriptions and accompanying exhibits for the parcel subject to the proposed Williamson Act Successor Agreement;
 - b. Complete legal descriptions and accompanying exhibits for each parcel involved in the proposed Zone Boundary Adjustment;
 - c. Within 30 days from receipt of the Williamson Act Successor Agreement by the applicant, the applicant shall return the executed and notarized agreements to the Planning and Public Works Department.

The Williamson Act Successor Agreement shall be recorded in conjunction with the recordation of the Final Map. Any necessary legal descriptions and exhibits for the parcel subject to the Williamson Act Successor Agreement, adjusted as part of the final mapping process, shall be provided by the applicant prior to final map recordation.

Access Road & Circulation

6. The proposed project access road to the main complex site and winery site shall be constructed with an all weather surface. The access road shall be of sufficient width and structural design to allow access by, and support of, large fire apparatus and emergency service vehicles. Concurrent with building permit application, the applicant shall submit an application for a grading permit to construct the access road. The grading permit application shall contain sufficient construction design details for the access road including, but not limited to, road base, roadway width, thickness of road surface, road surface material, structural design, surface runoff and drainage, roadside ditches, etc. The applicant shall also install a stop sign and appropriate pavement markings at the drive approach, facing east, for westbound vehicles, etc., exiting the site

onto State Route 16. Final access road designs, and stop sign and pavement marking plan, shall be reviewed and approved to the satisfaction of the Capay Valley Fire District Chief and the Director of the Planning and Public Works Department. The access road shall be constructed from State Highway 16 to the winery and/or main complex, concurrent with construction of the winery and/or main complex, whichever occurs first. The Highway 16 drive approach, project access road, and stop sign and pavement markings, shall be completed prior to issuance of Certificate of Occupancy.

7. Access road and circulation elements in the final design for the project, including location of the access road, access around buildings and structures, access into and through parking lot areas, turn around areas, and roadway and parking lot turn radii shall be to the satisfaction of the Capay Valley Fire District Chief and the Director of the Planning and Public Works Department.

Prior to issuance of a grading permit, the applicant shall submit an emergency access plan identifying alternative means of access to the winery site and main complex site during, and subsequent to, construction of both facilities. The emergency access plan shall be reviewed and approved to the satisfaction of the Capay Valley Fire District Chief and the Director of the Planning and Public Works Department.

8. The State Highway 16 project drive approach, as presently approved by Caltrans under Encroachment Permit #0399-6RS0146, may only be sufficient for development of the proposed winery and not for the main complex. Prior to issuance of a building permit for the main complex, the applicant shall: 1) obtain an upgraded encroachment permit for the drive approach from Caltrans and provide a copy of the permit to the Planning and Public Works Department; or, 2) if an additional encroachment permit for the main complex is not required by Caltrans, the applicant shall obtain written confirmation of such from Caltrans, and provide the written confirmation to the Planning and Public Works Department.

9. The applicant shall provide adequate vineyard setback from State Highway 16 to provide a clear 550 foot sight-line of State Highway 16 to the south of the project access drive. The sight-line distance shall be measured from a point beginning 15 feet back from the State Highway 16 traveled way, at the centerline of the access drive. Prior to issuance of a building permit for the winery and/or main complex, whichever occurs first, the applicant shall obtain written approval of a sight-line plan by Caltrans and provide a copy to the Planning and Public Works Department.

10. Prior to final parcel map recordation, the applicant shall dedicate to the State of California 40 feet for State Highway 16 right-of-way as measured from the centerline of the Highway. The 40 foot dedication shall be from the northwest corner of the project area, south approximately 657.30 feet along the project State Highway 16 frontage. Further, prior to final parcel map recordation, an additional 10 foot dedication by the applicant to the State of California may be required along the entire project frontage, as determined by Caltrans. All dedications of right-of-way, as required, shall be recorded by separate instrument as determined by Caltrans. Prior to final parcel map recordation, written confirmation of actual required dedications, certified proof of acceptance of dedications by Caltrans, and a copy of the final recorded documents shall be provided to the satisfaction of the Director of the Planning and Public Works Department. All recorded documents dedicating State Highway 16 right-of-way shall be referenced on the final map.

11. Tentative Parcel Map #4315 approved June 24, 1997 is void, and is hereby superseded by the proposed Tentative Parcel Map #4315 approved by Yolo County on November 21, 2000 (Attachment 5 of the Planning Commission staff report for Zone File #2000-027).

Water Supply

12. No later than submittal of building permit application to the Planning and Public Works Department, the applicant shall provide for review and approval by the Director of the Planning and Public Works Department engineered water service system plans and designs including all necessary calculations and improvements. The water service system shall be designed by a qualified licensed engineer. The water service system shall be designed and constructed to meet all Uniform Fire Code (UFC) requirements including, but not limited to, peak demand fire flows, water quantities, water tank storage capacities, water pressures, fire sprinkler systems and on-site fire hydrants as determined by the Capay Valley Fire District Chief and the Director of the Planning and Public Works Department.

13. Prior to building permit issuance the applicant shall obtain all permits and licenses for operation of a water service system as required by the Yolo County Health Department. All required permits and approvals by the Health Department shall be provided to the Planning and Public Works Department prior to building permit issuance.

Storm Drainage

14. Prior to issuance of a grading permit, the applicant shall submit detailed drainage plans for all project improvements including proposed and existing storm drainage facilities. The drainage plans shall be subject to review and approval by the Director of the Planning and Public Works Department. Copies of drainage plans shall be furnished to Caltrans by the applicant for approval. Written verification of approval by Caltrans shall be provided to the Planning and Public Works Department prior to issuance of a grading permit. Drainage plans shall be for the purpose of clearly demonstrating that the project complies with Yolo County Improvement Standards and drainage requirements. Further, drainage plans shall specifically demonstrate:

- a. That all stormwater drainage structures and facilities constructed or modified in conjunction with the project are designed to convey peak stormwater flows from the 10-year storm event;
- b. That all downstream stormwater drainage structures and facilities utilized by the project have the capacity to convey the peak stormwater flows from the 10-year storm event;
- c. That the project provides detention of that incremental volume of stormwater runoff from a 100 year, 24-hour storm event generated as a result of the project as compared to current site runoff;
- d. That the rate of stormwater discharge from the project site does not exceed the existing discharge rate; and,
- e. That no net storm drain flows and runoff will occur on adjoining properties as a result of the project.

15. All proposed and required storm drainage system modifications and improvements shall be designed, constructed and completed prior to issuance of Certificate of Occupancy.

16. Prior to issuance of a building permit, the applicant shall obtain all permits as deemed necessary by the Regional Water Quality Control Board (RWQCB) for compliance with National Pollutant Discharge Elimination System (NPDES) requirements, and for Waste Discharge Requirements (WDR's). Copies of all required permits and approvals by RWQCB shall be provided to the Planning and Public Works Department.

Wastewater

17. Prior to building permit issuance, the applicant shall provide to the Director of the Planning and Public Works Department for review and approval an engineered wastewater service system and design including all necessary calculations.

18. Prior to issuance of a building permit, the applicant shall obtain all necessary permits as required by the Yolo County Health Department and the Regional Water Quality Control Board (RWQCB). If a wastewater holding pond is proposed or required, provisions shall be included, as determined by the Director of the Planning and Public Works Department and the RWQCB, for lining the holding pond, installation of monitoring wells upstream and downstream of the pond, and security fencing and landscape screening around the pond. Measures shall also be taken by the applicant to the extent available to minimize potential odors created by the waste water system.

Parking

19. Concurrent with building permit application, the applicant shall submit detailed parking lot and circulation plans to the Planning and Public Works Department, including details on anticipated circulation patterns, drive aisle locations, curbing, striping and directional signing. The quantity of final parking spaces shall comply with, at a minimum, County Zoning Code Parking requirements. Details and final layout of parking lot and circulation areas shall be subject to review and approval by the Director of the Planning and Public Works Department. All parking lot and circulation improvements shall be completed prior to the issuance of a Certificate of Occupancy.

20. Clear access to the winery and main complex from State Highway 16 shall be maintained for fire and emergency services. As determined by the Capay Valley Fire District Chief and the Director of the Planning and Public Works Department, "No Parking" areas and signing along the project access road may be required and shall be subject to review and approval by the Director of the Planning and Public Works Requirement prior to building permit issuance.

Landscaping & Site Plans

21. Detailed parking lot landscaping and irrigation plans shall be submitted to the Planning and Public Works Department concurrent with building permit application. One 15 gallon parking lot tree of acceptable size and type, at maturity, shall be provided for each six vehicle parking spaces and shall be evenly disbursed over the proposed parking lot area. The types of trees selected shall, at maturity, provide substantial parking space/lot coverage and shade. Landscape strips shall be constructed along the perimeter of parking lot areas and include adequate ground cover, trees and shrubs, and be of a minimum 10 feet in width. Proposed ground cover, tree and shrub species shall be lower water usage type. Water shall be supplied to landscaped areas through the use of a drip irrigation system when appropriate.

Existing on-site Oak trees shall not be altered or removed from the site as part of the development of the winery or main complex facilities, or construction of the proposed access road.

22. Detailed architectural elevations shall be submitted to the Planning and Public Works Department concurrent with each building permit with details to be reviewed by staff prior to permit issuance.

23. A detailed site lighting plan for the main complex shall be submitted to the Planning and Public Works Department concurrent with the building permit application and shall include site lighting details and illumination levels as determined by "foot-candles". All building and site lighting shall be hooded and directed to the intended area of illumination and minimize off-site light spill onto adjacent roadways and parcels. Final site lighting plans including the level of illumination are subject to review and approval by the Director of the Planning and Public Works Department.

24. Any exterior refuse receptacles and containers shall be located within a refuse enclosure for the purpose of screening. The front of each refuse enclosure shall be screened through the use of gates or other acceptable means.

25. Project signs and advertising displays shall require separate building permits and shall be reviewed by the Director of the Planning and Public Works Department for consistency with the project conditional use permit and compliance with Yolo County sign code provisions.

Building

26. If deemed necessary by the Chief Building Official, a soils report shall be prepared and submitted for review and approval by the Director of the Planning and Public Works Department prior to building permit issuance. The soils report shall be prepared by a qualified licensed geo-technical engineer.

27. The applicant shall take the appropriate courses of action concerning cultural resources that may be encountered during grading and excavation activities, such as chipped or ground stone, historic debris, building foundations, or paleontological materials. Courses of action will include, but are not limited to, ceasing all work within 75 feet of the find, immediate notification to the Director of the Planning and Public Works Department, and verification and recordation of all materials by a qualified archaeologist. Other courses of actions as recommended by an archaeologist shall be considered and required as determined by the Director of the Planning and Public Works Department.

Public Utilities and Services

28. The applicant shall contact Pacific Bell's Underground Service Alert (USA) two days prior to the commencement of any underground work to verify the existence of subsurface service and/or utility lines.

29. The applicant shall be responsible for installation and/or relocation costs of any public utilities required to service the project. Public utilities shall be installed in accordance with Uniform Building Code (UBC) requirements, and are subject to review and approval by the Yolo County Building Division. Any utility easements required for the purpose of serving the project shall be the responsibility of the applicant, including documentation and recordation of such easements.

30. The applicant shall pay all adopted Yolo County fees in effect at the time of building permit issuance including, but not limited to, school district fees, fire district fees, County facility fees and facility impact fees.

Fish & Game

31. Prior to issuance of a building permit the applicant shall compensate for the loss of Swainson's Hawk habitat according to the California Department of Fish & Game Swainson's Hawk Guidelines. This can be through a Habitat Mitigation Fee (approximately \$1,995 per acre) payable and due at the time of building permit issuance or other means acceptable pursuant to the California Department of Fish & Game Swainson's Hawk Guidelines.

County Counsel

32. In accordance with Yolo County Code Section 8-2.2415, the applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperates fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

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

Agenda Item No. 28
CDBG Economic Development Allocations

Continued public hearing to consider 2000-2001 Community Development Block Grant Economic Development Allocation funds for a business assistance loan associated with business development.

The Board recessed at 10:25 A.M. to participate in the Time Capsule dedication ceremony outside the Erwin Meier Administration Building. The Board reconvened at 10:45 A.M. Present were Supervisors Stallard, Rosenberg, McGowan, and Chair Wolk. Supervisor Pollock was absent. Chair Wolk presided.

Agenda Item No. 24
Pay for Performance

Continued consideration of Executive Pay for Performance Plan to a later date to allow time for staff to provide a smaller Band for the initial implementation of the Plan.

Agenda Item No. 25D-1
Measure P – Transient Occupancy Tax

Discussed follow-up of Measure P, the Transient Occupancy Tax, which was on the November 7, 2000 election ballot.

Agenda Item No. 30
Adjournment

Adjourned this meeting of the Board of Supervisors at 11:20 A.M. in memory of the following:

- A. Robert “Bob” Glock
- B. Dino Beltrami
- C. Chuck Vander Hamm

The Board convened in Closed Session on the following matter:

X Conference with real property negotiator
Property: UC Davis Conference Center and Hotel – potential lease and leaseback
Negotiating Parties: County of Yolo and University of California at Davis

County Negotiators: County Administrative Officer Victor Singh; Counsel Steve Basha; Bob Murphy of Kronick, Moskovitz, et al.;

UCD Negotiator: John A. Meyer, Vice Chancellor – Resource Management and Planning

Under Negotiation:

X Terms and Conditions

Lois Wolk, Chair
Yolo County Board of Supervisors

Patty Crittenden, Clerk to the
Board of Supervisors

Endnote: * These Minutes, as the official record of the Board of Supervisors, note that Supervisor Rosenberg is employed by the State of California as the Senior Advisor to the Governor and Director of Intergovernmental Relations and as such technically has a financial interest in any contract made by this Board with the State of California. He recuses himself from participating in any county decision-making concerning a contract between the County and the State of California which directly involves the department known as the Office of the Governor. He is not otherwise disqualified from participation in contracts with the State.